



Old Town



Downtown



REO Town

RETAIL ANALYSIS

...

Comprehensive Market Analysis

...

Lansing, Michigan

August 1, 2023
Prepared by:



LandUseUSA
UrbanStrategies

In Collaboration with:

SMITHGROUP



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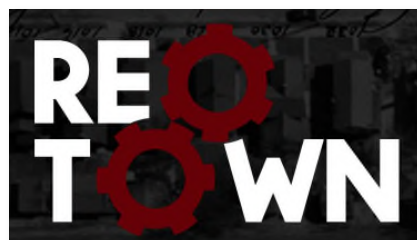
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Retail Analysis

Section 4-A	Narrative Report
Section 4-B	Gaps and Opportunities
Section 4-C	Import-Export Analysis
Section 4-D	Detailed Retail Inventory

Section 4-A

Acknowledgements

This Comprehensive Market Analysis (CMA) is the result of a collaborative effort among public and private stakeholders led by Downtown Lansing, Inc. in partnership with the Old Town Commercial Association, REO Town Commercial Association, and City of Lansing. It also has been made possible through funding assistance from the Michigan Economic Development Corporation's (MEDC) Community Development Division.

As part of this CMA, LandUseUSA | Urban Strategies has been engaged to conduct a Residential Analysis and a Retail Analyses for each of the three districts, including (north to south) Old Town, Downtown Lansing, and REO Town. The analytic results for all three districts are intentionally combined into shared documents to encourage discussion among the stakeholders and ambassadors. Comparing the results across all three districts also provides regional perspectives that might otherwise be overlooked if each was reviewed in isolation.

This narrative focuses on the Retail Analysis (Document 04), which is complemented by a separate Real Estate Analysis (Document 02) and Retail Supplement (Document 05). Documents 02 and 03 also are designed to complement the Residential Analysis (Document 01).

Five Documents	Short Description	Categories
01 Residential Analysis	Market <u>Potential</u>	Housing
02 Real Estate Analysis	Price per Square Foot	Housing + Retail
03 Demographic Analysis	Demographic Tables	Housing + Retail
04 Retail Analysis	Market <u>Potential</u>	Retail
05 Retail Supplement	Market Analysis	Retail

All of the analyses listed above have been prepared by Sharon Woods, President of LandUseUSA | Urban Strategies. The firm was founded in 2008 and is located in the Greater Lansing Metropolitan Area. Lansing also is home to the state's capital, department of treasury, land bank authority, economic development corporation (MEDC), housing and development authority (MSHDA), and community and economic development association (CEDAM). LandUseUSA's contact information is provided below:

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General Work Approach

This narrative focuses on the Retail Inventory for each of the three district trade areas (or "submarkets") in the City of Lansing, including Old Town, Downtown Lansing, and REO Town, plus the Stadium District. However, it is not intended to describe every gap or opportunity for each of the three trade areas. Instead, it serves as a general guide for the interpreting the attachments, so that readers can make some independent observations and identify gaps and opportunities across a vast array of detailed retail categories.

The attached inventory is based on a combination of extensive in-person field work and market tours that took place in mid-2022, enhanced with observations from Google Street View maps. Although the inventory is about 95% accurate and complete, it is not intended to be all-inclusive. It is certain to have some imperfections that reflect human error and limitations of Google's Street View tool.

Therefore, the inventory undoubtedly includes some businesses that have closed since the economic crisis brought on by the recent Covid-19 pandemic. Similarly, it might overlook some new businesses that have since opened.

Each business is assigned to only one general retail category – and that too may be imperfect. A wide range of retail categories is provided, including small businesses that may be complementary to traditional and urban retail districts. It includes grocery stores, pharmacies, and hardware stores, which generally should be represented in most retail districts in the region and across the nation.

The inventory also includes all soft goods (namely apparel) and most hard line categories, with the latter including sporting goods, pet supplies, appliances, electronics, furniture, office supplies, and much more. Food stores also are listed, including convenience stores (with or without gas stations) and specialty stores (butchers, bakers, candy stores, wine and cheese shops, etcetera).

It also includes fitness centers; revenue-generating types of entertainment and recreational venues; overnight accommodations (hotels and motels); restaurants, eateries, bars; and similar types of establishments. Finally, it includes non-retail services like personal care salons, massage therapy, marketing and media services, recording studios, agents (insurance, finance, real estate, etc.), educational services, home improvement contractors, lending institutions, and laundromats.

The inventory intentionally excludes a number of categories and small businesses that typically would not occupy traditional retail, small tenant, or merchant space in a traditional or urban retail district. Examples include all auto-related services (repair shops, car washes, tire stores, rental, and transportation services), funeral homes and crematoriums, offices of membership associations, governmental agencies, utilities and recycling services, storage facilities, health care and social services, daycare centers, law firms and attorney offices, residential management companies.

Primary Trade Areas

The retail inventory has been gathered for 60% primary trade areas that were delineated for each of Lansing's three district. These trade areas are considerably larger than the study areas used for the Residential Target Market Analysis. However, they also have been delineated to exclude any geographic overlap between Old Town, Downtown Lansing, and REO Town. All retailers within each trade area are considered to be most directly competitive with each corresponding district.

The trade areas represent the geographic area from which about 60% of retail sales will be derived for each respective district. The remaining 40% of retail sales represent import by shoppers and commuters that live in other parts of the region, and by visitors that live outside of the region. This is lower than the industry convention of delineating 70% effective trade areas, and the adjustment to 60% has been done to reflect the elimination of geographic overlap between the three trade areas.

Note: Future references to Old Town, Downtown, and REO Town in this narrative may include the entire trade area as well as the retail core.

Color Coded Inventory

The detailed retail inventory attached to this narrative has been carefully color coded as a visual guide. In general, businesses in blue are existing and open, businesses in red are permanently closed, and businesses in green represent new opportunities. There are some exceptions to those general rules. For example, some of the businesses in green font are closed and represent opportunities to open a replacement store. Other businesses in green font are existing cottage industries incubated at a residential address, so they represent opportunities to expand into a retail storefront.

Green	Gaps and potential opportunities
Blue / Black	Existing businesses
Red	Closed businesses

For example, Google Street View reports that “Young Rich Society T-Shirts” is located at 216 Hungerford Street, which is a residential address within the Downtown Lansing trade area and could expand into a retail storefront within the Downtown Lansing retail core. Similarly, “Sammi Mins Organic Beauty Supply” is located within the Stadium District trade area and could expand into a retail storefront within any of the three retail districts.

Gaps and Opportunities

Section 4-B

The retail inventory has been used to conduct a deductive assessment of apparent gaps and opportunities by general retail category and for each of the three retail districts and their trade areas. In general, if a category is well-represented in two of the trade areas but not the third, then deductive reasoning suggests a potential gap and opportunity.

For example, there is one men's apparel stores (Kositchek's Menswear) in the Downtown Lansing trade area; and two in the REO Town trade area (VIP Clothing Store and Foxhole PX Army Navy Surplus) – but none in the Old Town trade area. Similarly, there are four screen printing shops in Downtown Lansing, and four in REO Town – but none in Old Town. However, there are nine family apparel stores in Old Town – so it stands to reason that a men's apparel store and a screen printing shop could be both supportable and complementary.

As another example, there is one dollar store (Family Dollar) in the Old Town trade area and five in the REO Town trade area (including multiple Family Dollar and Dollar Tree stores) – but no general merchandise or variety stores in the Downtown Lansing trade area. Similarly, there is one automotive parts and supply store in Old Town (Advance) and several in REO Town (including AutoZone) – but none in the Downtown.

Therefore, the recommendations for the Downtown Lansing retail district include consideration of a small general merchandise store (like a vintage five-and-dime or variety store), plus an automotive parts and supply store. Although they should not occupy space that traditionally is reserved for small merchants, they nevertheless could anchor a new mixed-use project or choose sites that are peripheral to the district core – and they can serve as anchors to help attract repeat shoppers.

The lists of retail gaps and opportunities enclosed in Section 4-B are intended to provide a summary of recommendations for the primary retail categories for each district's retail core, including some perspective on the typical size (in square feet). Most of the square footages have been tempered to reflect traditional and urban retail districts, and do not represent national averages. However, some flexibility can be applied, and square footages are not intended to represent absolute maximums.

For example, a new family apparel store in Downtown Lansing could be as small as 1,000 square feet, but probably should be no larger than 2,000 square feet. Similarly, a home improvement store could be as small as 3,000 square feet, but probably should be no larger than 6,000 square feet. However, a larger apparel store with 2,500 square feet, or a larger home improvement store with 8,000 square feet can still be successful with an expanded and diversified merchandise mix.

Also, the expectation or goal is not to fill every category within a year or two. Rather, each district should strive to add at five to ten new businesses (or +20,000 sf) within the next two years; ten to twenty new businesses (+40,000 sf) within five years; twenty to thirty new businesses (+60,000 sf) within seven years; and thirty to forty new businesses (+80,000 sf) with ten years.

Old Town	10 new stores within 2 years; 40 new stores in 10 years.
Downtown	10 new stores within 2 years; 40 new stores in 10 years.
REO Town	5 new stores within 2 years; 30 new stores in 10 years.

To clarify, the goal is not to add a business within every single category, but rather to strive for a variety or mix of new businesses across the range of potential categories. This approach is intended to ensure that future retail recruitment strategies are realistic and attainable.

In addition to adding new stores, any retailers or businesses that close in future years also should be replaced by new proprietors and entrepreneurs. Established proprietors may close their business for any number of reasons, including life-changing events like retirements, moves to other states, poor business management, or operational challenges. A business closure should not be misinterpreted as a lack of market support, and instead could create opportunity for a new proprietor to fill the gap with an establishment that is even better.

Step Buildings ©

Section 4-B

Three pages of Step Buildings © (contributed by Shophouse Studio, Inc.) are enclosed in this retail study to demonstrate the range of retail building formats that could be considered for each of the three districts and their subareas. They are intended to demonstrate the diverse range of building formats that could be considered for new construction to meet a range of needs among prospective retail merchants, tenants, and small businesses.

All of the retail gaps listed in Section 4-B represent opportunities for filling fixed-in-place retail space within the core of the three districts. They include shophouses, multi-tenant commercial buildings, single retail shops, and variety of main street mix, and live-work units. Note: Live-work units typically are recommended only in transitional areas between the retail core and surrounding neighborhoods, and sites should be chosen carefully to ensure good visibility to traffic.

There also are opportunities for movable and fixed-in-place incubator space for each district. Movable incubator space includes push carts, market tents, trailers, trucks, parking lot markets, and kiosks. Fixed-in-place incubator space includes flex sheds, shophouses, pop-up shops and events, and makerspace buildings. These types of formats can help create new opportunities for home-based businesses seeking to grow but not quite ready for retail storefronts.

Import-Export Analysis

Section 4-C

Import-export analyses typically rely on the Economic Census of Retail Trade, which reports data for states, counties, cities, and census tracts. This retail inventory and analysis has not been designed for the entire City of Lansing, and instead focuses on smaller study areas for each of the three districts. Those study areas are delineated by block group – and data at that level usually is suppressed by the economic census.

Therefore, this study for Lansing's three traditional shopping districts relies on the detailed inventory to conduct the assessment of import and export by retail category. A series of histograms have been prepared that summarize the number of existing businesses for each of the three study areas compared to the aggregate for four retail trade areas – including the Stadium District.

Each of the four study area is then overlaid onto the histograms in this order: Old Town, Downtown, Stadium District, and REO Town. The categories on each histogram are sorted by prevalence for the four areas combined. For example, there are a combined total of 19 establishments clustered under the “Apparel – Family” category, and 10 establishments under the “Apparel – Screen Print” category. However, there is only one “Apparel – Screen Print” shop in the Old Town study area, which suggests a probably net export and gap.

Inversely, there are 36 establishments in the “Personal Care – Hair, Other” category; 29 establishments in the “Restaur – Brew, Pub, Bar” category; 26 establishments in the “Convenience w/out Gas – Other” category; 21 establishments in the “Auto Dealer – Used, Other” category; and 18 establishments in the “Convenience with Gas” category.

The prevalence of these types of businesses suggests a probable net import or surplus, and caution is recommended for Lansing’s three traditional retail districts. Rather than expending time and energy pursuing new personal care salons or drinking establishments, those resources would be better allocated to the recruitment of a new anchor store that helps attract shoppers – especially a grocery store, pharmacy, hardware store, and/or furniture store.

Readers are encouraged to apply similar types of deductive reasoning to identify additional retail categories that are either under-represented or saturated within each of the trade areas for each of Lansing’s traditional retail districts.

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End of Narrative Report

June 26, 2023

Section 4-B

Old Town District

Retail Summary

Retail Potential – There is an opportunity to lease up to 60,000 square feet (sf) of existing and new commercial space in the Old Town District within the next five years. New retail tenants should be concentrated in and near the retail core, east and west along Cesar E Chavez Avenue (including west of the Grand River), and north along Turner Road. The aggregate space could be allocated among 30 establishments with considerable flexibility in aggregate square feet (sf). Depending on the location, new buildings could include up to six levels of for-lease lofts.

The recommendations have been carefully customized to leverage Old Town District's existing strengths while also filling clear gaps and opportunities. Traditional merchants and discovery types of retailers, restaurants, and entertainment venues should be concentrated together in the district's core, whereas services, home improvement stores, and overnight accommodations should be located at the periphery.

- ❖ 9,500 sf | A small pharmacy and specialty food stores like a healthy food co-op, international market, and bakery should be located anywhere along Cesar E Chavez Avenue.
- ❖ 4,500 sf | Apparel, accessories, and beauty supplies should be clustered together and proximate to established apparel boutiques within the retail core. They should not be fragmented from other traditional merchants.
- ❖ 6,000 sf | A variety of unique and discovery types of merchants offering sporting goods (skateboards, mopeds, resale), stationary, books, and artisan craft supplies, should be clustered in the heart of the retail core.
- ❖ 10,000 sf | Four unique restaurants, eateries, drinking establishments, and/or entertainment venues, could be located anywhere within the retail core, and they do not necessarily need to be clustered together.
- ❖ 14,500 sf | Hardline categories like an appliance store, mattress store, and home improvement stores and services (contractors, locksmith, flooring, lighting) should strive to cluster together near North Street.
- ❖ 12,500 sf | Non-retail services like a laundromat, printing and shipping services (with computer rental), recording studio, fitness center, and caterer should occupy space at the periphery or edges of the retail core.
- ❖ 3,000 sf | A boutique style hotel and retreat center could leverage the unique shopping environment (square footage is not included in the retail space). Flexible meeting space (3,000 sq. ft.) could be linked to the hotel.

Mainstreet
Wide



Retail
Spaces



Mainstreet
Corner



Retail Gaps and Opportunities Old Town District - Core and Periphery

Count	General Retail Category	General Retail Category	Sq. Ft.
1	Apparel - Screen Shop	Sports apparel and iconic T-shirts	1,000
2	Apparel - Men's	Urban fashions, casual wear	1,500
3	Accessories - Shoes	Urban fashions for entire family	1,000
4	Beauty Supplies	Organic, cottage industry products	1,000
5	Sporting Goods	Skateboards, mopeds, resale goods	2,000
6	Greeting Cards, Other Collectibles	Stationary, invitations, special orders	1,000
7	Book Stores	Teaching, educational supplies	1,500
8	Art Supply Stores	Full range of artisan craft supplies	1,500
9	Specialty Grocery - Neighborhood	Healthy choices locally grown, co-op	3,000
10	Specialty Grocery - Neighborhood	International market, imports, novelty	2,000
11	Pharmacy - Neighborhood	Central Pharmacy or similar brand	2,500
12	Restaurant - African Cuisine	Unique eateries, African cuisine	1,500
13	Restaurant - Middle Eastern	Unique eateries, Middle Eastern bistro	1,500
14	Restaurant - Fish by Name	Unique eateries, seafood restaurant	2,000
15	Entertain - Comedy, Piano, Dance	Pride comedy, piano duel, dance club	5,000
16	Specialty Foods - Bakery, Sweets	Daily bakery, breads, cupcakes, orders	<u>2,000</u>
		Subtotal Old Town Core	30,000
17	Appliances, Electronics	New and used appliance showroom	3,000
18	Furniture - Mattresses	Mattresses, ready-to-assemble furniture	3,000
19	Home Improve - Contractors	Plumbing, roof, siding, window svcs	1,500
20	Home Improve - Locksmith, Safes	Locksmith shop with safe showroom	2,500
21	Home Improve - Floors	Carpet, tile, and flooring showroom	3,000
22	Home Improve - Electric, Light Fixtures	Light fixtures and installation svcs	1,500
23	Laundry and Dry Cleaning	Modern laundromat, not dry cleaning	2,000
24	Convenience w/out Gas	Wine + cheese cellar, beer cave, deli	2,000
25	Office Supplies	Hourly computer rental, print & ship	2,500
26	Marketing - Recording Studio	Recording studio, karaoke bar, DJ svc	2,000
27	Fitness Centers, Health Clubs, Gyms	Fitness center, martial arts, yoga studio	3,000
30	Non-Restaurant Catering Services	Specialty catering, special order svcs	1,000
28	Overnight Accommodations	Boutique style hotel with retreat center	.
29	Event Halls, Meeting Venues	Meeting space linked to boutique hotel	<u>3,000</u>
		Subtotal Old Town Periphery	30,000
		Total Estimated Square Feet	<u><u>60,000</u></u>

Source: Based on a Comprehensive Market Analysis and retail study prepared by LandUseUSA | Urban Strategies; 2023.

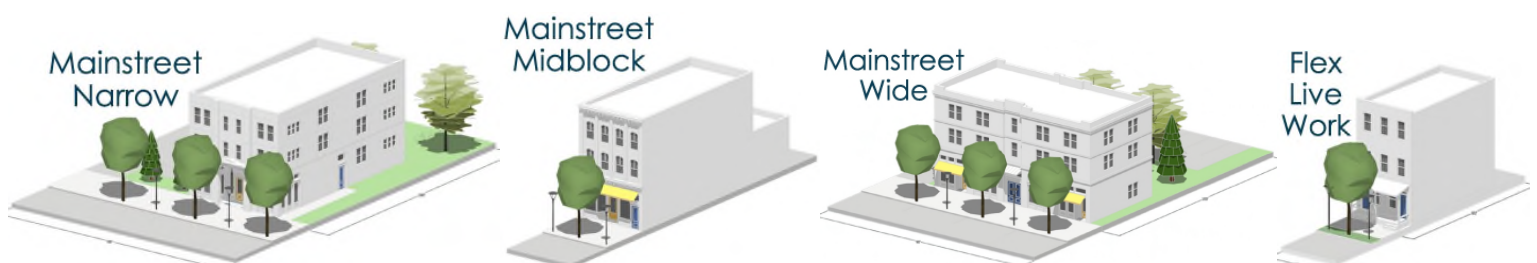
Downtown Lansing

Retail Summary

Retail Potential – There is an opportunity to lease up to 60,000 square feet (sf) of existing and new commercial space in Downtown Lansing within the next five years. New retail tenants should be concentrated in the heart of the downtown, primarily north and south along Washington Square, short cross streets (Allegan, Washtenaw, and Kalamazoo streets), and South Grand Avenue. The space could be allocated among 27 establishments with considerable flexibility in aggregate square feet (sf). New buildings could include up to 6 levels of lofts; and a small number of live-work units also could be tested cautiously.

The recommendations have been carefully customized to leverage the Downtown Lansing's existing strengths while also filling clear gaps and opportunities. Traditional merchants and discovery types of retailers, restaurants, and entertainment venues should be concentrated together in the downtown core, whereas non-retail services and overnight accommodations should be located at the periphery or along perpendicular side streets.

- ❖ 8,000 sf | A small pharmacy with vitamins and supplements and small grocer with take-away meals should be located anywhere along Washington Square.
- ❖ 3,500 sf | A family apparel store and a specialty store with party dresses and bridal should be located near the established Kositchek's Menswear department store.
- ❖ 17,500 sf | Discovery types of merchants offering easy-to-assemble furniture, sporting goods, collectibles (similar to a Hallmark), vintage five-and-dime, kitchen and restaurant supplies, Made-in-Michigan novelty gifts, party supplies, and art supplies should be located anywhere along Washington Square and in the Downtown Core.
- ❖ 6,000 sf | A small hardware store like True Value or Do-It Center should be located where it can serve not only the residents of Downtown Lansing, but also the Old Town district to the north. A location along Saginaw St or Oakland Ave would be ideal.
- ❖ 7,500 sf | Hardline categories like an automotive parts and supplies; and home improvement support services like interior design and remodeling, plumbing and electrical contractors, and paint supply should be in peripheral locations near the new hardware store, along perpendicular or side streets, or along South Grand Avenue.
- ❖ 5,000 sf | An entertainment venue such as a comedy club, dueling piano bar, or perhaps a modern dance club with live music and/or DJs could be located near the core and ideally near one or two late night eateries.
- ❖ 12,500 sf | A convenience store plus non-retail services like a laundromat, printing and shipping, recording studio, health club / gym, yoga studio, commercial cleaning services, and photography studio should be located along the side streets or South Grand Avenue.



Retail Gaps and Opportunities Downtown Lansing - Core and Periphery

Count	General Retail Category	General Retail Category	Sq. Ft.
1	Apparel - Family	Trendy fashion outlet for entire family	2,000
2	Apparel - Bridal, Infants	Party dresses, bridal, tuxedo rental	1,500
3	Sporting Goods	Bicycles, skateboards, and repair svcs	1,500
4	Greeting Cards, Other Collectibles	Replacement Hallmark store or similar	1,500
5	General Merchandise, Variety	Vintage style five-and-dime store	2,000
6	Home Furnishings	Kitchen, restaurant supply and novelty	2,000
7	Arts, Gifts, Novelty	Made and Grown in Michigan	1,500
8	Florists with some gifts	Edible arrangements, party supplies	1,500
9	Gallery, Framing, Photography	Photo studio, event photographer	1,500
10	Art Supply Store	Reopen the Grand Art Supply store	2,000
11	Furniture - General	Furniture showroom, ready-to-assemble	4,000
12	Home Improve - Materials	Nbhd hardware store near Old Town	6,000
13	Grocery - Neighborhood Specialty	Healthy choices with take-away meals	4,000
14	Pharmacy - Neighborhood	Central Pharmacy or similar brand	3,500
15	Vitamins and Supplements	Include within the nbhd pharmacy	<u>500</u>
		Subtotal Downtown Core	35,000
17	Convenience w/out Gas	Wine + Cheese cellar, beer cave, deli	2,000
18	Laundry and Dry Cleaning	Modern laundromat, not dry cleaning	2,000
19	Auto Parts, Supplies	Auto parts, supplies, plus stereos	2,000
20	Office Supplies	UPS, FedEx, printing, shipping svcs	2,000
21	Marketing - Recording Studio	Recording studio, karaoke bar, DJ svc	1,500
22	Home Improve - Interior Design	Interior designers and remodelers	1,500
23	Home Improve - Plumbing, Electric	Plumbing, electrical svc contractors	1,500
24	Home Improve - Paint	Paint supply store, most likely a chain	1,500
25	Home Improve - Cleaning	Cleaning services, offices included	1,000
16	Entertain - Comedy, Piano, Dance	Comedy, piano duel, and/or dance club	5,000
26	Overnight Accommodations	Boutique style hotel, no meeting facility	.
27	Fitness Centers, Health Clubs, Gyms	Health club, gym, spin class, yoga studio	<u>5,000</u>
		Subtotal Downtown Periphery	25,000
		Total Estimated Square Feet	<u><u>60,000</u></u>

Source: Based on a Comprehensive Market Analysis and retail study prepared by LandUseUSA | Urban Strategies; 2023.

