

**Drive-Thru Food Service Site  
Near Michigan St University**

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**3000  
E SAGINAW ST  
LANSING, MI**

\$399,900



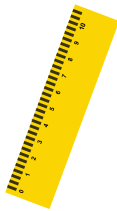
# Site Information

CLEAN LOT! Environmental work completed in 2018.

Located on a prime lighted corner lot with high traffic counts in Lansing, MI. Unfinished 2,000 SF shell, great for fast food, beverage or store. Easy access on/off US 27, highly visible.



32,400 CPD  
Lighted Corner



221 x 107  
.32 acres



Approved drive thru

Adjacent to Frandor Shopping Center.

# Demographics

10 miles



Population: 101,000+



\$200,000 - \$399,000 average cost  
of owner occupied homes



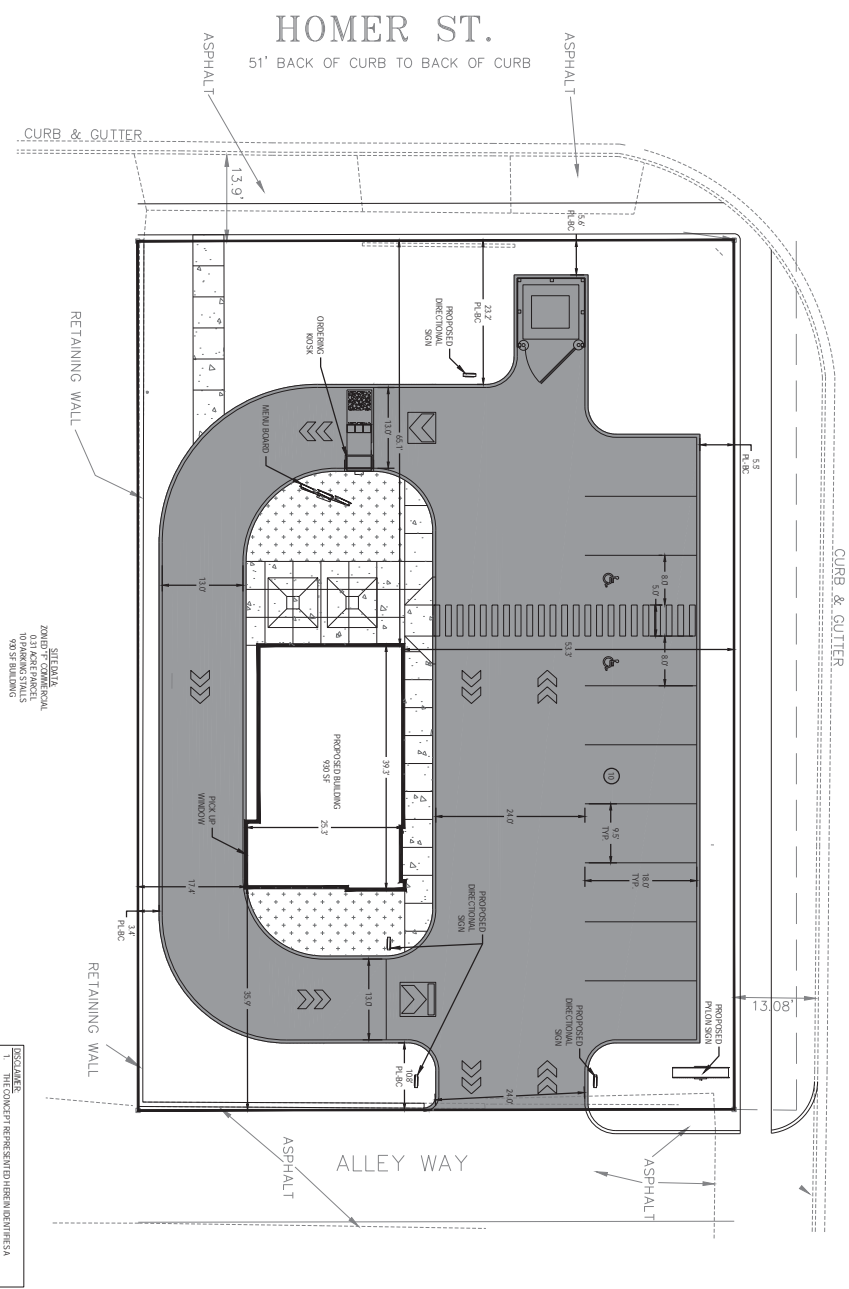
\$92,000 Average household income



Average travel to work  
10-19 miles

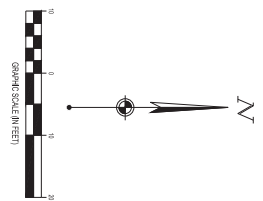
One of Several Concepts

EAST SAGINAW ST (M-43)  
49' BACK OF CURB TO BACK OF CURB



SECTION  
ZONING DISTRICT COMMERCIAL  
0.11 ACRES PARCEL  
9093 SF BUILDING

1. DISCUSS: CONCEPT DESIGN FOR THE BUILDING AND BUSINESS DESIGN CONCEPT RESULTING FROM A VISUAL PRESENTATION OF THE CONCEPT TO THE CLIENT. COMPARE WITH DEVELOPMENTAL REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO BUILDING CODES, ZONING REGULATIONS, AND OTHER REGULATIONS. THE FEASIBILITY WITH RESPECT TO OTHER REGULATIONS, SUCH AS ENVIRONMENTAL AND VERIFICATION OF SOME JURISDICTIONAL APPROVALS.
3. THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL OCCUPANCY. THE EXISTING CONDITIONS SURROUNDING THE PROPOSED BUILDING AND THE PROPOSED CONSTRUCTION FOR UTILITIES AND AROUND AND/OR CONSTRUCTION OCCUPANCY. THE EXISTING CONDITIONS SURROUNDING THE PROPOSED BUILDING AND THE PROPOSED CONSTRUCTION FOR UTILITIES AND AROUND AND/OR CONSTRUCTION OCCUPANCY.