REO Town District

Retail Summary

Retail Potential – There is an opportunity to lease up to 40,000 square feet of existing and new commercial space in the REO Town District within the next five years. New retail tenants should be concentrated in the established retail core, primarily north and south along South Washington Avenue, short cross streets (E Hazel, South, Elm, and South Streets). The aggregate space could be allocated among 25 small businesses with considerable flexibility in aggregate square feet (sf). Depending on the location, some of the new retail buildings could include up to six levels of for-lease lofts above.

The recommendations have been carefully customized to leverage the REO Town District's existing strengths while also filling clear gaps and opportunities. Traditional merchants and discovery types of retailers, restaurants, and entertainment venues should be concentrated together in the district core, whereas non-retail services and overnight accommodations should be located at the periphery, along the short cross streets, or south of the railroad.

- ❖ 7,000 sf | A variety of discovery types of stores selling sporting goods (bicycles, skateboards); game and puzzle store (with other teaching and learning supplies); artisan studios with classes, supplies and kiln; gently used vintage and refurbished furniture. Their storefronts should face S Washington Avenue for optimal visibility.
- ❖ 6,000 sf | Specialty food stores like a food co-op; traditional bakery; Hispanic or Mexican market; and sweet shop should be located along S Washington Ave with good visibility to traffic.
- ❖ 3,000 sf | Unique apparel like a novelty costume shop and/or unique custom gowns; plus a beauty supply store with cruelty-free, cottage industry, and other types of specialty products. Again, storefronts must face onto S Washington Ave.
- ❖ 6,000 sf | Several unique eateries are recommended with unique offerings of African, Hispanic / Mexican, and/or Middle Eastern cuisine. In addition, a tearoom inside a bed-and-breakfast could be rented to small parties.
- ❖ 7,000 sf | Entertainment venues also are recommended, including a music venue (comedy/dueling piano/dance), summer music series, movie nights, museum in the Grand Trunk Depot, and community center.
- ❖ 4,000 sf | A REO Town themed vintage car showroom (with specialty body shop in the back or nearby) could be located anywhere in the retail core.
- ❖ 7,000 sf | Other non-retail services like a laundromat, lawncare and tree services, heating/venting/air conditioning contractor, commercial janitorial services, traditional bank or credit union, and catering services should be located at the periphery of the retail core, including along side streets or south of the railroad.

Home
Workshop



Shophouse
Combo



Retail
Spaces



Mainstreet
Corner



Retail Gaps and Opportunities

REO Town District - Core and Periphery

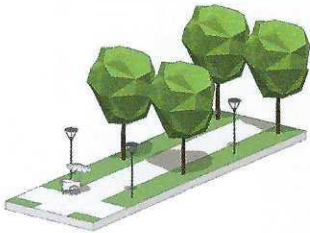
Count	General Retail Category	General Retail Category	Sq. Ft.
1	Apparel - Bridal, Infants	Costume shop, unique custom gowns	2,000
2	Beauty Supplies	Cruelty-free, cottage industry products	1,000
3	Sporting Goods	Bicycles, skateboards, and repair svcs	1,500
4	Hobby, Toys, Games	Mindbending games and puzzles	1,000
5	Art Supply Stores	Artisan studio, classes, supplies, kiln	1,500
6	Furniture - General	Gently used, refurbished, vintage furn	3,000
7	Entertain - Music Venues	Summer music series, movie nights	.
8	Entertain - Comedy, Piano, Dance	Comedy, piano duel, and/or dance club	4,000
9	Specialty Grocer - Neighborhood	Healthy choices locally grown, co-op	2,000
10	Specialty Grocer - Neighborhood	Hispanic, Mexican market, tortilla bakery	2,000
11	Specialty Foods - Bakery, Sweets	Daily bakery, breads, cupcakes, orders	1,000
12	Specialty Foods - Snacks	Snack, sweet shop, organic, gluten free	1,000
13	Restaurant - African Cuisine	Unique eateries, African Cuisine	1,500
14	Restaurant - Hispanic, Mexican	Unique eateries, Authentic Mexican	1,500
15	Restaurant - Middle Eastern	Unique eateries, Middle Eastern buffet	<u>2,000</u>
		Subtotal REO Town Core	25,000
16	Entertain - Cultural Arts	REO Town Museum, Grand Trunk Depot	3,000
17	Laundry and Dry Cleaning	Modern laundromat, not dry cleaning	2,500
18	Auto Dealer - Used, Other	Vintage car showroom, body shop	4,000
19	Lawn Care, Trees, Fences	Lawncare, tree services in general	1,000
20	Home Improve - HVAC	Heating, venting, air condition services	1,000
21	Home Improve - Cleaning	Commercial janitorial services	.
22	Overnight Accommodations	Retro B&B with reservable tearoom	1,000
23	Event Halls, Meeting Venues	Community center in general	.
24	Financial - Banks, Credit Unions	Traditional non-membership banking	1,000
25	Non-Restaurant Catering Svcs	Specialty catering, special order svcs	<u>1,500</u>
		Subtotal REO Town Periphery	15,000
		Total Estimated Square Feet	<u>40,000</u>

Source: Based on a Comprehensive Market Analysis and retail study prepared by LandUseUSA | Urban Strategies; 2023.

Step Buildings © by Shophouse Studio Movable Incubator Space

© Shophouse Studio Inc.

PUSH CART



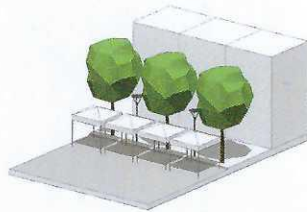
pedal or push powered vendor cart

May need vendor permit for public space. Partner with property owners to find private indoor/outdoor spaces to set up shop.



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MARKET TENT



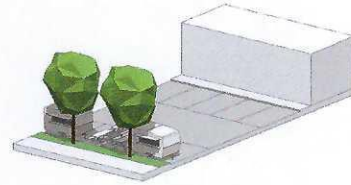
100sf open-air shop

Standard 10x10 tent designed into an inviting booth. Host or participate in a market event to practice space design and business operations.



© Shophouse Studio Inc.

TRAILER



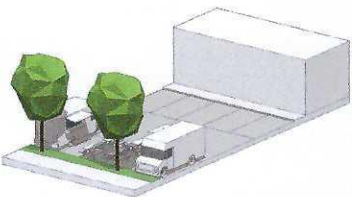
tow-trailer

Find a legal place to set up shop with access to a utility hookup and washrooms. *Commercial property owners:* hosting trailers may help you cultivate future tenants, attract customers, and gauge the market.



© Shophouse Studio Inc.

TRUCK



motorized retail

Find a legal place to set up shop with access to washrooms. *Commercial property owners:* hosting trucks may help you cultivate future tenants, attract customers, and gauge the market.



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PARKING LOT MARKET



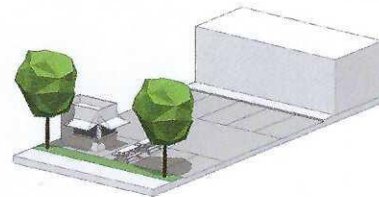
temporary commercial

Bring life to asphalt with a mix of pop-up vendors (see Commercial Incubation cards). Provide utility hookups, waste disposal, lighting, shared seating, porta-potties, etc.



© Shophouse Studio Inc.

KIOSK



solo-staffed storefront

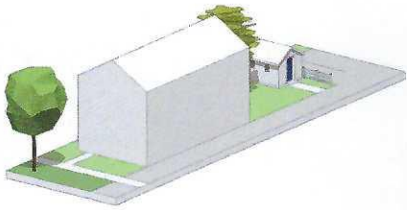
Once you've found a spot with a good customer base, build a standalone kiosk with nearby seating, bathrooms, and shade.



Step Buildings © by Shophouse Studio Fixed-in-Place Incubator Space

© Shophouse Studio Inc.

FLEX SHED



budget flex space

Keep it under the threshold for a building permit (usually 120sf in USA but check local code).
Insulate well, no plumbing, no electric.



© Shophouse Studio Inc.

HOME BUSINESS



low-key workspace in a home

May be subject to local rules around signage or having customers visit on site.



IRC



© Shophouse Studio Inc.

BOOTLEG SHOPHOUSE



1-2 units + shop

Non-sprinkled mixed-use. 10ft+ separation between residential and commercial (B or M type) buildings. Still requires mixed-use zoning.

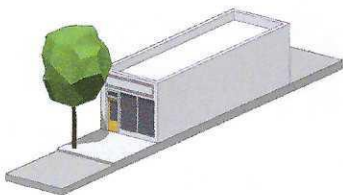


IRC
IBC



© Shophouse Studio Inc.

POP-UP SHOP



borrowed retail space

Weekend or short-term lease for a compliant vacant retail space in a good location. Good way to advertise a product or test-drive a brick-and-mortar storefront.



© Shophouse Studio Inc.

POP-UP EVENT



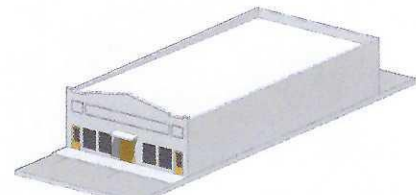
event permit for a non-compliant building

A stop-gap option for buildings that would be prohibitively expensive to get up to code for a short-term use. Event may require temporary parking and bathroom provision.



© Shophouse Studio Inc.

MAKERSPACE



any number of tenants

Co-manufacturing space with rentable workshop bays. Ideal for old industrial buildings already equipped with loading docks and high ceilings. Shared common areas.



IBC



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SHOPHOUSE



1-4 units + shop

Major renovations may trigger NFPA13 sprinklers. Requires savvy lender to buy on residential mortgage.



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MULTI-TENANT COMMERCIAL



2+ Business or Mercantile units

Multiple small tenants (under 2000sf). Share kitchenette or bathroom facilities to increase affordability. May be eligible for SBA loan if 51%+ owner-occupied.



© Shophouse Studio Inc.

SHOP



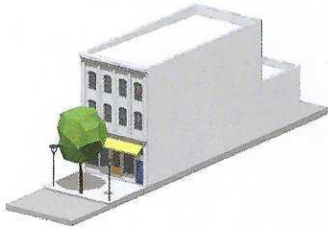
1 Business or Mercantile unit

Single story, under 9000sf. Small A2 occupancies (food & drink) are possible but more complicated. Talk to an architect. May be eligible for SBA loan if 51%+ owner-occupied.



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PRE-91 MAINSTREET



1-3 units above commercial

Continue the established occupancies - a break in occupancy may prompt major upgrades. Commercial use needs to stay the same or become less hazardous (ex. B→M type).



© Shophouse Studio Inc.

LARGE MAINSTREET



4-12 units + commercial

Ground floor must include at least one accessible residential unit. Up to four residential units per floor per stair. Up to three stories.



© Shophouse Studio Inc.

SMALL MAINSTREET



1-3 units above commercial

High sprinkler costs (NFPA 13) hard to cover with so few units, especially in low-rent markets. May be eligible for SBA loan if 51%+ owner-occupied.



© Shophouse Studio Inc.

MAINSTREET LITE



1-3 res. units + 1 live/work

"Work" space (max. 1500 sf) must be ancillary to a connected "live" space. Up to five non-resident workers allowed. Requires savvy lender to finance on residential mortgage. Ground floor accessible.



© Shophouse Studio Inc.

LIVE/WORK



1 unit with both res. + non-res. space

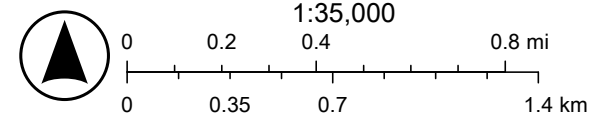
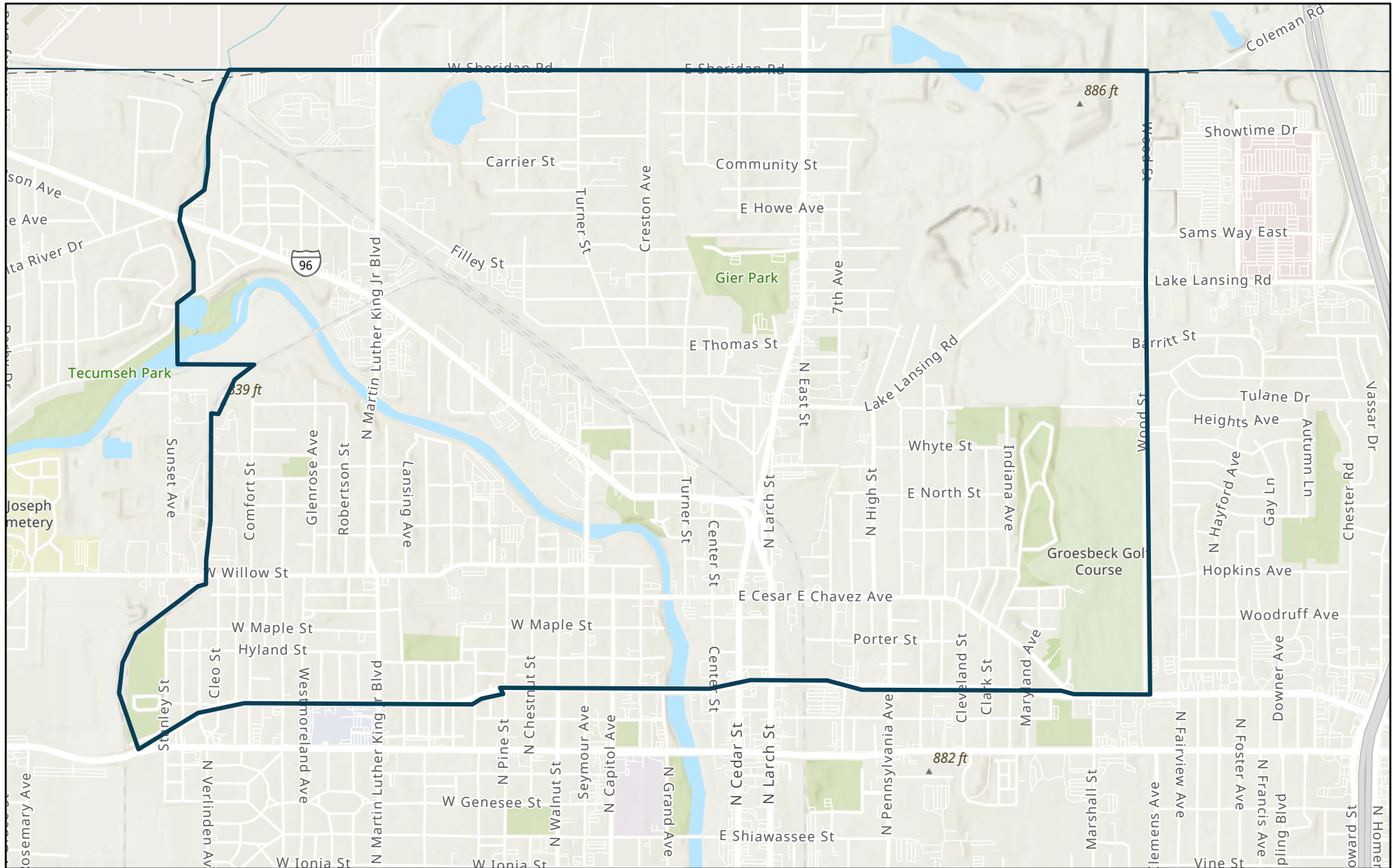
Ground floor "work" space (max. 1500 sf) must be ancillary to "live" space. Up to five non-resident workers allowed on site. Requires savvy lender to finance on residential mortgage.



Section 4-C

60% Primary Trade Area | Retail Inventory

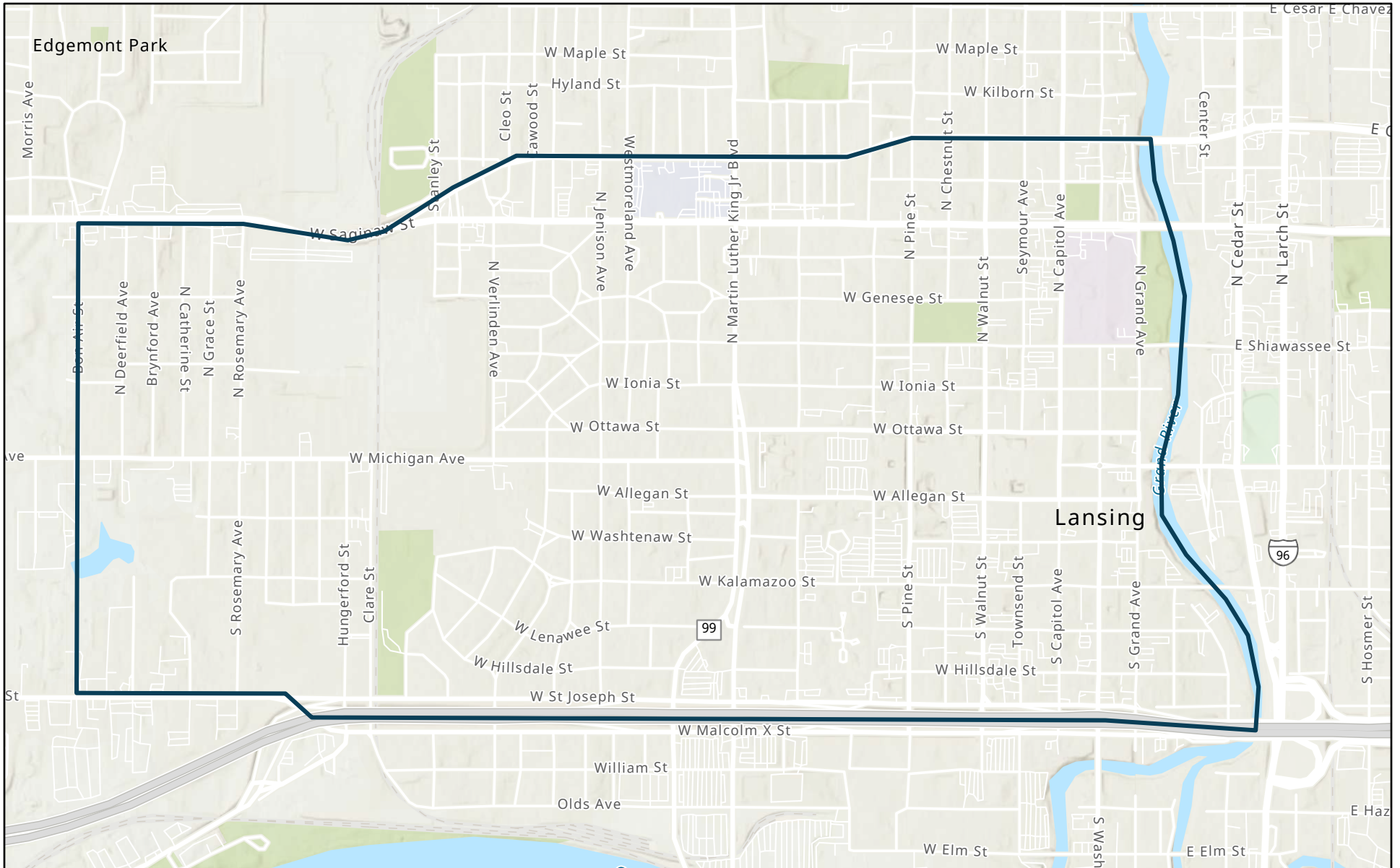
Lansing Old Town Submarket



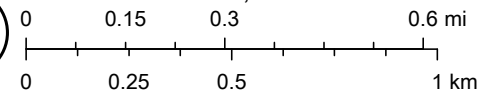
Esri, NASA, NGA, USGS, FEMA, Province of Ontario, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US

60% Primary Trade Area | Retail Inventory

Lansing Downtown Submarket



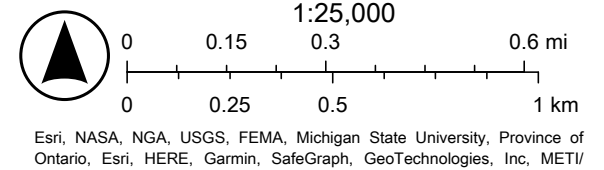
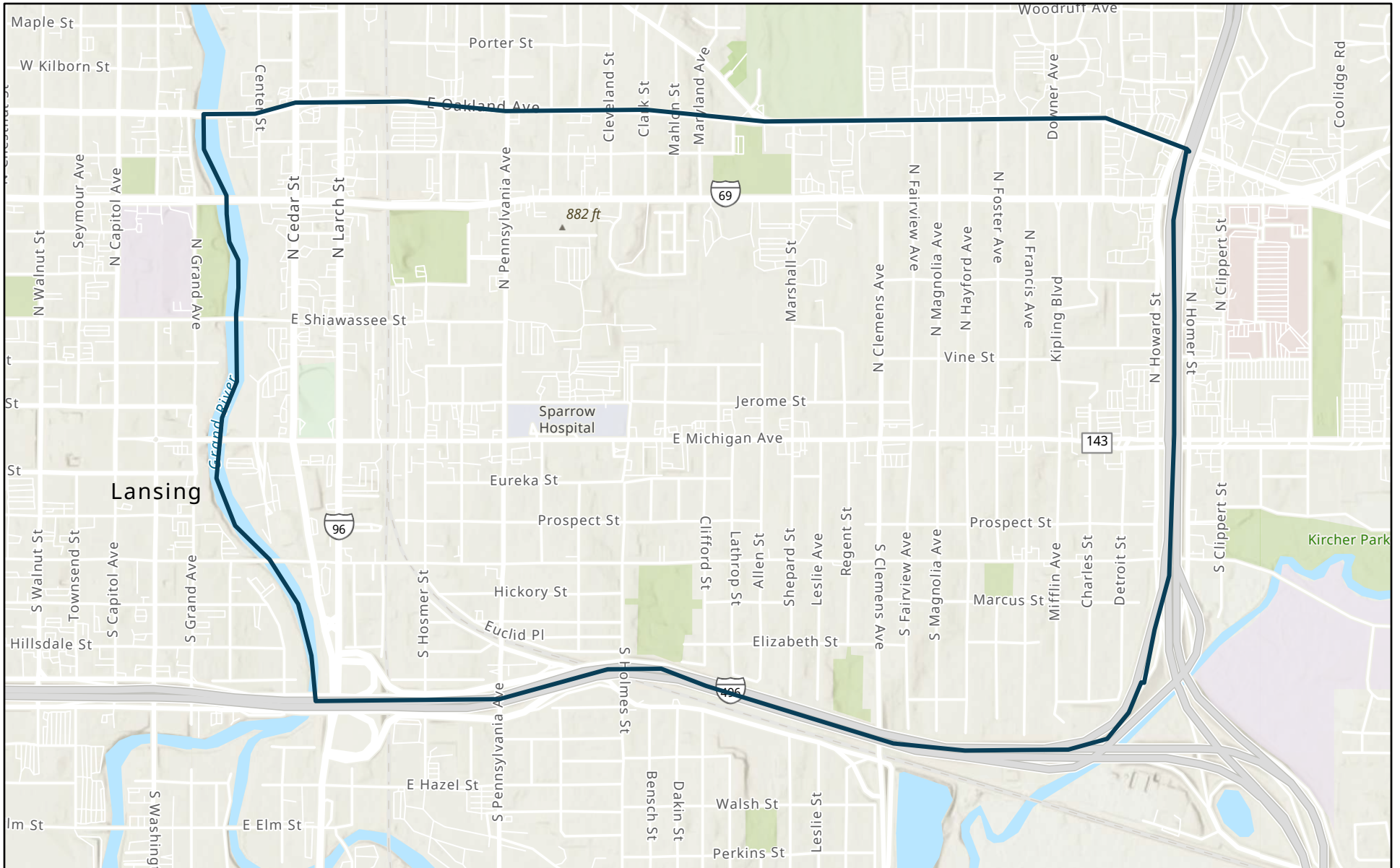
1:25,000



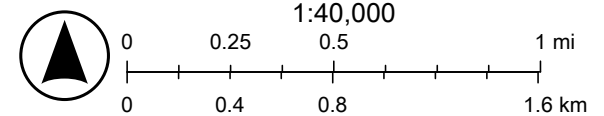
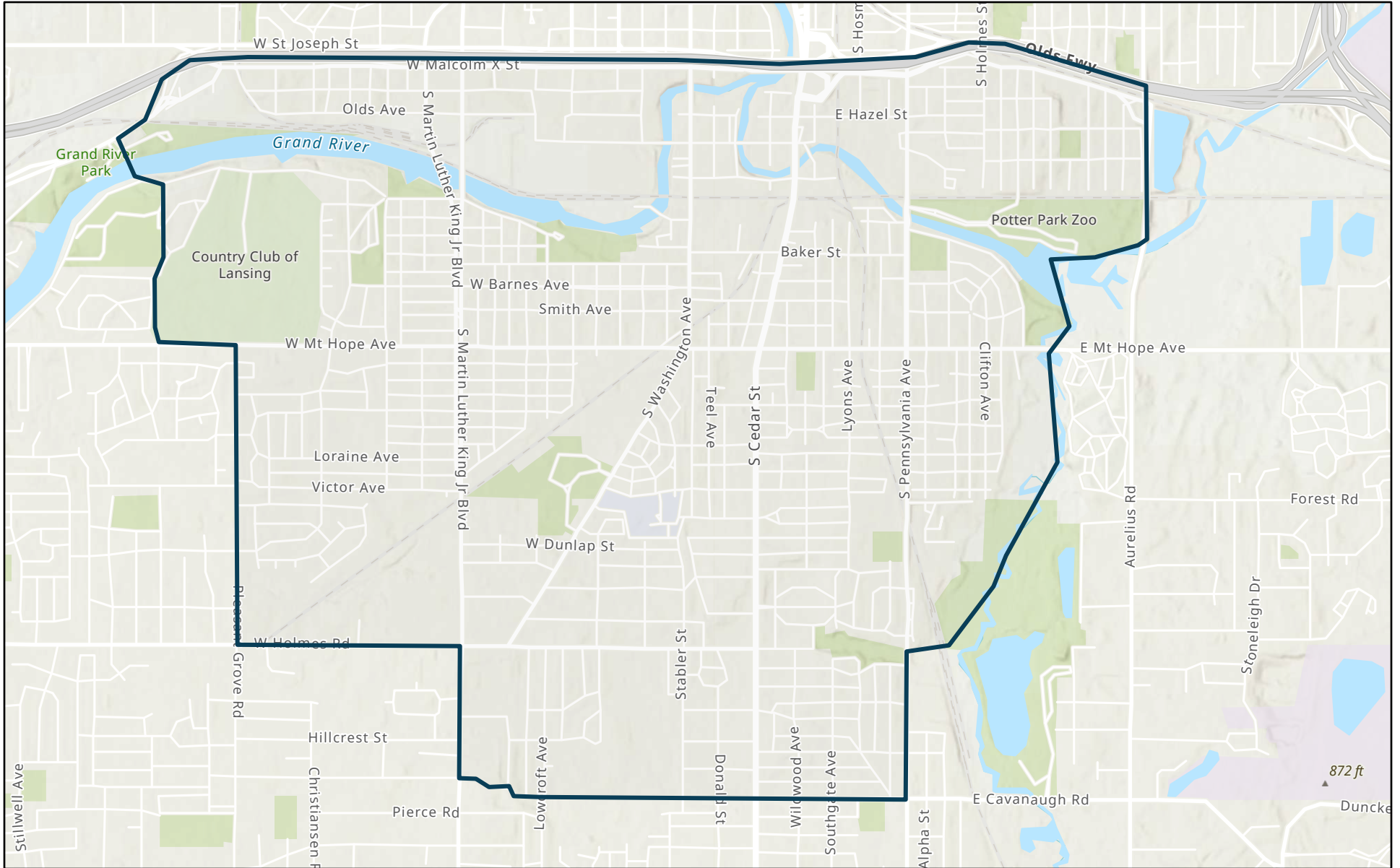
Esri, NASA, NGA, USGS, FEMA, Michigan State University, Province of Ontario, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

60% Primary Trade Area | Retail Inventory

Lansing Stadium District Submarket



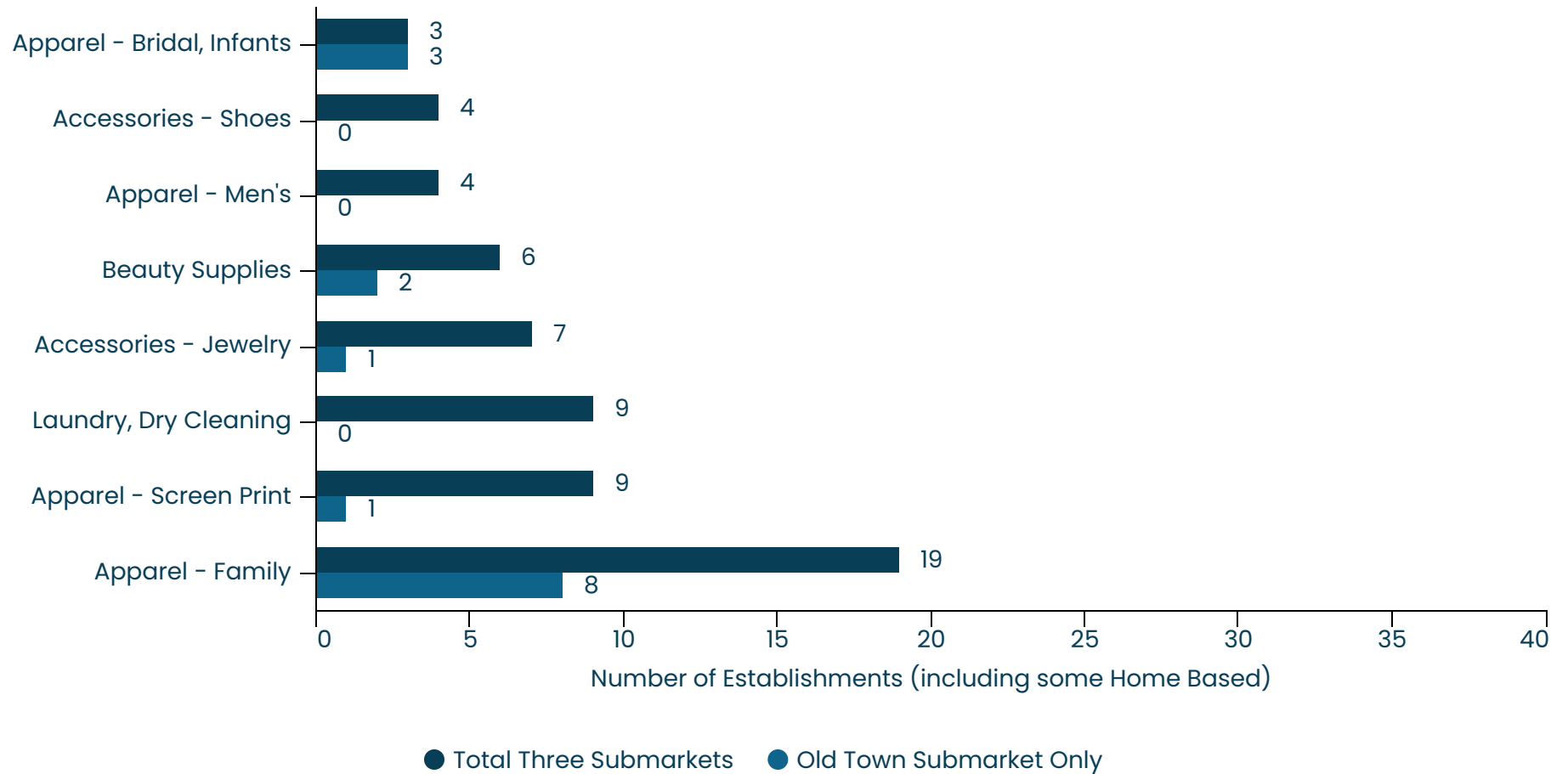
60% Primary Trade Area | Retail Inventory Lansing REO Town Submarket



Esri, NASA, NGA, USGS, FEMA, Michigan State University, Province of Ontario, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

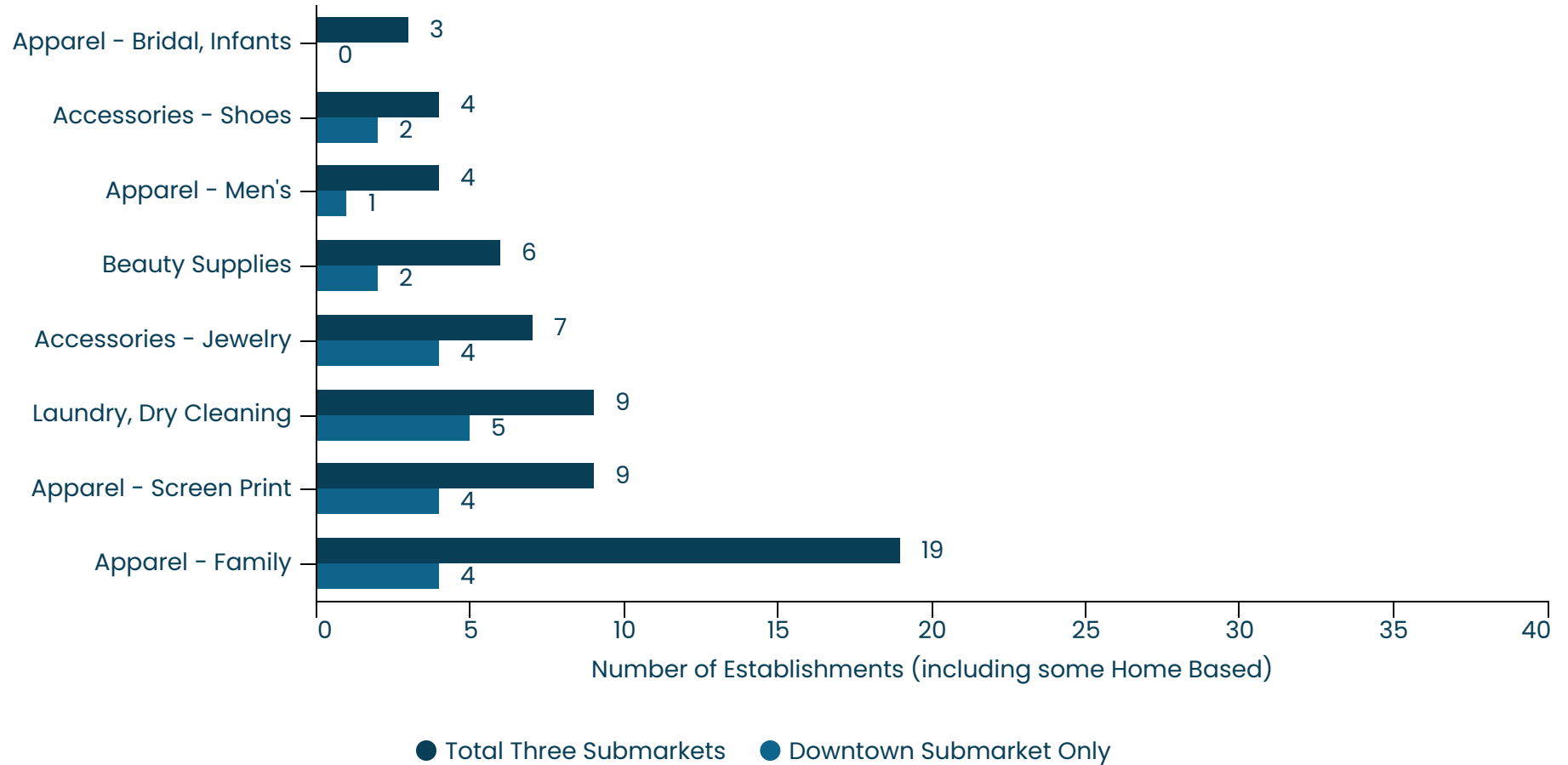
Apparel, Accessories | Old Town

Existing inventory in Lansing's Old Town submarket compared to aggregates for three submarkets



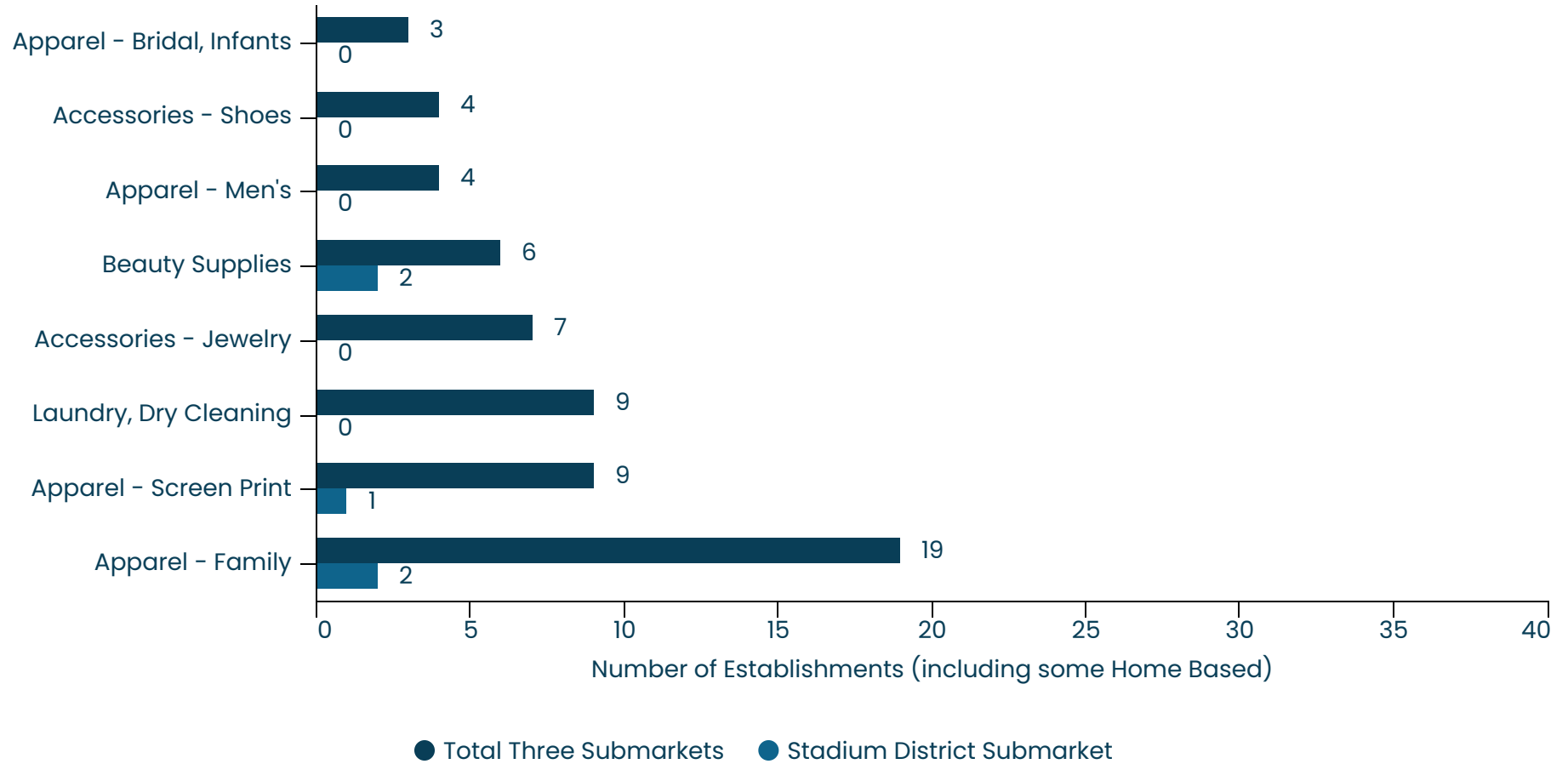
Apparel, Accessories | Downtown

Existing inventory in Lansing's Downtown submarket compared to aggregates for three submarkets



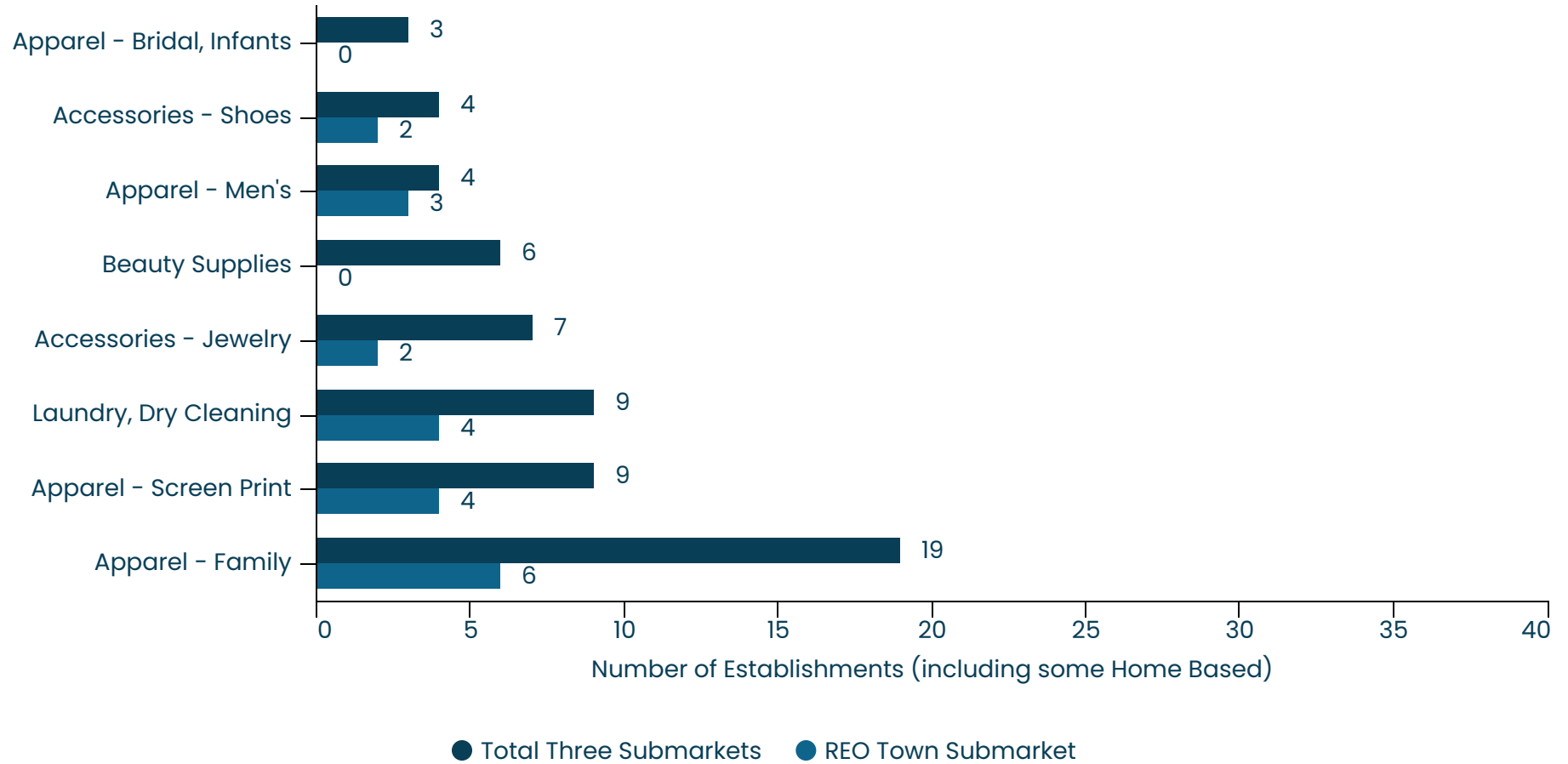
Apparel, Accessories | Stadium District

Existing inventory in Lansing's Stadium District submarket compared to aggregates for three submarkets