4. A SUBJECT JURISDICTIONAL DELINEATION FOR APPROXIMATE PROPERTY LINES AND THE PROPOSED BUILDING FOOTPRINT.



<p>STRATHMORE REAL ESTATE GROUP</p> <p><b>STARBUCKS</b></p> <p>3005 E. SAGINAW STREET, EAST LANSING MI</p>	<p>CONCEPT PLAN</p> <p>DATE: 5/11/20</p> <p>DESIGNER: JMA</p> <p>CHECKED: AMB</p> <p>SHEET NO: C1.0</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISION DESCRIPTION																														
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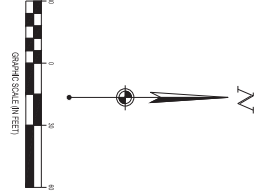




**NOTES:**

1. THE CONCEPT REPRESENTED HEREIN IS A PRELIMINARY CONCEPT. THE CLIENT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, COUNTY, STATE AND OTHER APPLICABLE AGENCIES PRIOR TO PROCEEDING WITH THE PROJECT.
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<b>SITE DATA</b>
TOTAL PROJECT AREA
0.17 ACRES PARCEL
PROPERTY ADDRESS
777 COMMERCIAL
PROPOSED PARKING
9 PARKING SPACES
BUILDING SQUARE FOOTAGE
800 SF BUILDING 1
800 SF BUILDING 2
<b>NOTE:</b>
ALL PLANNING OPTIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.



PROJECT LOCATION: 3005 E. SAGINAW STREET, EAST LANSING, MI 48205. DATE: 10/17/20. DRAWN BY: JMM. CHECKED BY: AMB. SHEET NO: C1.1

<b>CONCEPT PLAN W/ AERIAL</b>
ISSUE DATE: 10/17/20
DESIGN DATE: 10/17/20
CHECKED: AMB
SHEET NO: C1.1

STRATHMORE REAL ESTATE GROUP  
**STARBUCKS**  
3005 E. SAGINAW STREET, EAST LANSING, MI

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**CESO**  
WWW.CESOINC.COM

# Contact Information

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