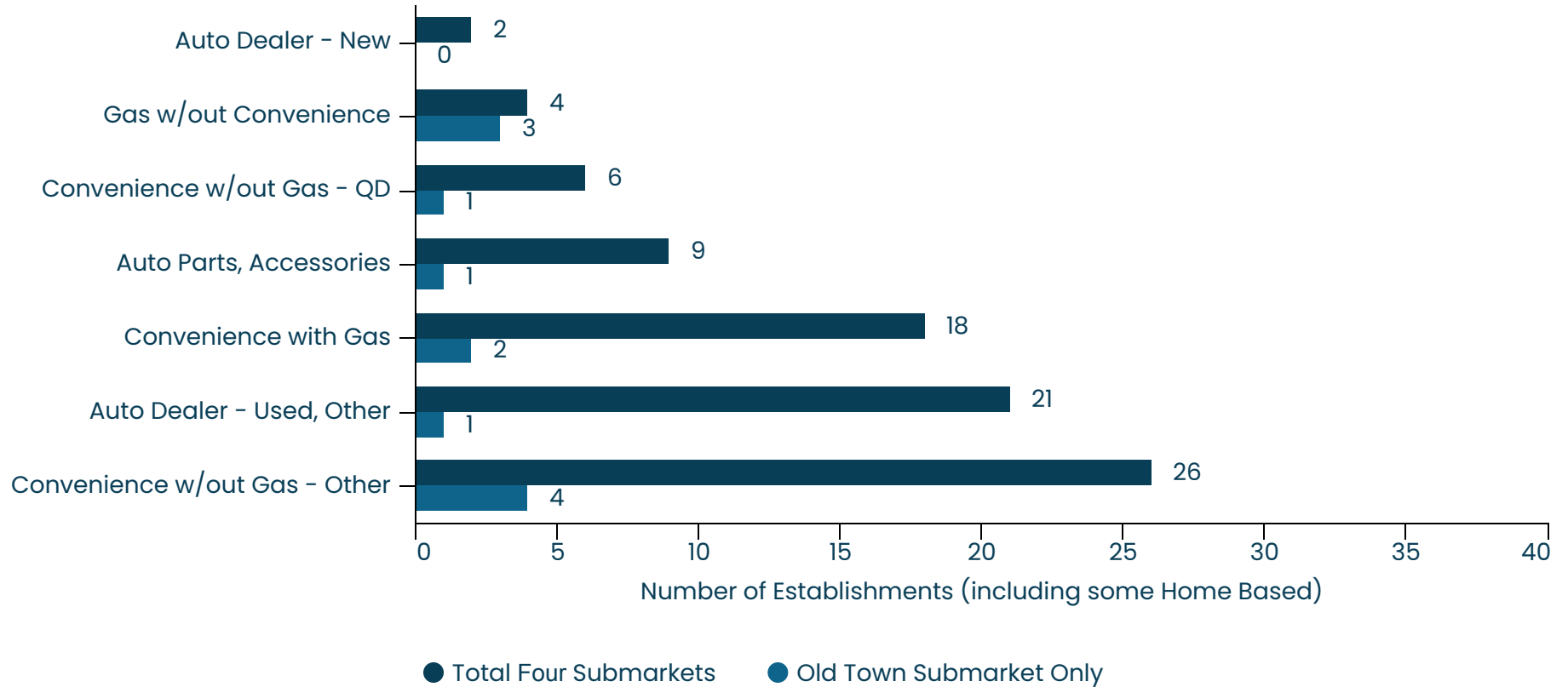
Apparel, Accessories | REO Town

Existing inventory in Lansing's REO Town submarket compared to aggregates for three submarkets



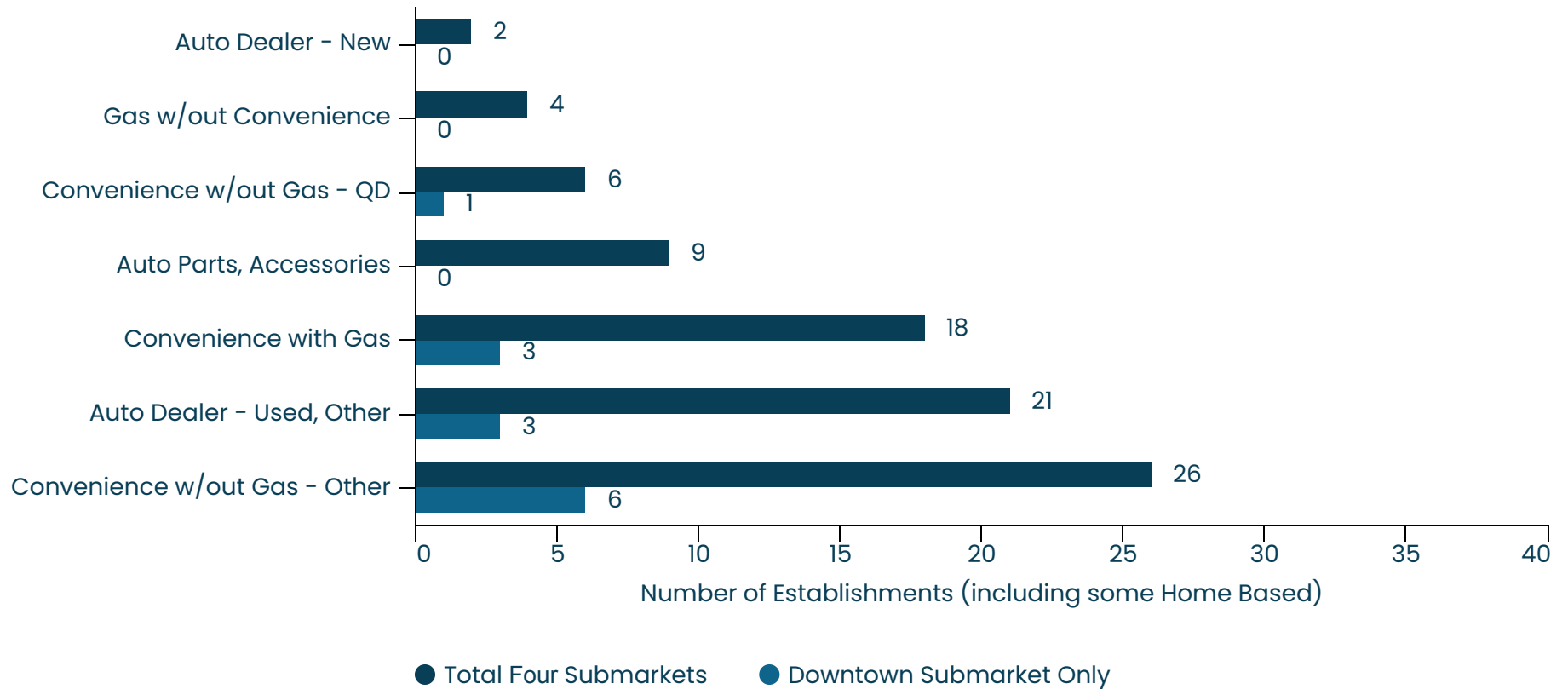
Automotive Related | Old Town

Existing inventory in Lansing's Old Town submarket compared to aggregates for four submarkets



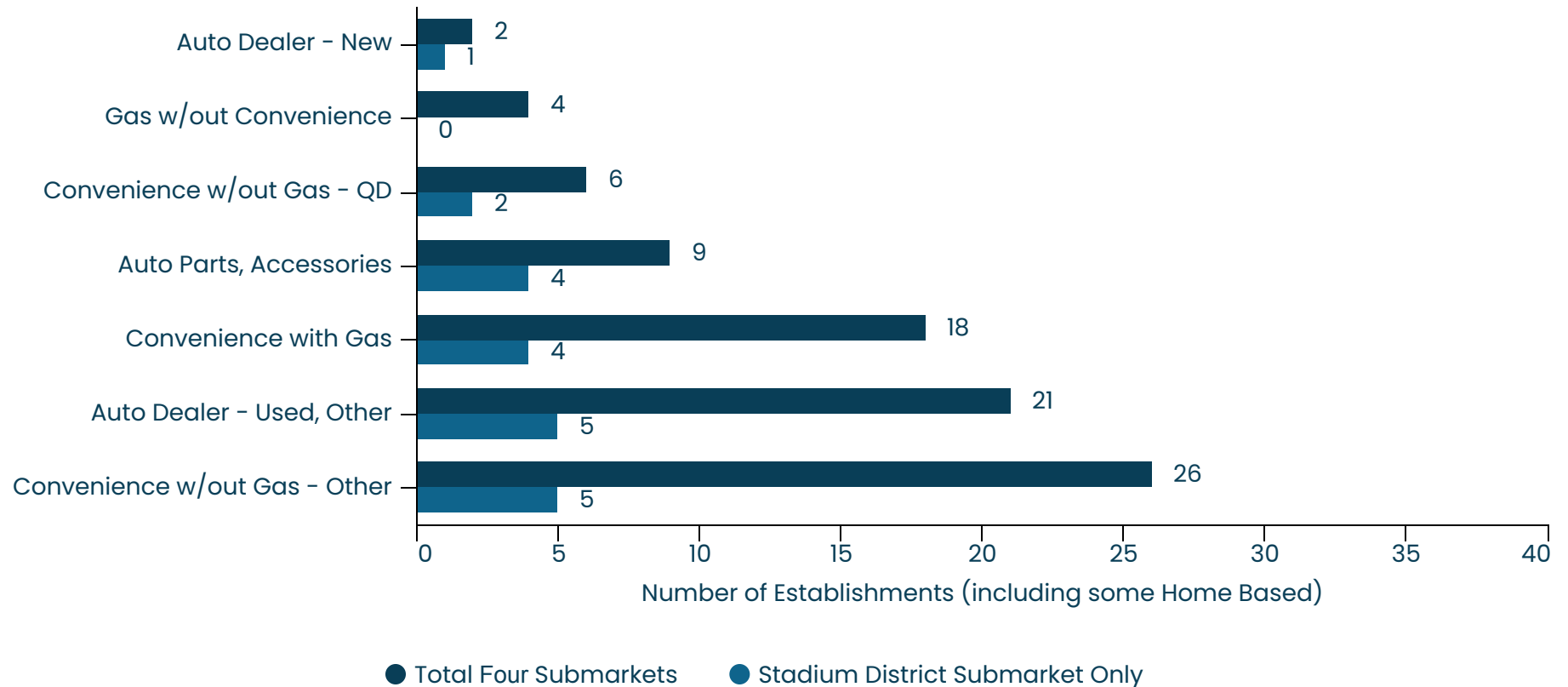
Automotive Related | Downtown

Existing inventory in Lansing's Downtown submarket compared to aggregates for four submarkets



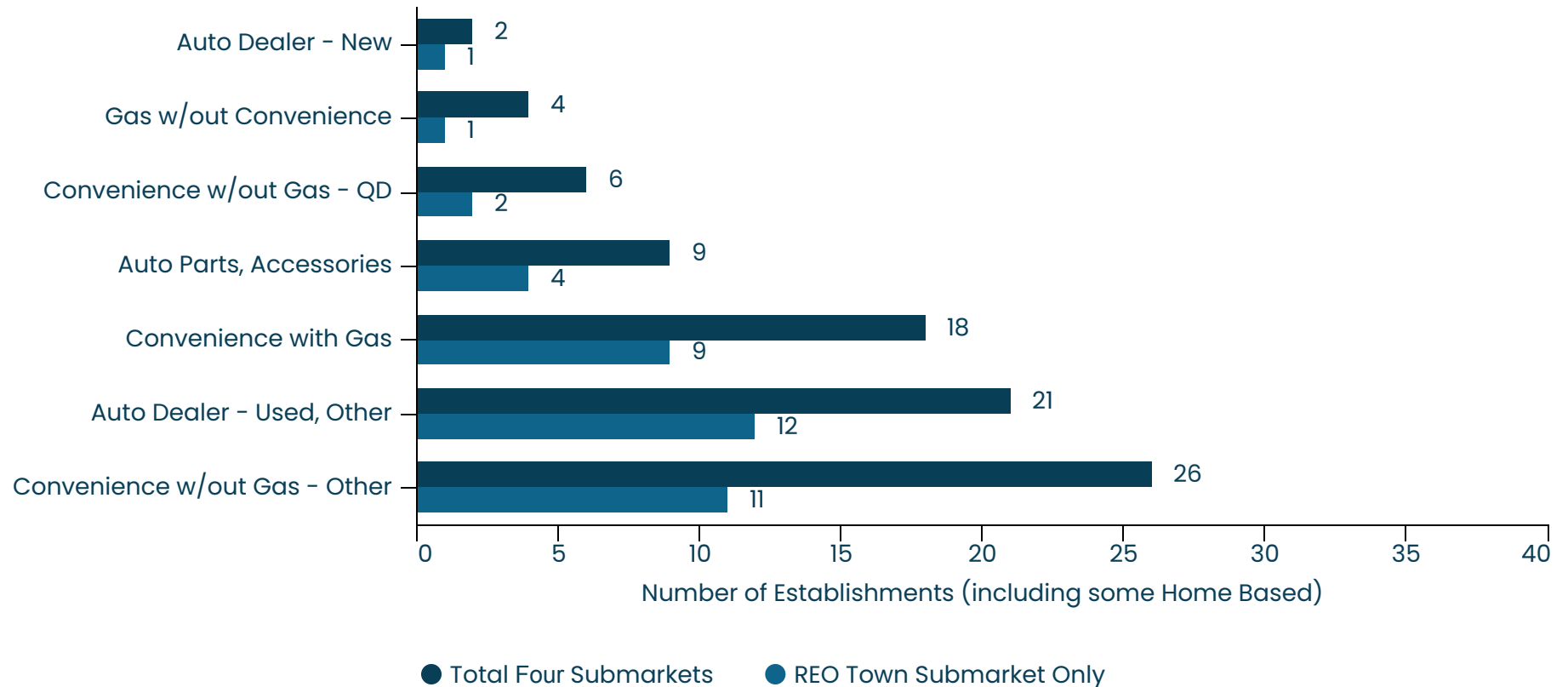
Automotive Related | Stadium

Existing inventory in Lansing's Stadium District submarket compared to aggregates for four submarkets



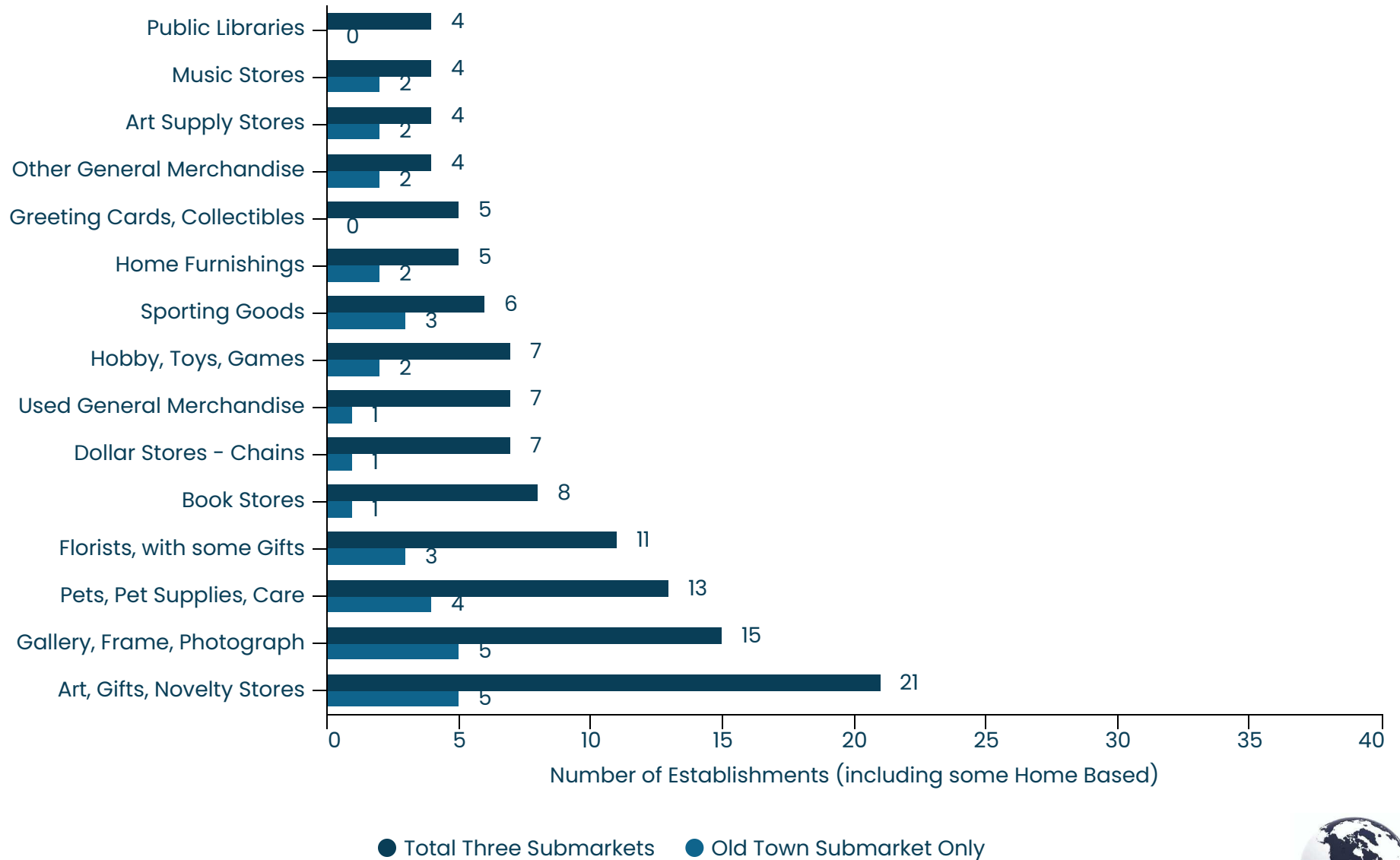
Automotive Related | REO Town

Existing inventory in Lansing's REO Town submarket compared to aggregates for four submarkets



Lifestyle Categories | Old Town

Existing inventory in Lansing's Old Town submarket compared to aggregates for three submarkets

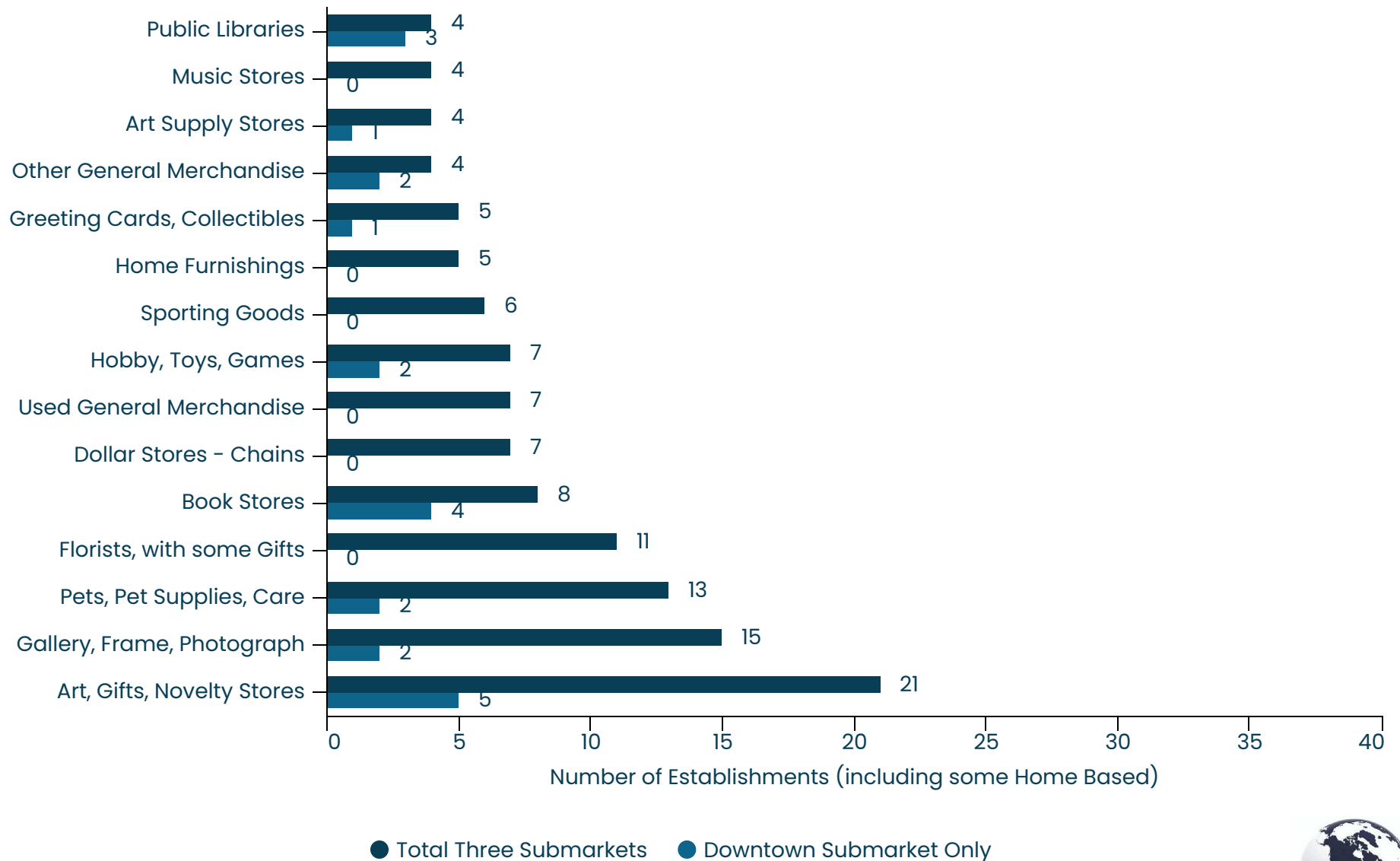


All retail and business inventories, related analyses, and exhibits have been prepared by LandUseUSA | Urban Strategies for Downtown Lansing, Inc. and the Old Town and REO Town Commercial Associations; 2022 - 2023.



Lifestyle Categories | Downtown

Existing inventory in Lansing's Downtown submarket compared to aggregates for three submarkets

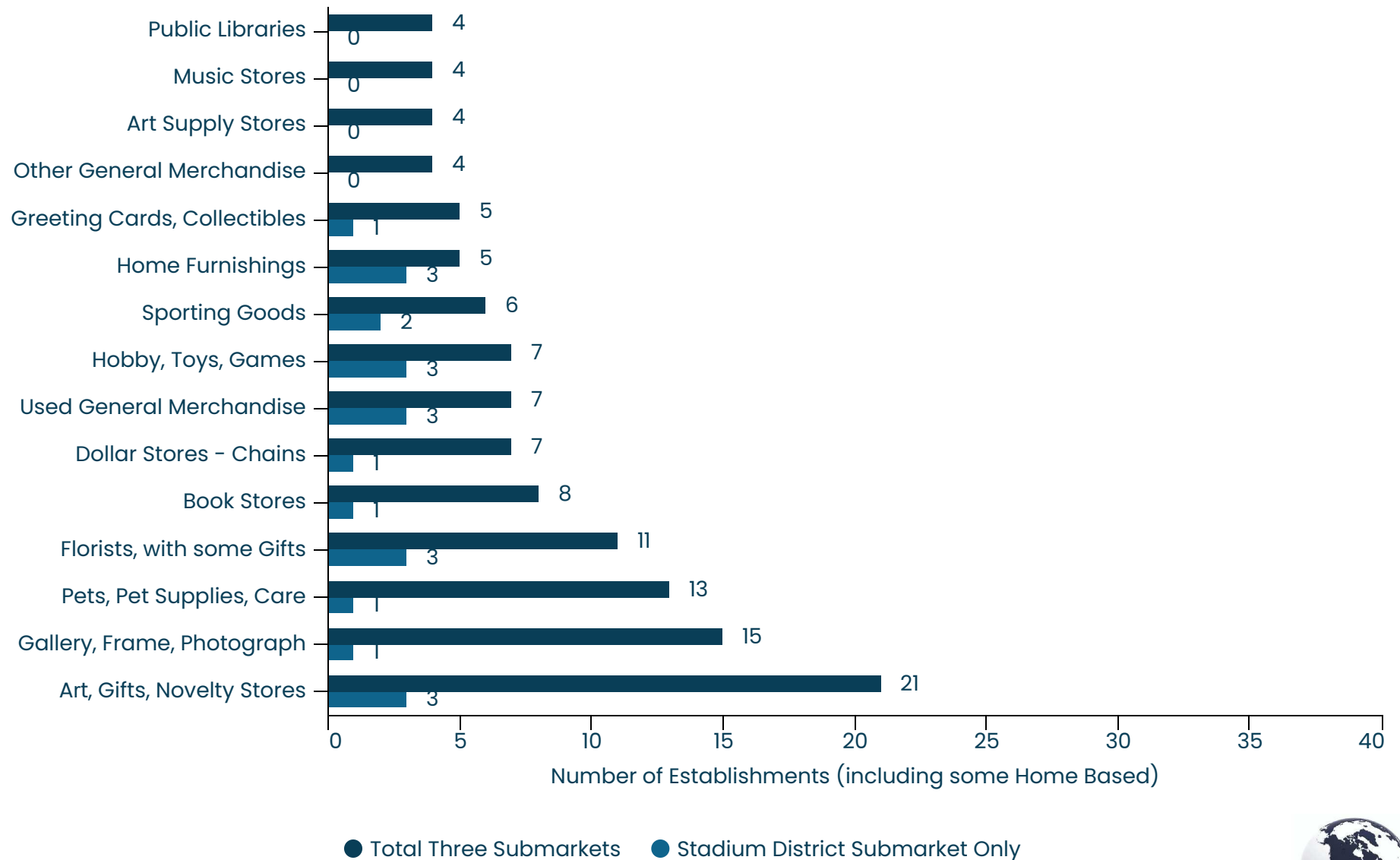


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Lifestyle Categories | Stadium

Existing inventory in Lansing's Stadium District submarket compared to aggregates for three submarkets

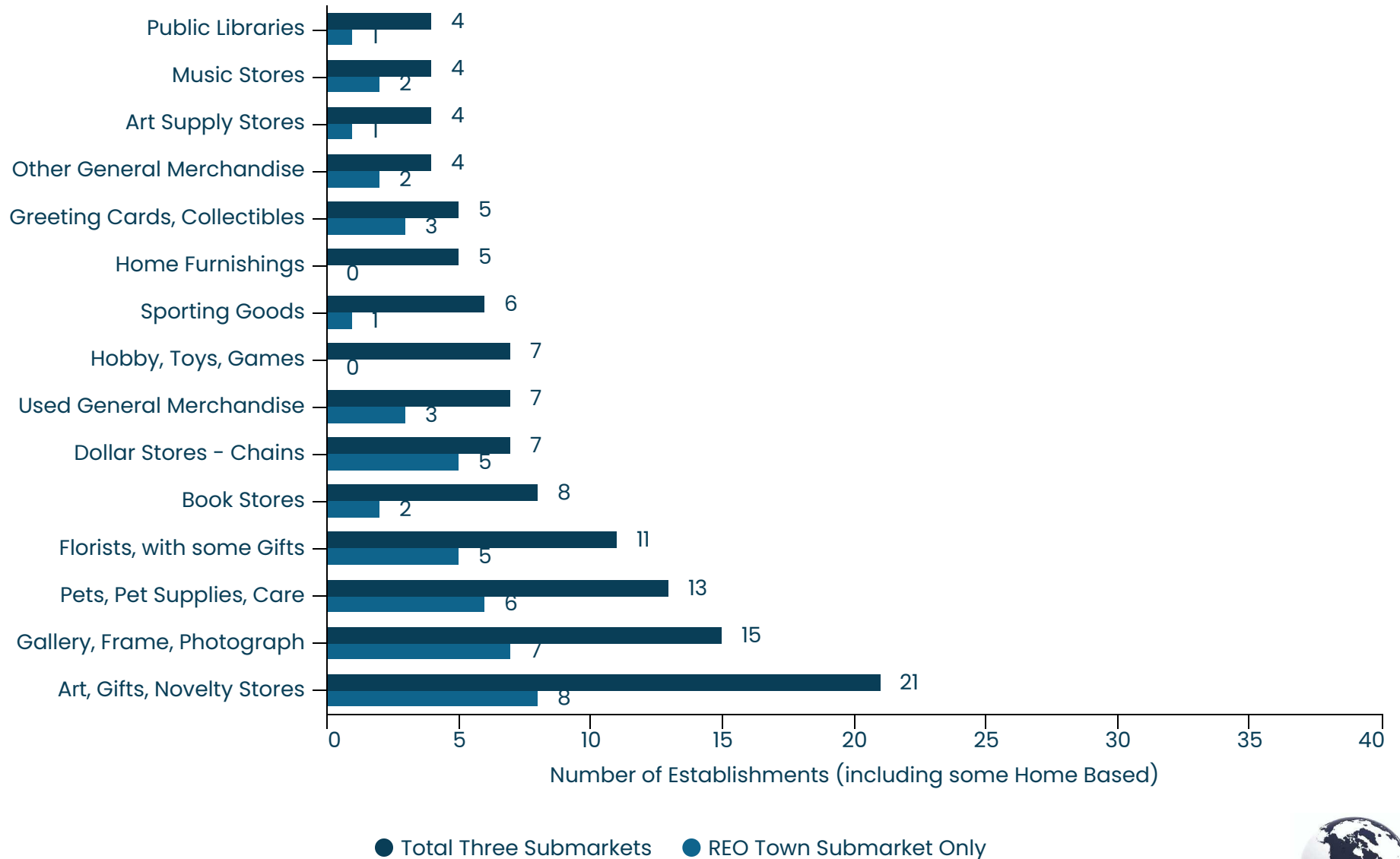


All retail and business inventories, related analyses, and exhibits have been prepared by LandUseUSA | Urban Strategies for Downtown Lansing, Inc. and the Old Town and REO Town Commercial Associations; 2022 - 2023.



Lifestyle Categories | REO Town

Existing inventory in Lansing's REO Town submarket compared to aggregates for three submarkets

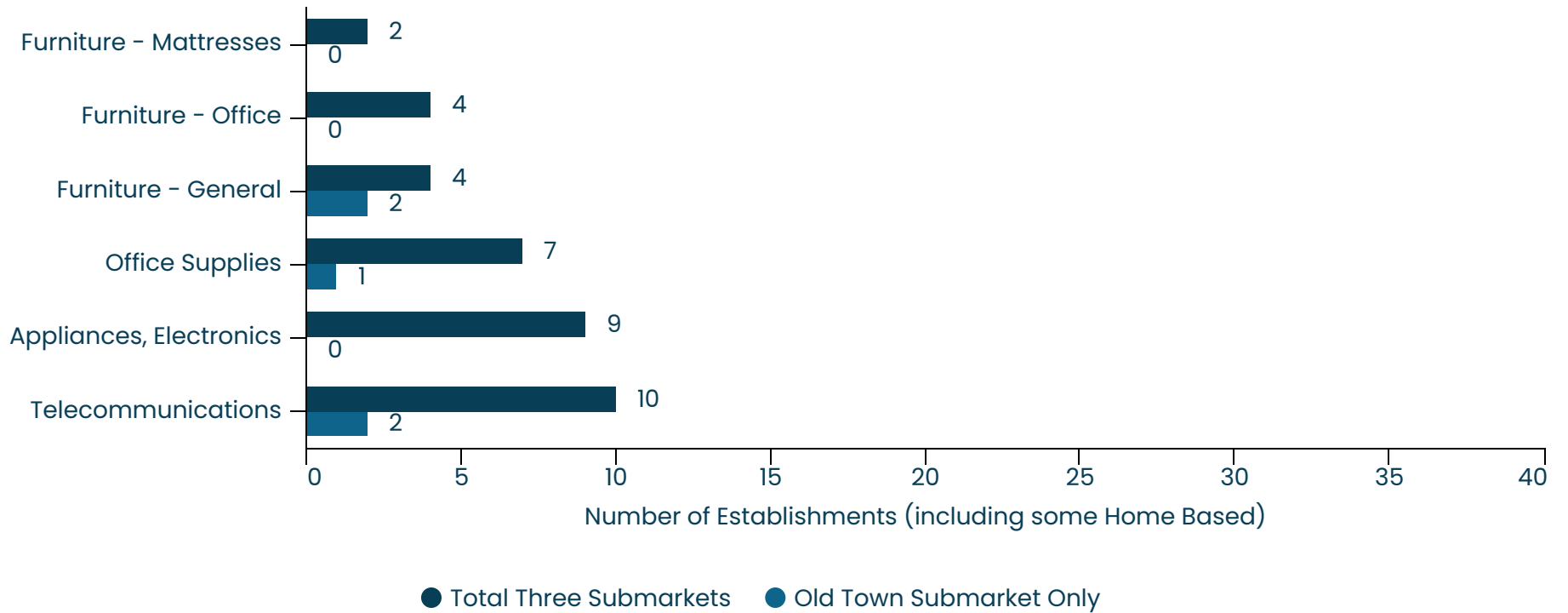


All retail and business inventories, related analyses, and exhibits have been prepared by LandUseUSA | Urban Strategies for Downtown Lansing, Inc. and the Old Town and REO Town Commercial Associations; 2022 - 2023.



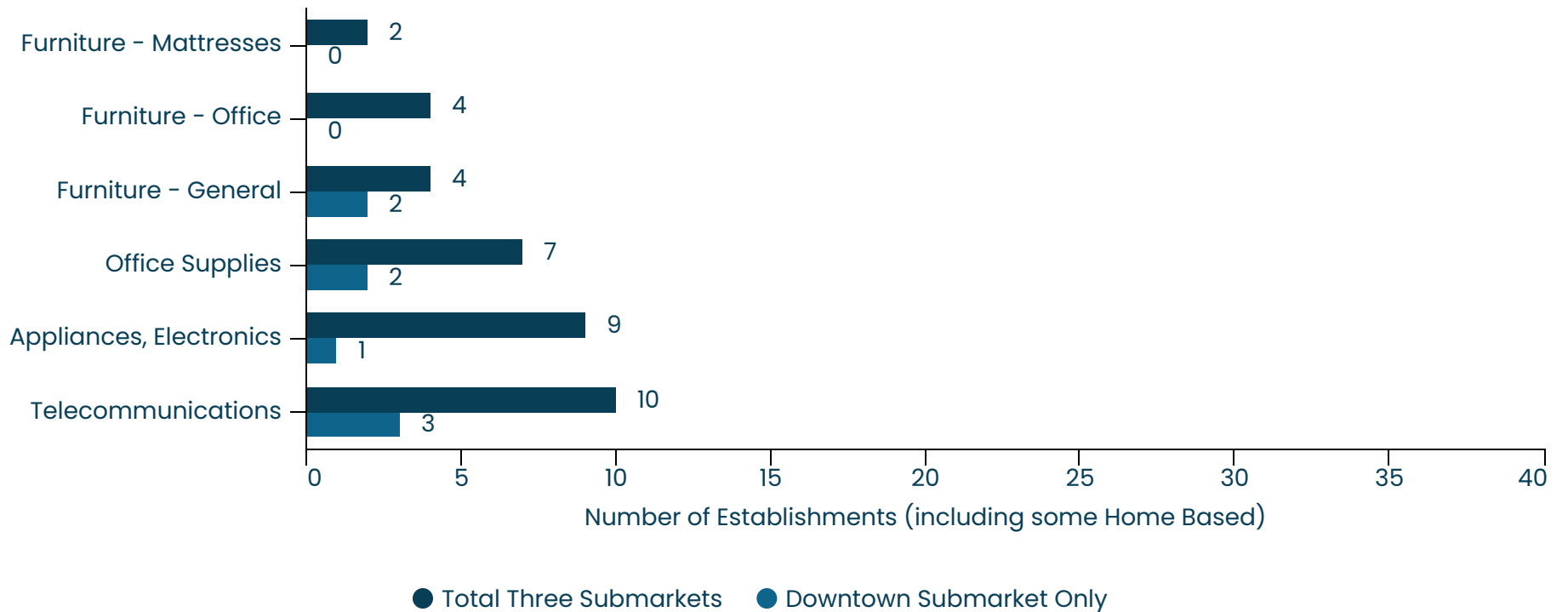
Furniture, Appliances | Old Town

Existing inventory in Lansing's Old Town submarket compared to aggregates for three submarkets



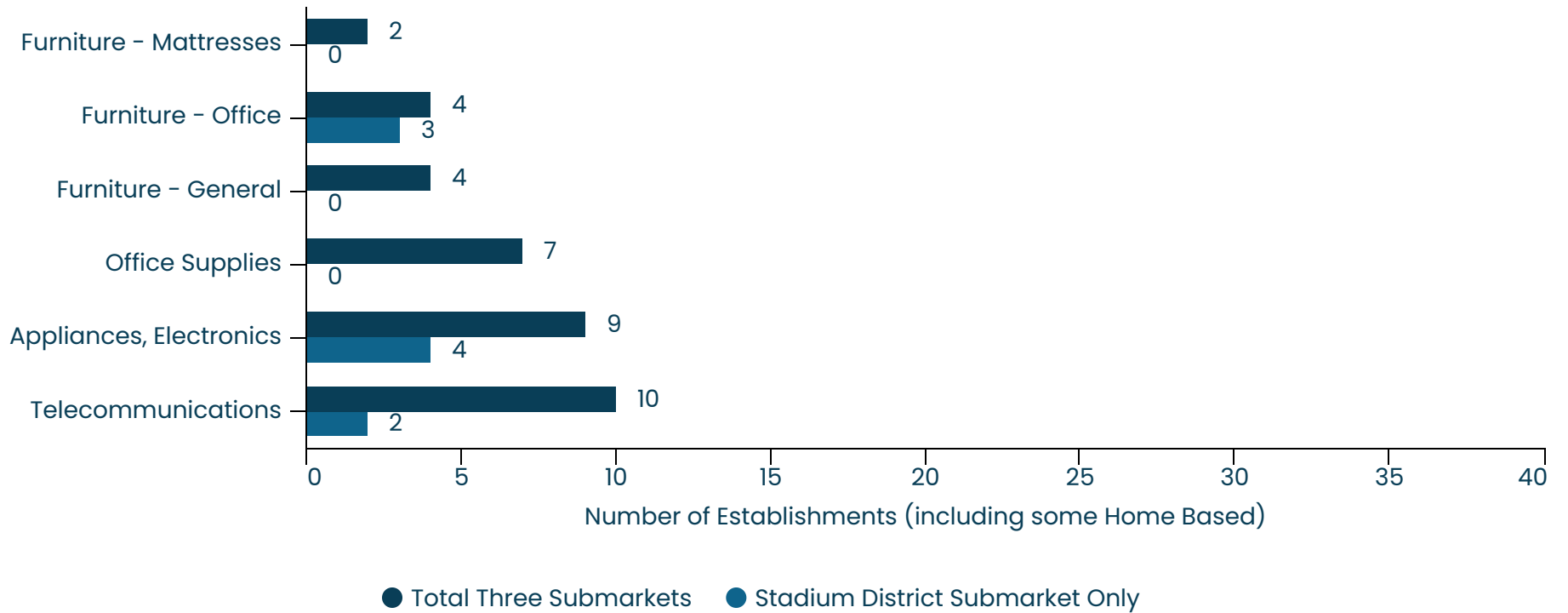
Furniture, Appliances | Downtown

Existing inventory in Lansing's Downtown submarket compared to aggregates for three submarkets



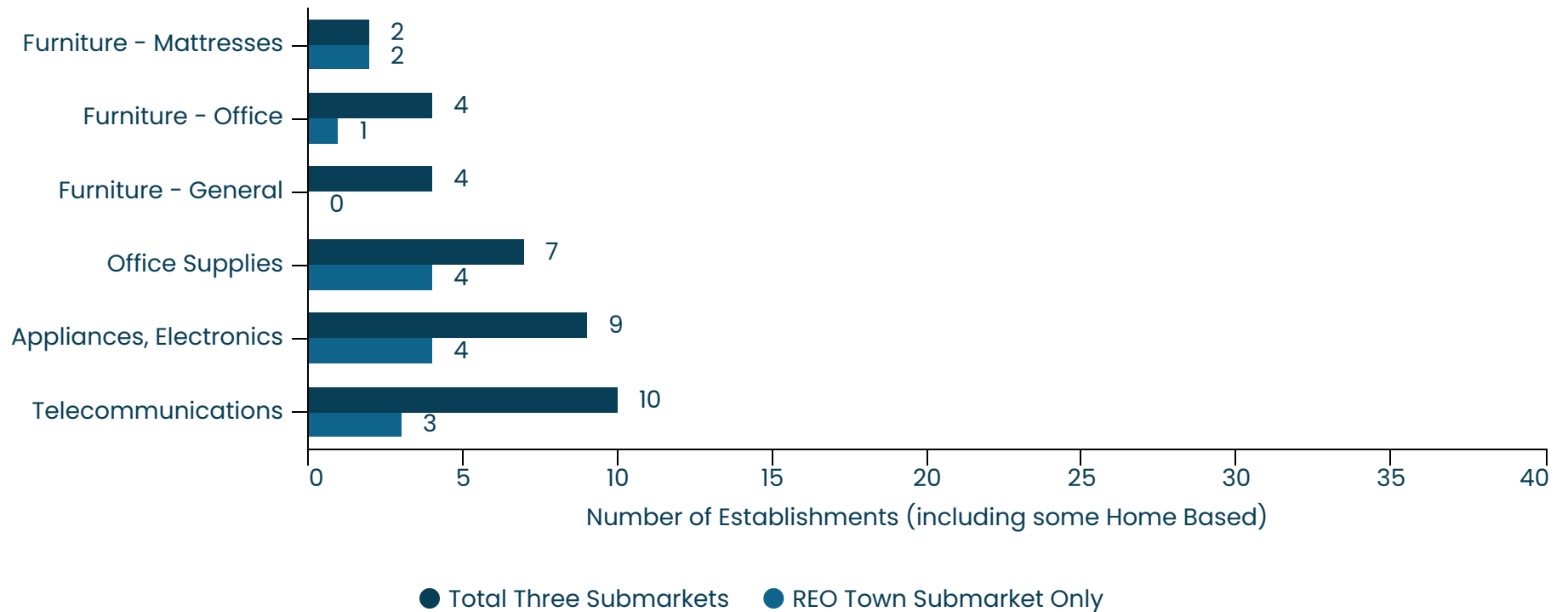
Furniture, Appliances | Stadium

Existing inventory in Lansing's Stadium District submarket compared to aggregates for three submarkets



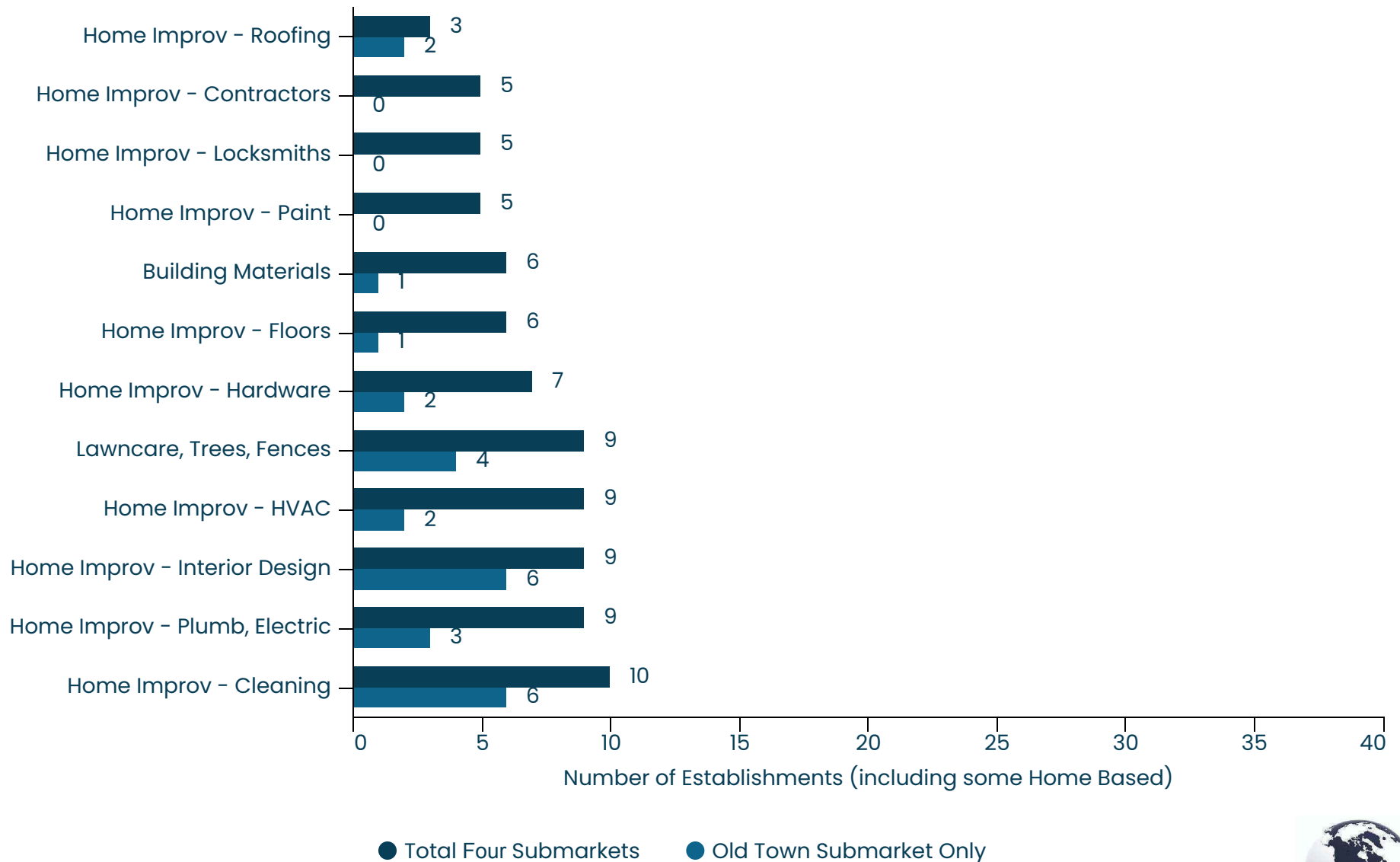
Furniture, Appliances | REO Town

Existing inventory in Lansing's REO Town District submarket compared to aggregates for three submarkets



Home Improvement | Old Town

Existing inventory in Lansing's Old Town submarket compared to aggregates for four submarkets

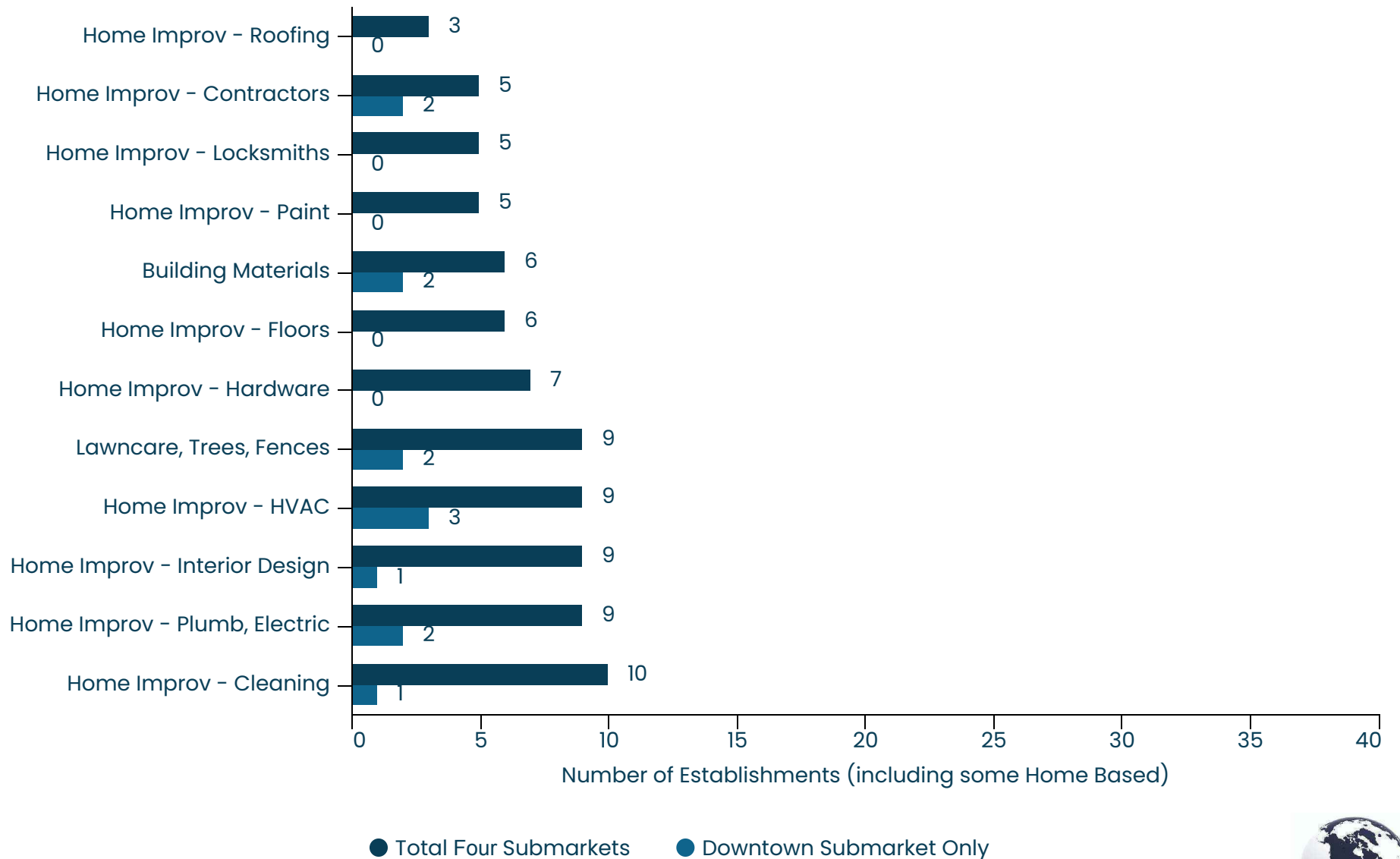


All retail and business inventories, related analyses, and exhibits have been prepared by LandUseUSA | Urban Strategies for Downtown Lansing, Inc. and the Old Town and REO Town Commercial Associations; 2022 - 2023.



Home Improvement | Downtown

Existing inventory in Lansing's Downtown submarket compared to aggregates for four submarkets

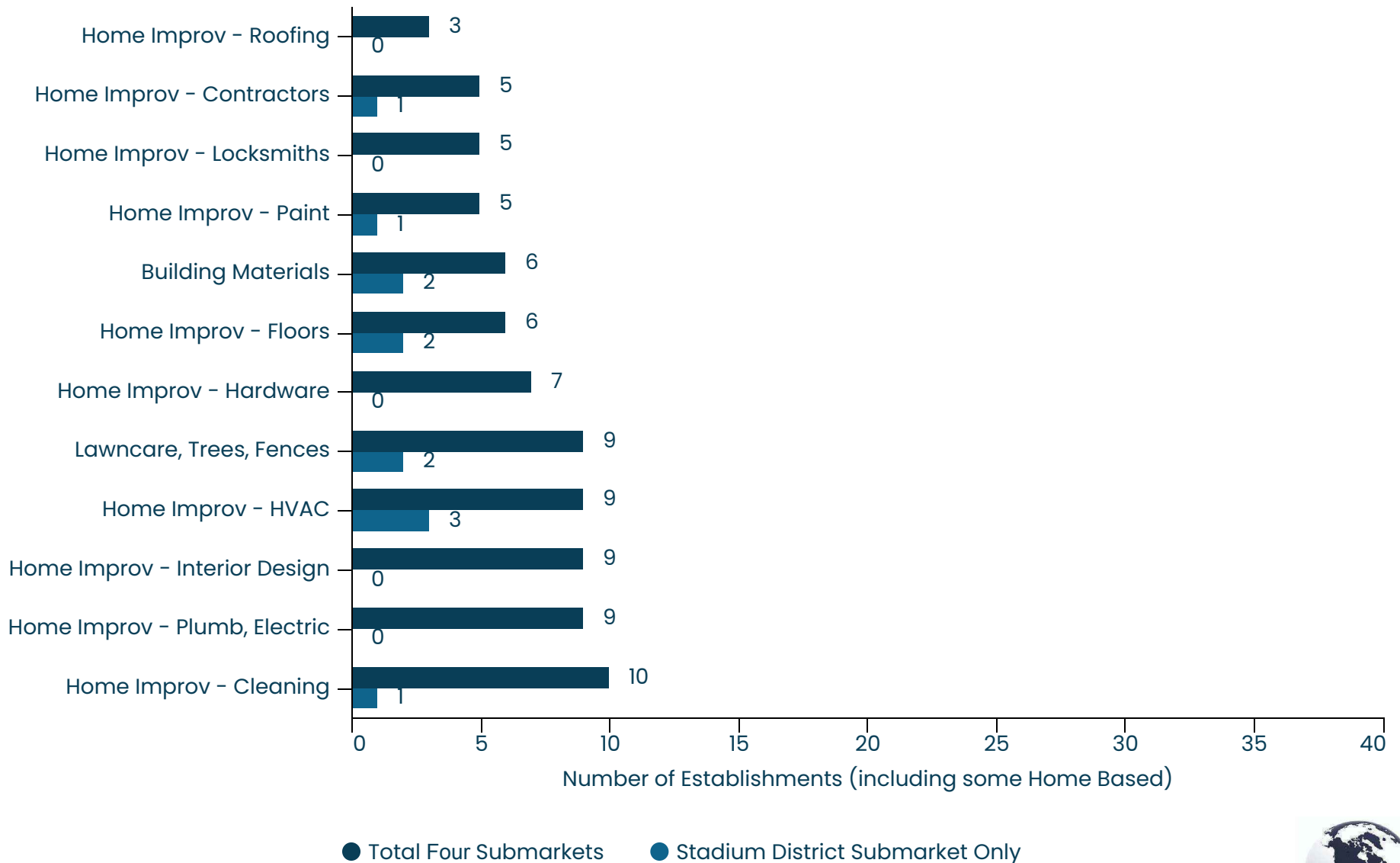


All retail and business inventories, related analyses, and exhibits have been prepared by LandUseUSA | Urban Strategies for Downtown Lansing, Inc. and the Old Town and REO Town Commercial Associations; 2022 - 2023.



Home Improvement | Stadium

Existing inventory in Lansing's Stadium District submarket compared to aggregates for four submarkets

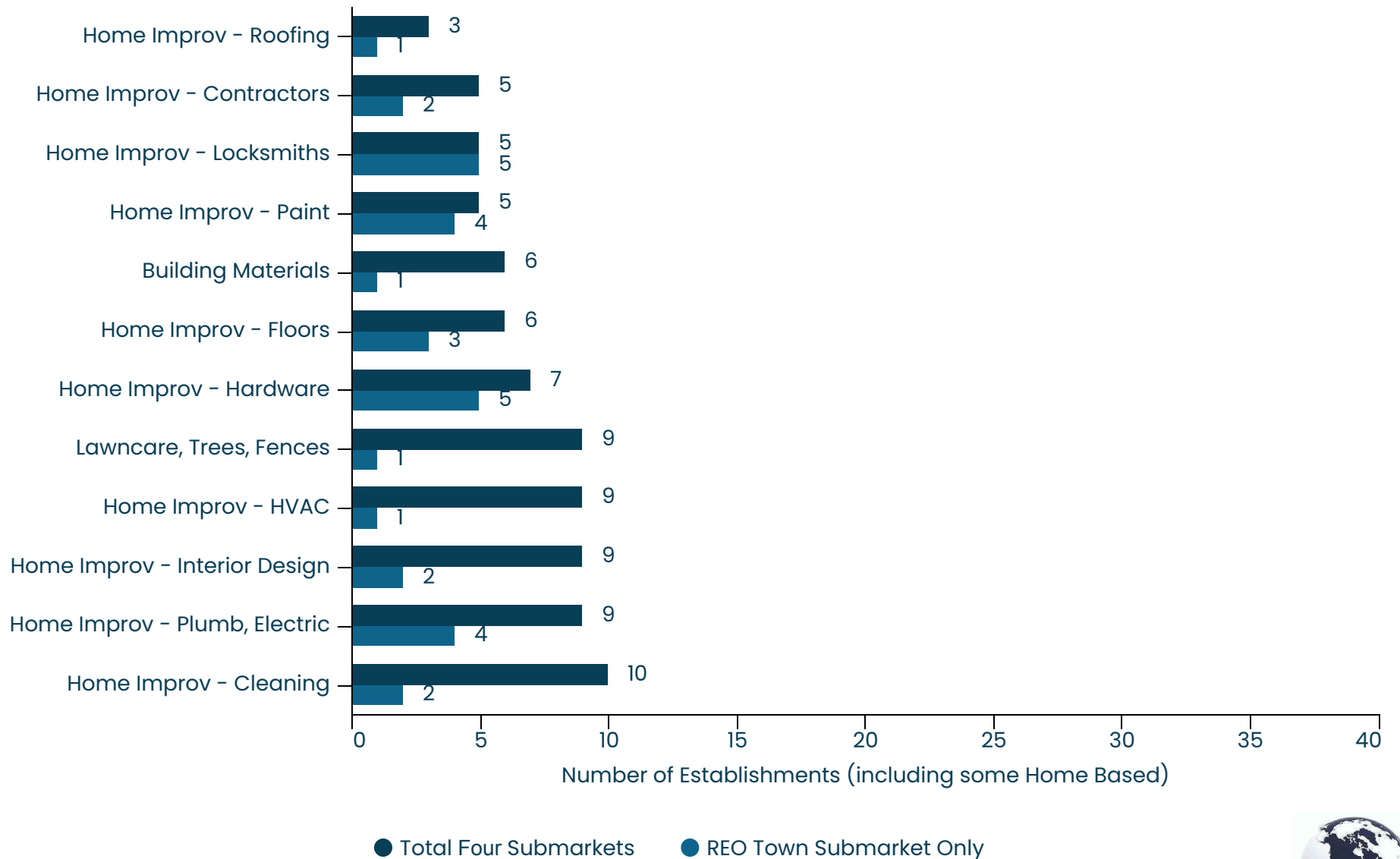


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Home Improvement | REO Town

Existing inventory in Lansing's REO Town submarket compared to aggregates for four submarkets

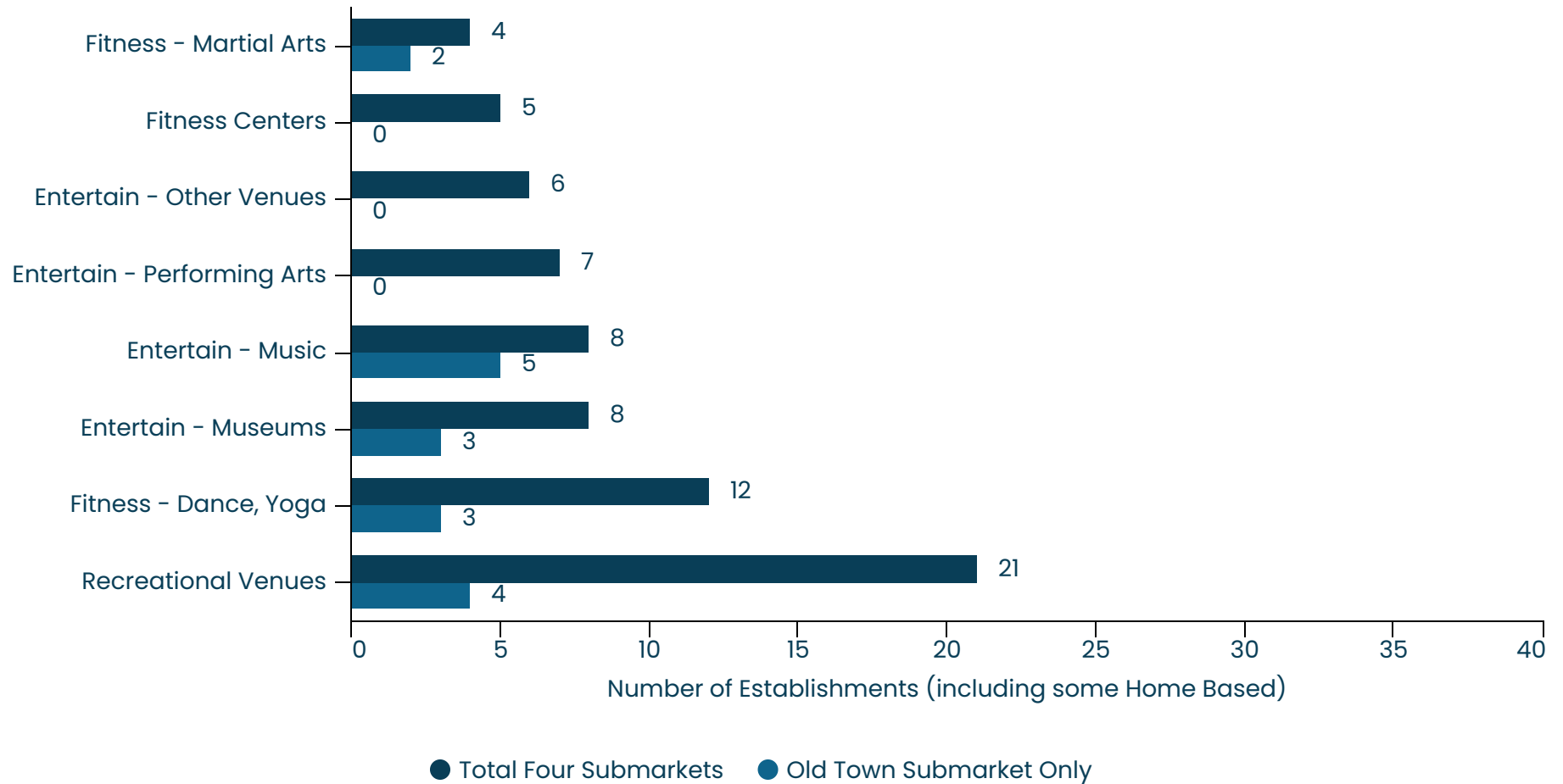


All retail and business inventories, related analyses, and exhibits have been prepared by LandUseUSA | Urban Strategies for Downtown Lansing, Inc. and the Old Town and REO Town Commercial Associations; 2022 - 2023.



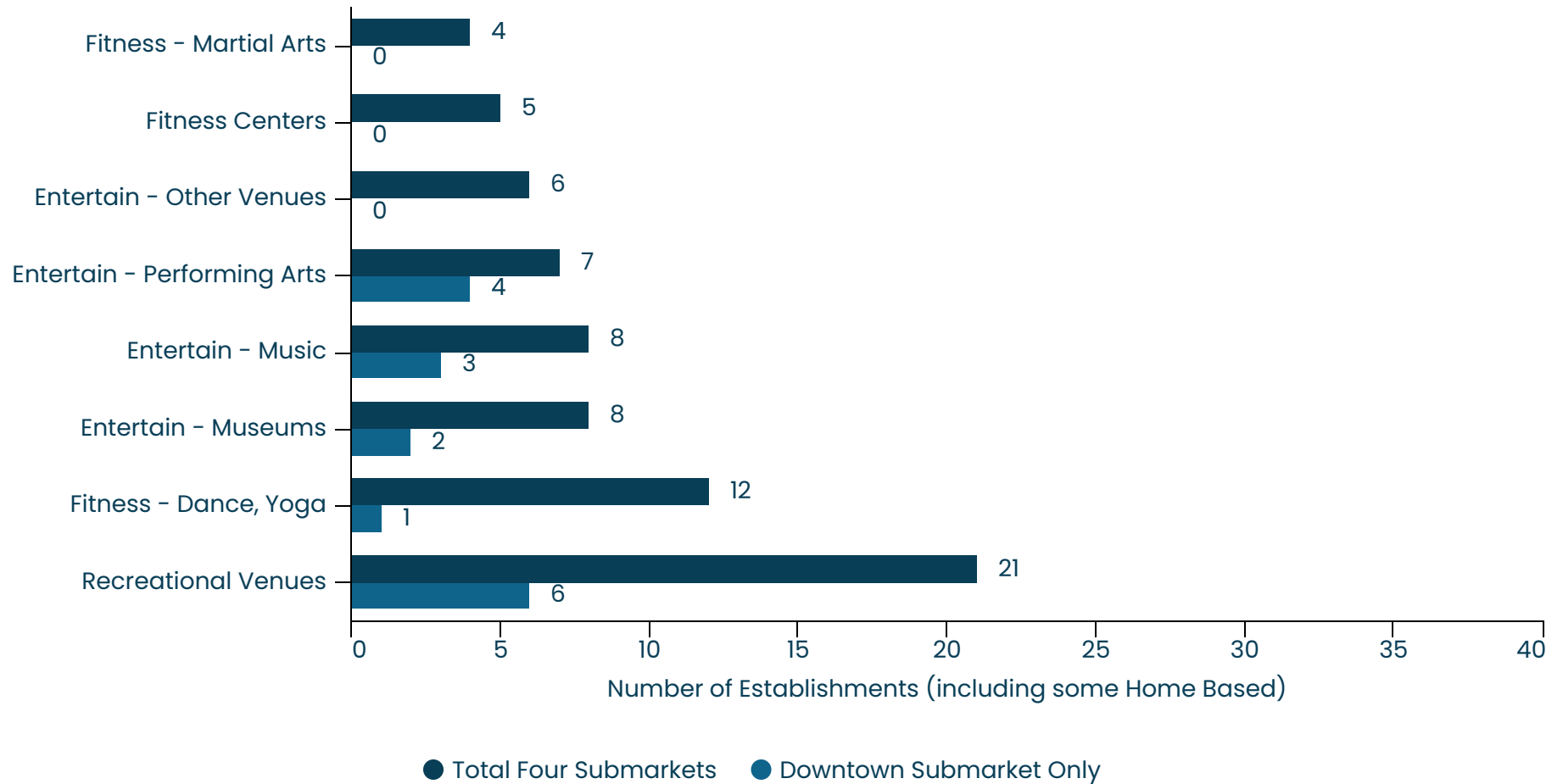
Fitness, Entertainment | Old Town

Existing inventory in Lansing's Old Town submarket compared to aggregates for four submarkets



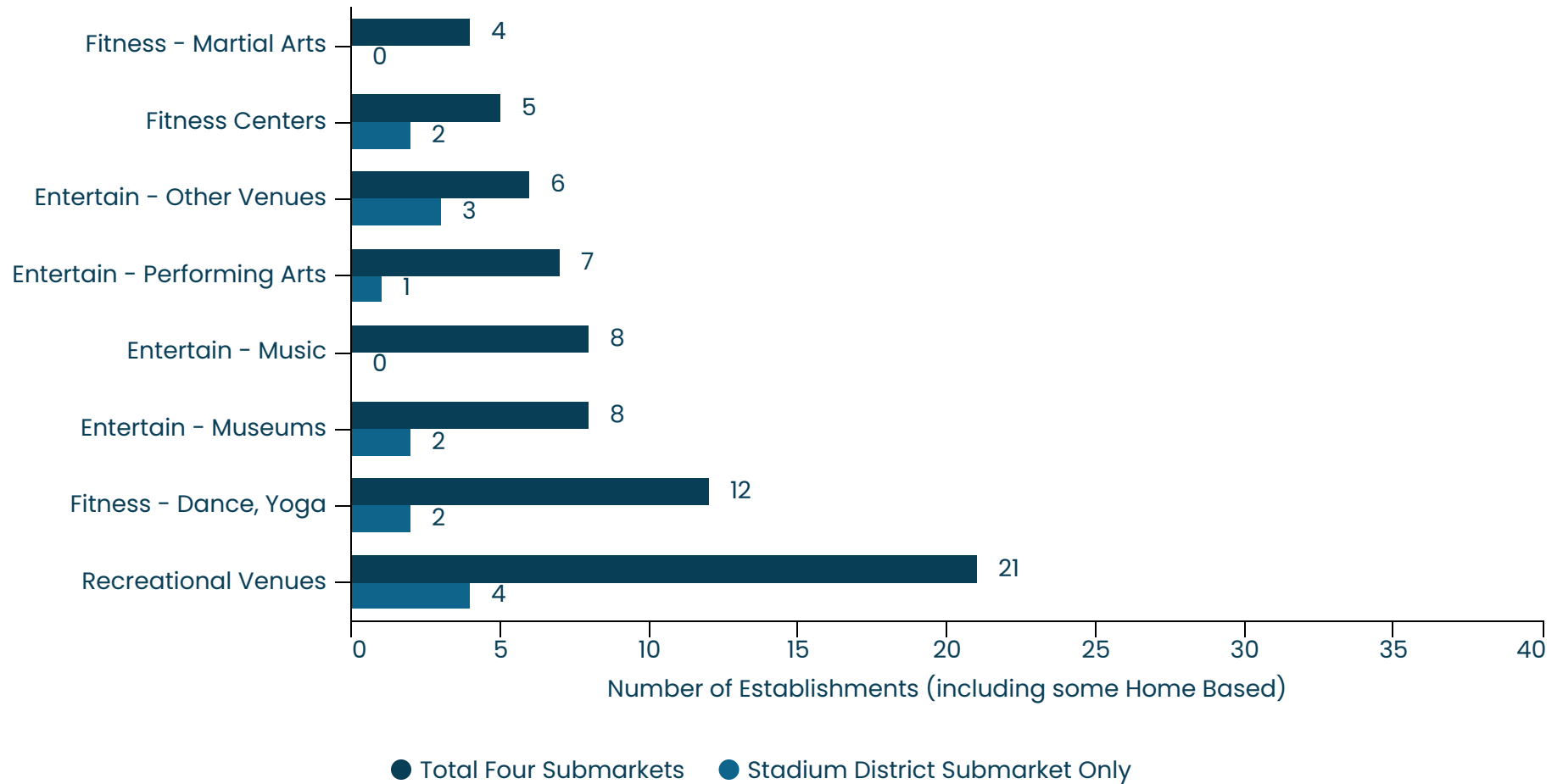
Fitness, Entertainment | Downtown

Existing inventory in Lansing's Downtown submarket compared to aggregates for four submarkets



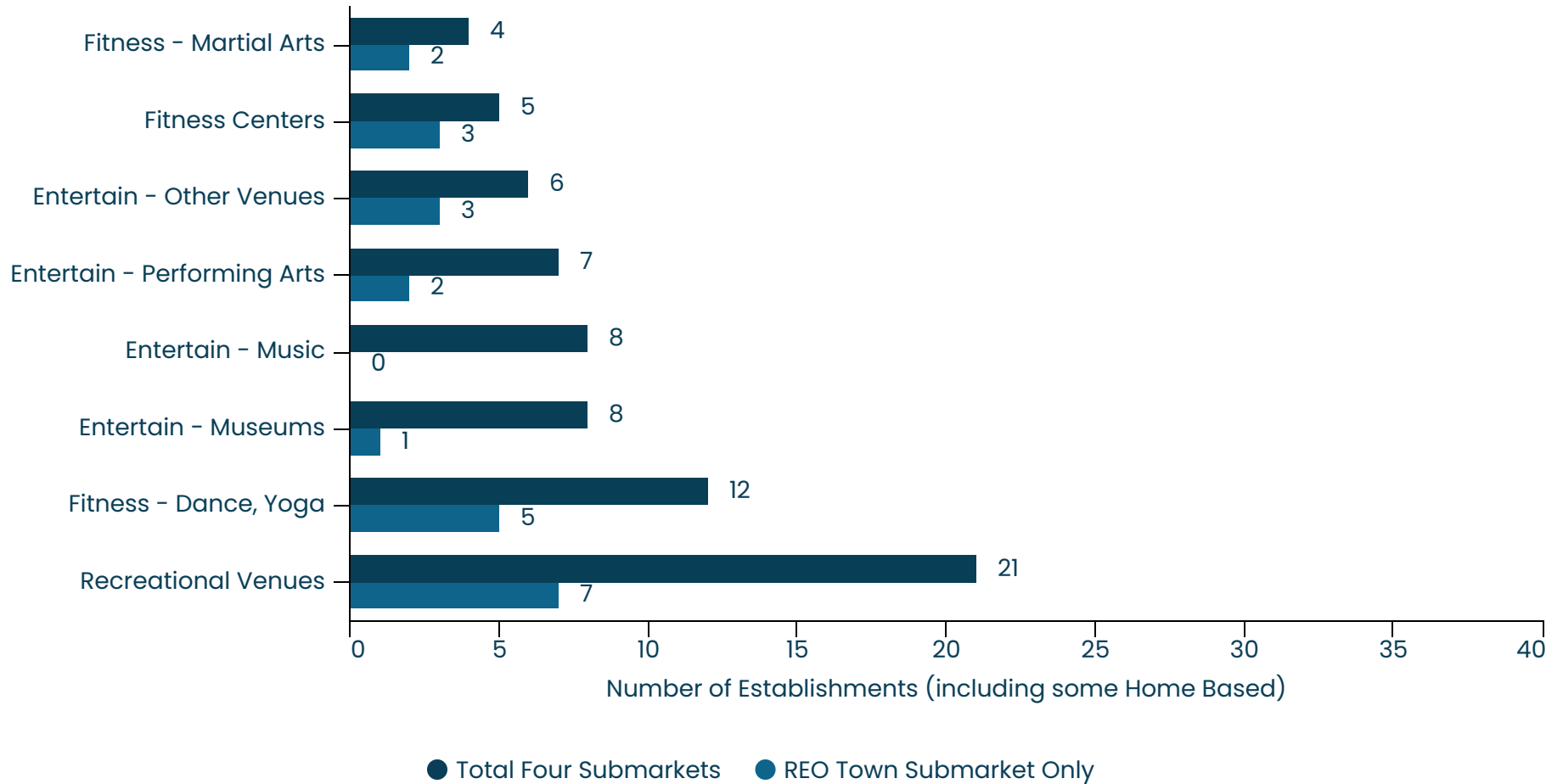
Fitness, Entertainment | Stadium

Existing inventory in Lansing's Stadium District submarket compared to aggregates for four submarkets



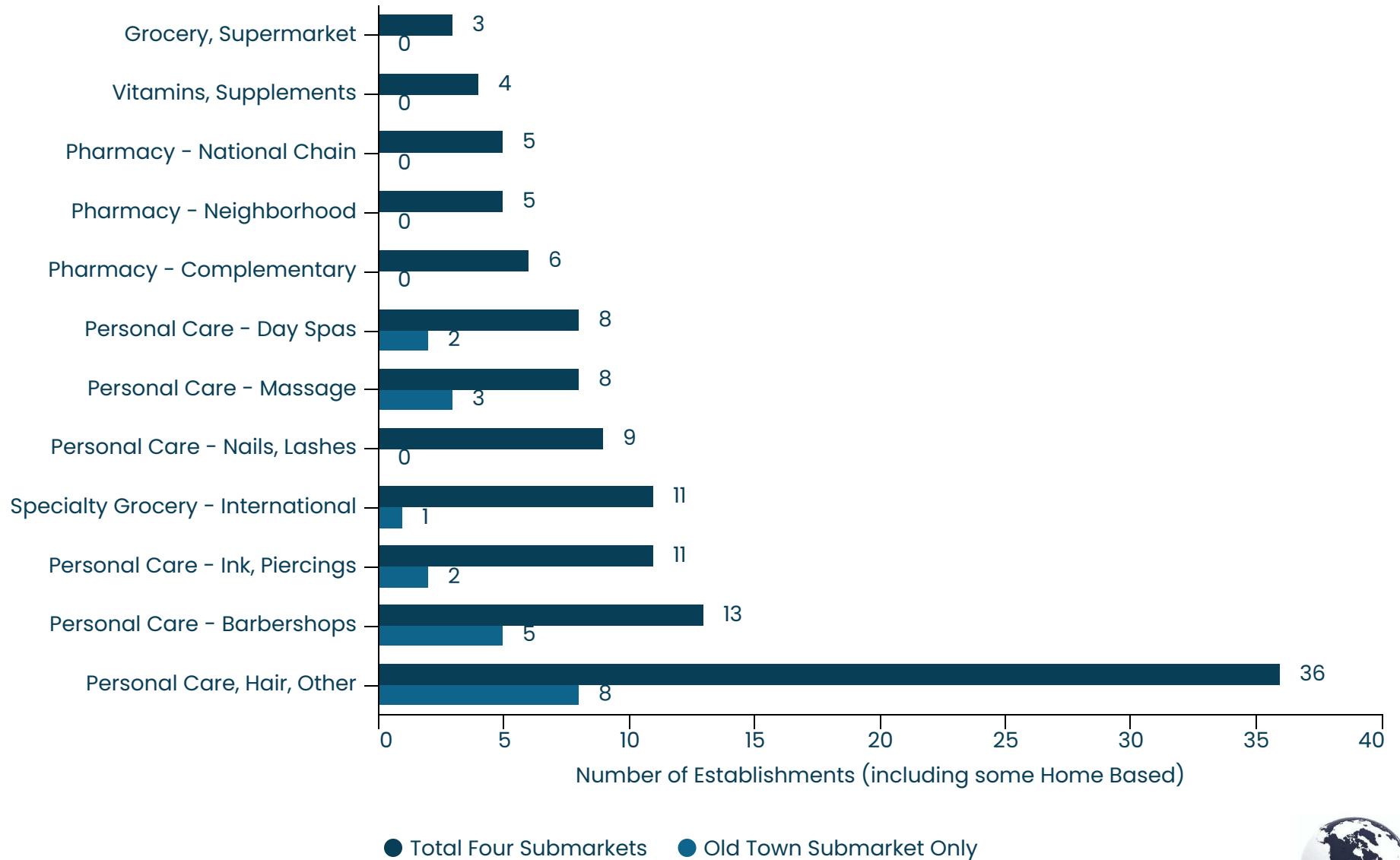
Fitness, Entertainment | REO Town

Existing inventory in Lansing's REO Town District submarket compared to aggregates for four submarkets



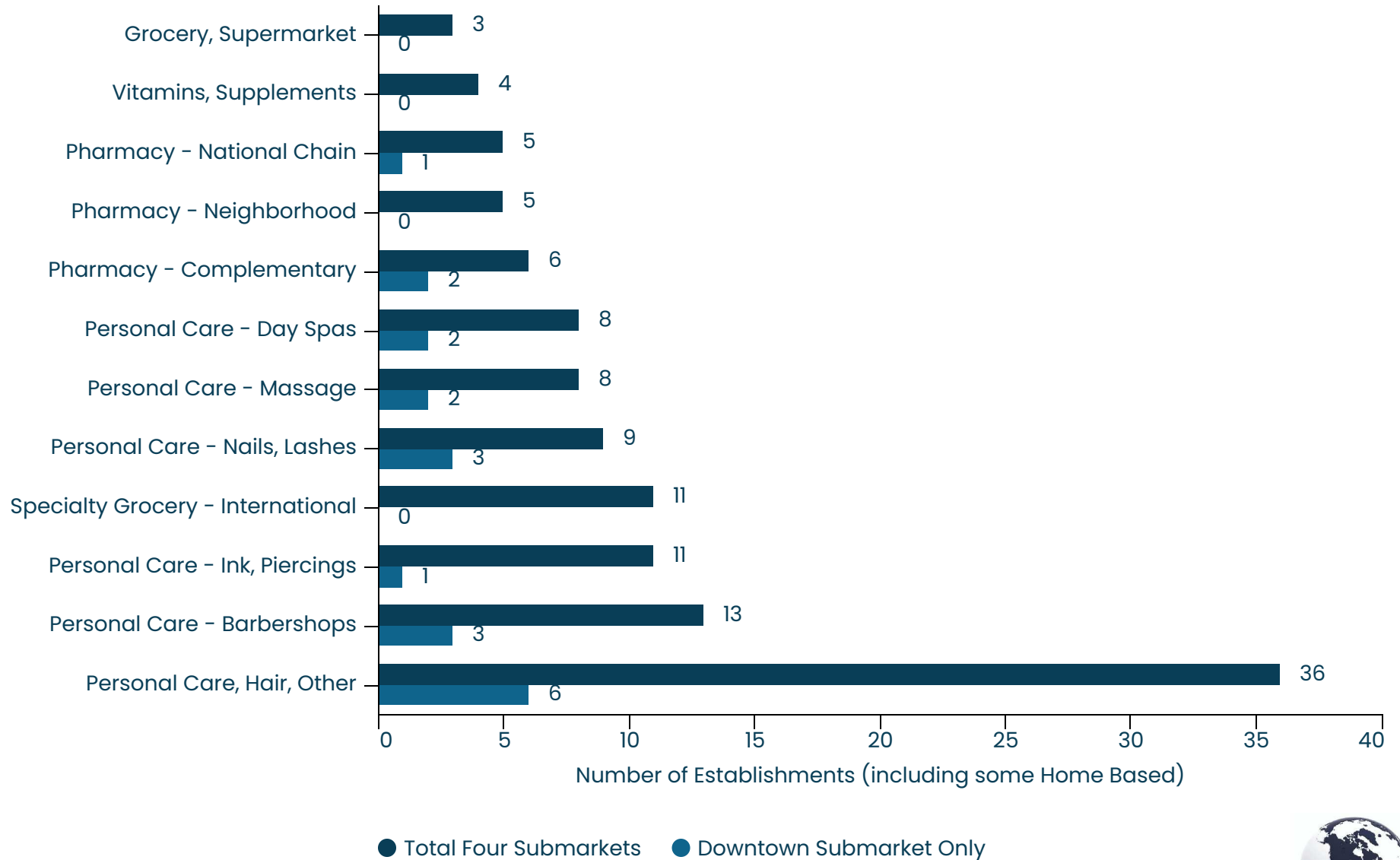
Grocery, Pharmacy, Personal Care | Old Town

Existing inventory in Lansing's Old Town submarket compared to aggregates for four submarkets



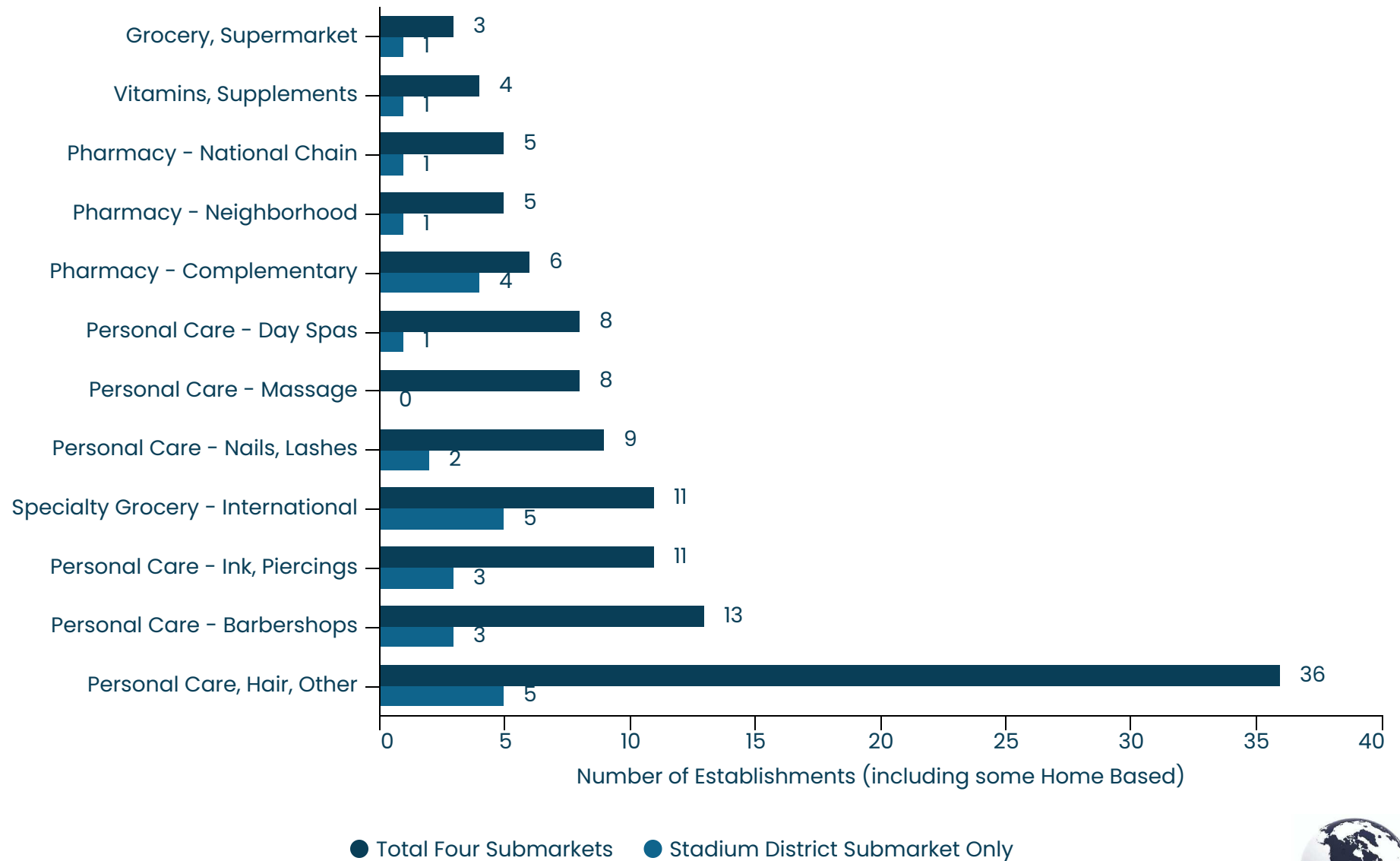
Grocery, Pharmacy, Personal Care | Downtown

Existing inventory in Lansing's Downtown submarket compared to aggregates for four submarkets



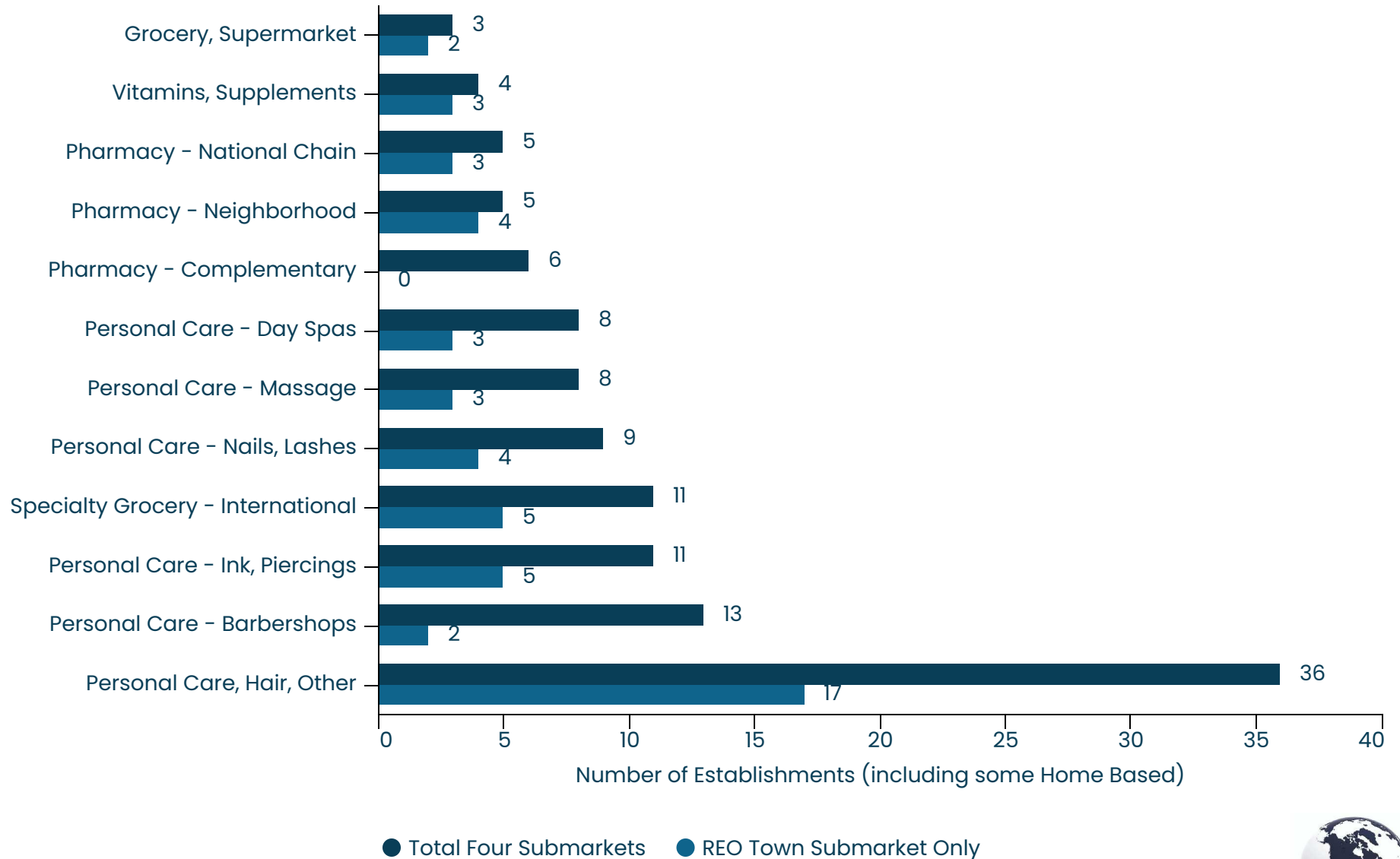
Grocery, Pharmacy, Personal Care | Stadium

Existing inventory in Lansing's Stadium District submarket compared to aggregates for four submarkets



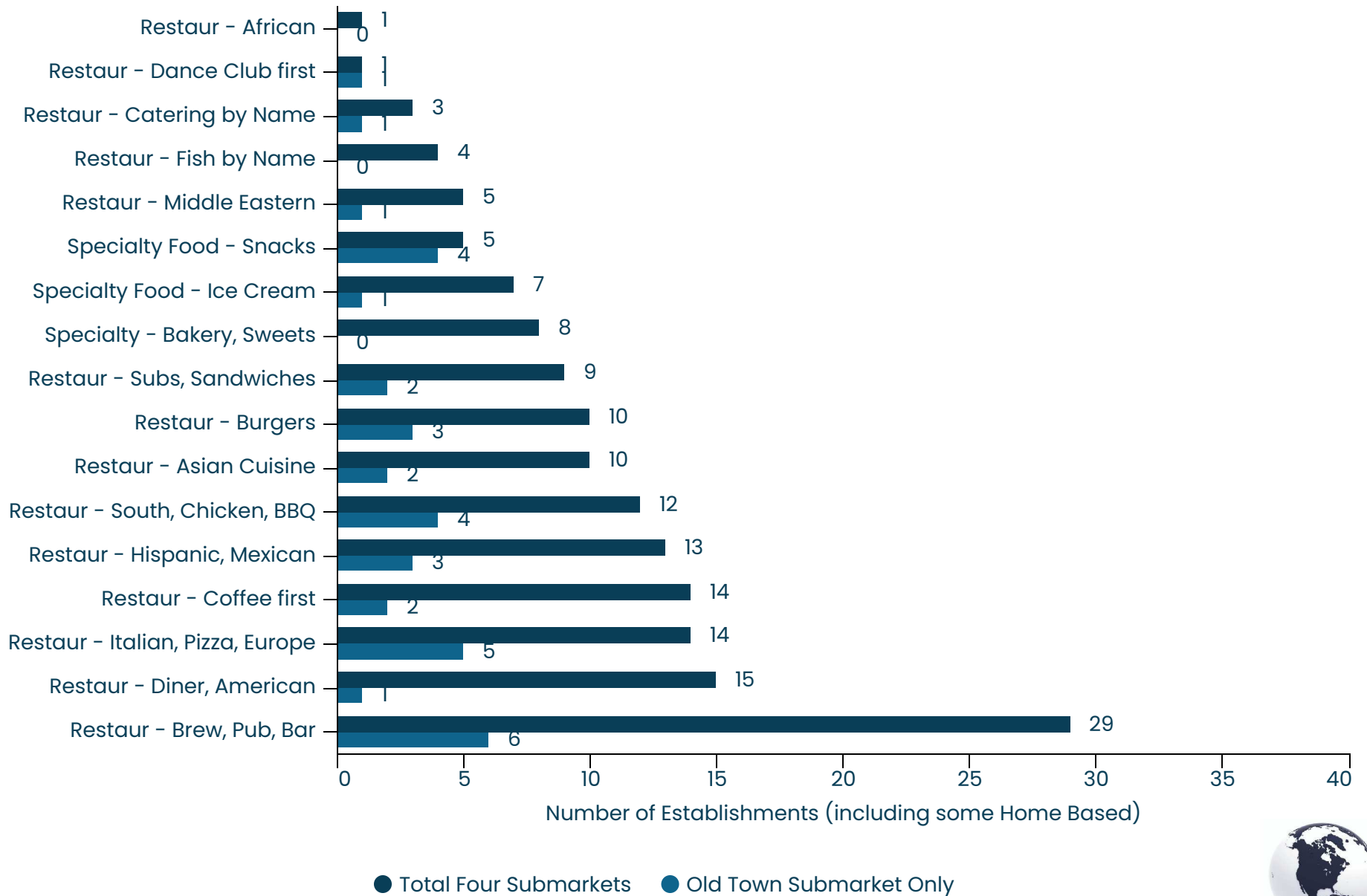
Grocery, Pharmacy, Personal Care | REO Town

Existing inventory in Lansing's REO Town submarket compared to aggregates for four submarkets



Restaurants, Specialty Food | Old Town

Existing inventory in Lansing's Old Town submarket compared to aggregates for four submarkets

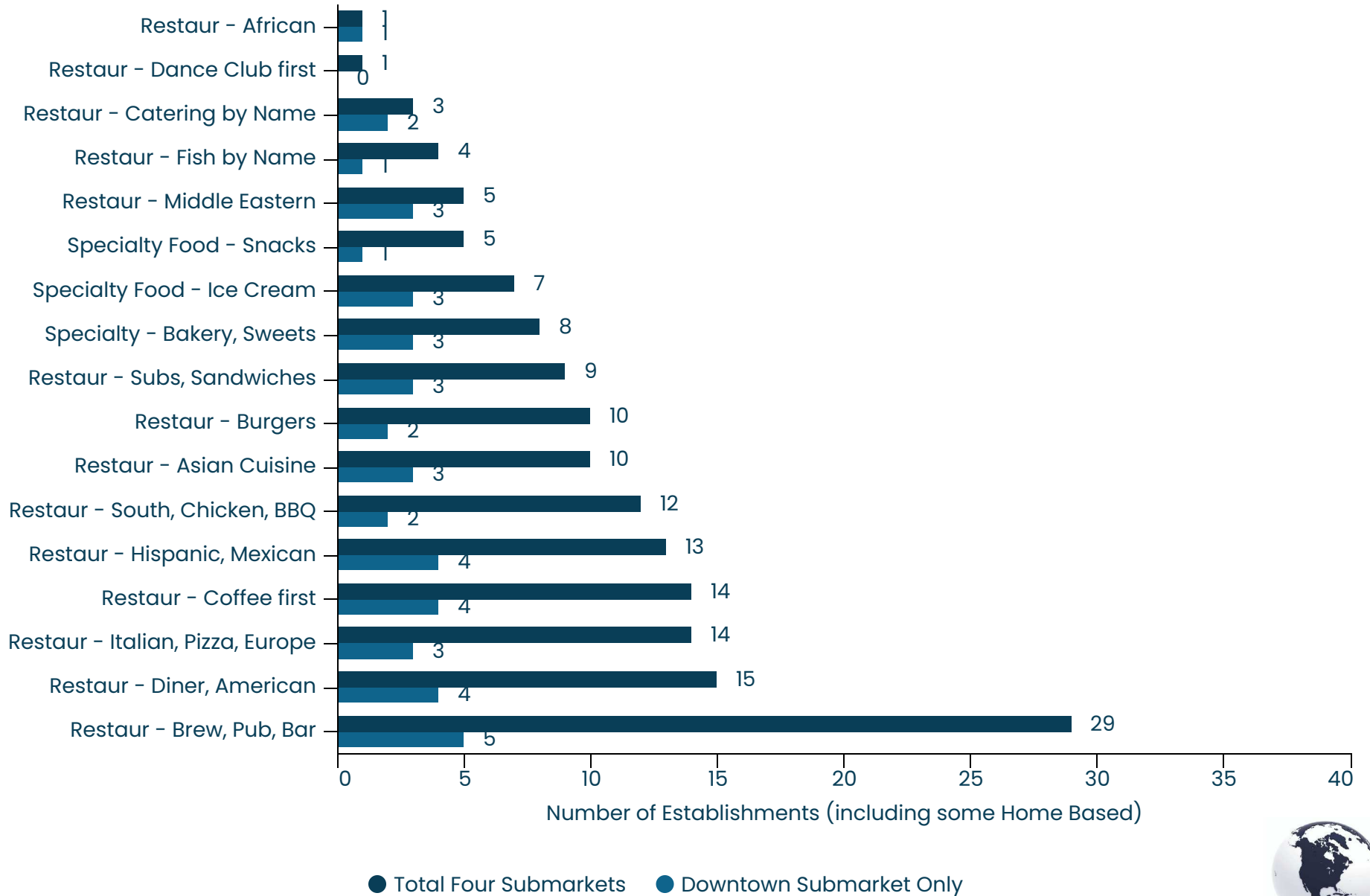


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Restaurants, Specialty Food | Downtown

Existing inventory in Lansing's Downtown submarket compared to aggregates for four submarkets

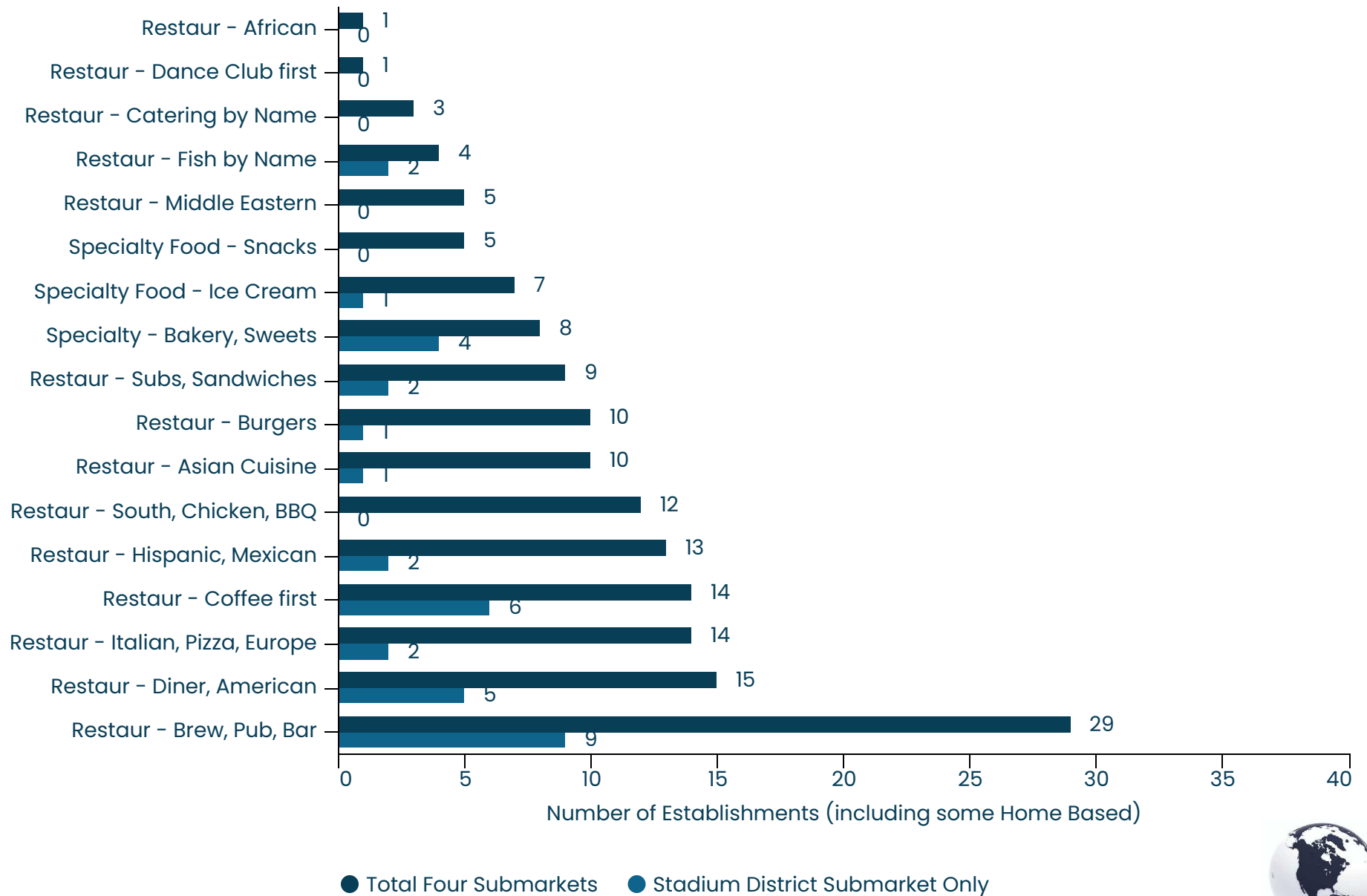


All retail and business inventories, related analyses, and exhibits have been prepared by LandUseUSA | Urban Strategies for Downtown Lansing, Inc. and the Old Town and REO Town Commercial Associations; 2022 - 2023.



Restaurants, Specialty Food | Stadium

Existing inventory in Lansing's Stadium District submarket compared to aggregates for four submarkets

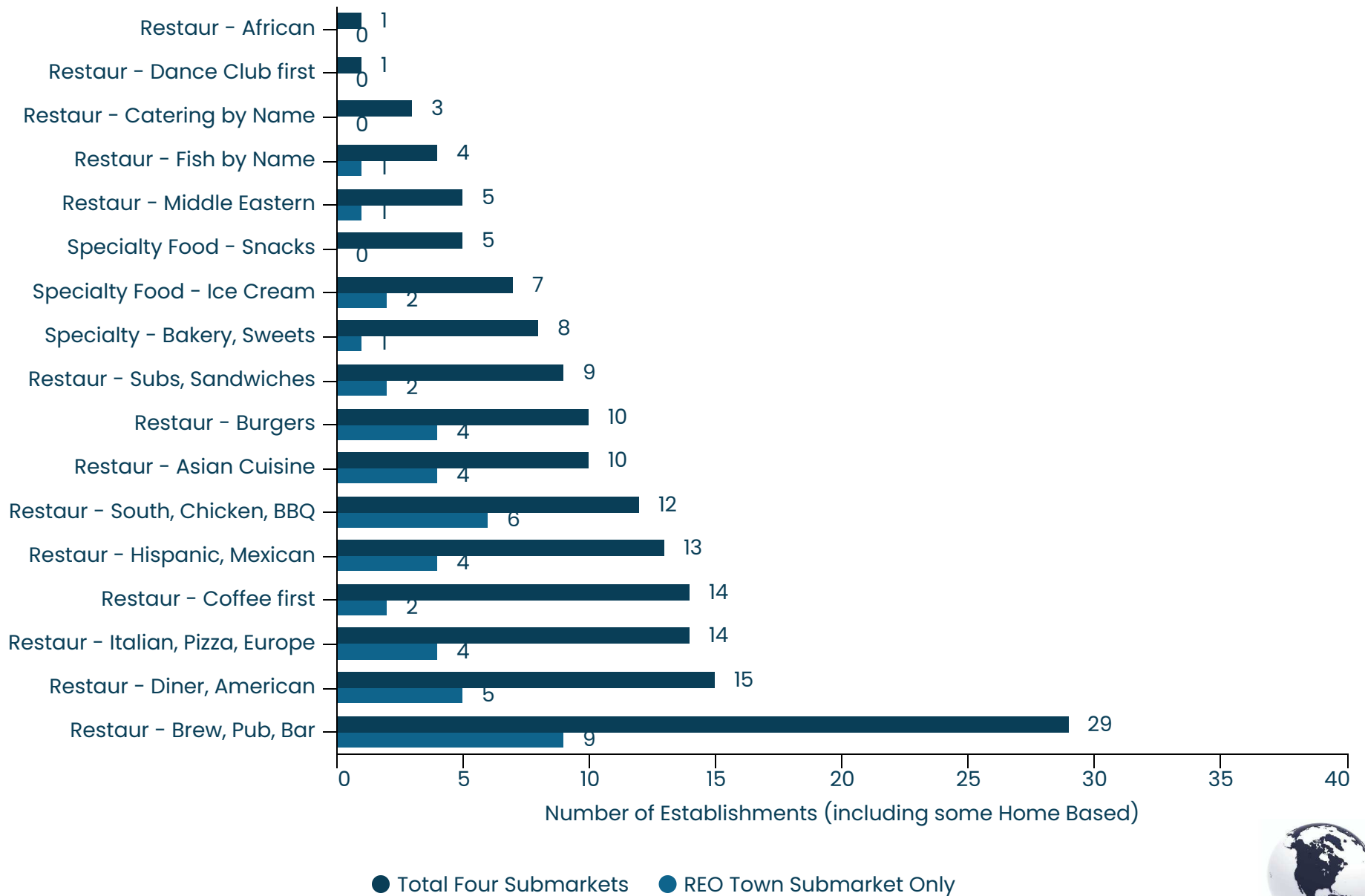


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Restaurants, Specialty Food | REO Town

Existing inventory in Lansing's REO Town submarket compared to aggregates for four submarkets



All retail and business inventories, related analyses, and exhibits have been prepared by LandUseUSA | Urban Strategies for Downtown Lansing, Inc. and the Old Town and REO Town Commercial Associations; 2022 - 2023.



Section 4-D

Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
					Apparel - Family		
.	.	1	Old Town	Core	Dark Art Thrift Market	110 E César E Chávez	.
.	.	2	Old Town	Core	Metro Retro	304 E César E Chávez	.
.	.	3	Old Town	Core	Clothing, apparel, crystals store	tbd	.
.	.	4	Old Town	Core	Birch Rak Clothier	319 E César E Chávez	.
.	.	5	Old Town	Core	Polka Dots Boutique	1207 Turner Road	.
.	.	6	Old Town	Core	Grace Designs Boutique	509 E César E Chávez	.
.	.	7	Old Town	Periphery	Lovers Are Lunatics T-Shirts	934 Clark St	.
.	.	8	Old Town	Periphery	Mercedes Club Fashion	802 W Willow St	.
.	Gap	.	Downtown	Core	family apparel in general	.	.
.	Incubated opening '23	9	Downtown	Periphery	Young Rich Society T-Shirts	216 Hungerford St	Yes
.	.	10	Downtown	Core	Nubian Jewelry	120 S Washington Sq	.
.	.	11	Downtown	Core	Capital Hippie	121 S Washington Sq	.
.	.	12	Stadium	.	Liz's Alterations & Gifts	1810 E Michigan Ave	.
.	.	13	Stadium	.	Local Legend Clothing Supplier	821 E Kalamazoo St	.
.	.	14	REO Town	Core	Lansing Clothing Co	1023 S Washington	.
.	.	15	REO Town	Core	Artisan Company Boutique	117 W South Street	.
.	.	16	REO Town	Core	St Vincent De Paul	1020 S Washington	.
.	.	17	REO Town	Periphery	Flavored Threads Clothing Store	619 E Hazel Street	.
.	.	18	REO Town	Periphery	Sisters Fashions Clothing Store	3413 S Cedar St	.
.	.	19	REO Town	Periphery	Simply Fashion Women's Apparel	3222 S MLK Jr Blvd	.
.	Closed	.	Old Town	Core	Retail Therapy	204 E César E Chávez	.

Source: Inventory based on field observations during multiple market tours and enhanced with internet research. Inventory, clustering, and exhibits prepared by LandUseUSA | Urban Strategies; 2022 - 2023. The inventory is intended to provide a good representative sampling with about 90% accuracy. It is not intended to be all-inclusive of every business; it may include some that have closed; and may overlook some that have recently opened. Imperfections are inevitable and refinements are unlikely to alter the conclusions or recommendations.

Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Apparel - Screen Print							
.	Gap	.	Old Town	Core	screen printing shop in general	.	.
.	.	1	Downtown	Periphery	Flavored Threads Screen Printing	437 Lentz Ct	.
.	.	2	Downtown	Periphery	QD Scrubs Inc Medical Supply	3233 W Saginaw St	.
.	.	3	Downtown	Periphery	My Aplus Uniforms	3320 W Saginaw St	.
.	.	4	Downtown	Periphery	Flat Out Graphics Screen Printing	1808 W Saginaw St	.
.	.	5	Stadium	.	Slick Shirts Screen Printing Embroidery	805 Vine St	.
.	.	6	REO Town	Periphery	Apparel Printers Ltd Screen Print	3505 S Cedar St	.
.	.	7	REO Town	Periphery	BSElite Custom Prints Scrubs Embroid	805 W Holmes Rd	.
.	.	8	REO Town	Periphery	Job Shop Ink Screen Printing	2321 W Main St	.
.	.	9	REO Town	Core	ALT Screen Printing	1139 S Washington	.
.	Closed	.	REO Town	Core	printing company / t-shirt shop	.	.
Apparel - Bridal, Infants							
.	.	1	Old Town	Core	Mother & Earth Baby Boutique	100 E César E Chávez	.
.	.	2	Old Town	Core	Dowry Bridal	208 E César E Chávez	.
.	.	3	Old Town	Core	Curvaceous Lingerie, Bra Fitting	117 E César E Chávez	.
.	Gap	.	Downtown	Core	bridal and tuxedo shop in general	.	.
.	Gap	.	REO Town	Core	bridal and tuxedo shop in general	.	.
Apparel - Men's							
.	Gap	.	Old Town	Core	men's apparel shop in general	.	.
.	.	1	Downtown	Core	Kositchek's Menswear	113 N Washington Sq	.
.	Incubated	2	REO Town	Periphery	Military Tatami Store	560 Glendale Ave	Yes
.	Temp Closed	3	REO Town	Periphery	VIP Clothing Store	3222 S MLK Jr Blvd	.
.	.	4	REO Town	Periphery	Foxhole PX Army Navy Surplus	3128 S MLK Jr Blvd	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Accessories - Jewelry							
.	.	1	Old Town	Core	Sweet Custom Jewelry	1232 Turner Road	.
.	Incubated	2	Downtown	Periphery	J & K Custom Paracord Bracelets	622 W Genesee St	Yes
.	.	3	Downtown	Periphery	Ornamaloo Jewelry Store	645 S Grand Ave	.
.	.	4	Downtown	Core	Kositchek's Jewelry Dept	113 N Washington Sq	.
.	.	5	Downtown	Core	Linn and Owen Jewelers	223 S Washington Sq	.
.	.	6	REO Town	Periphery	Chebli Jewelers	2600 S Cedar St	.
.	.	7	REO Town	Core	Jean Jean Vintage Jewelry	1136 S Washington	.
Business	Vacant	.	Old Town	Periphery	Su Casa Jewelers	1041 N Cedar St	.
Accessories - Shoes							
.	Gap	.	Old Town	Core	shoe store in general	.	.
.	.	1	Downtown	Core	Contemporary Shoe Repair Store	120 W Allegan	.
.	.	2	Downtown	Core	Kositchek's Shoes	113 N Washington Sq	.
.	Incubated	3	REO Town	Periphery	Be & K Custom Shoe Designs	1119 Walsh St	Yes
.	.	4	REO Town	Periphery	DTLR Shoe Store	3525 S MLK Jr Blvd	.
Beauty Supplies							
.	Gap	.	Old Town	Core	beauty supply store in general	.	.
.	.	1	Old Town	Core	Oracle's Apothecary	519 E César E Chávez	.
.	.	2	Old Town	Core	Scrunchiz Cozmetiz Hair Extensions	307 E César E Chávez	.
.	.	3	Downtown	Periphery	Beauty Max Supply	319 S Waverly Rd	.
.	opening '23	4	Downtown	Core	Sylvia's Sudsery	209 S Washington Sq	.
.	Incubated	5	Stadium	.	Sammi Mins Organic Beauty Supply	313 Rumsey Ave	Yes
.	.	6	Stadium	.	King World Beauty Cosmetic Supply	1918 E Kalamazoo S	.
.	Gap	.	REO Town	Core	beauty supply store in general	.	.
.	Closed	.	REO Town	Core	wig shop (closed)	.	.

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Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Laundry and Dry Cleaning							
.	Gap	.	Old Town	Core	laundromat in general	.	.
.	Gap	.	Downtown	Core	laundromat in general	.	.
.	.	1	Downtown	Core	Baryames Cleaners	405 S Grand Ave	.
.	.	2	Downtown	Periphery	Baryames Cleaners	3023 W Saginaw St	.
.	.	3	Downtown	Periphery	A to Zen Commercial Resident Clean	3721 W Michigan Ave	.
.	.	4	Downtown	Periphery	Molly Maid House Cleaning	3815 W St Joseph St	.
.	.	5	Downtown	Periphery	Camelot Emergency Water Removal	458 Lentz Ct	.
.	.	6	REO Town	Periphery	Trans Cleaners & Alterations	3706 S MLK Jr Blvd	.
.	.	7	REO Town	Periphery	All Washed Up Laudromat	1410-1482 W Holmes Rd	.
.	.	8	REO Town	Periphery	Sunshine / Southland Wash & Clean	900 Southland Ave	.
.	.	9	REO Town	Periphery	Baryames Dry Cleaners	2423 S Cedar St	.
Business	Vacant	.	REO Town	Core	uniform building	1141 1/2 S Washington	.
Retail	Vacant	.	Downtown	Core	Shoe Repair	109 Kalamazoo	.
Auto Parts, Supplies							
.	.	1	Old Town	Periphery	Advance Auto Parts	1904 N Larch St	.
.	Gap	.	Downtown	West Side	auto parts, supplies in general	.	.
.	.	2	Stadium	.	Napa Auto Parts	2702 E Kalamazoo St	.
.	.	3	Stadium	.	AutoZone Auto Parts	610 N Cedar St	.
.	.	4	Stadium	.	Auto Value Auto Parts	431 N Larch St	.
.	.	5	Stadium	.	Kamins Parts Plus	526 N Larch St	.
.	.	6	REO Town	Periphery	AutoZone Auto Parts	3821 S MLK Jr Blvd	.
.	.	7	REO Town	Periphery	A Advanced Truck Caps Accessories	3315 S Cedar St	.
.	.	8	REO Town	Periphery	Line-X of Lansing Truck Accessories	2702 S Cedar St	.
.	.	9	REO Town	Periphery	Rowerdink Inc	1339 E Malcolm X St	.
Auto Dealer - New							
.	.	1	Stadium	.	Feldman Chevrolet	2801 E Michigan Ave	.
.	.	2	REO Town	Periphery	LaFontaine Buick GMC of Lansing	3625 S Pennsylvania Ave	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Auto Dealer - Used, Other							
.	.	1	Old Town	Periphery	Town Auto Sales	223 E North Street	.
.	Temp Closed	2	Downtown	Periphery	J M Auto	433 N Rosemary St	.
.	.	3	Downtown	Periphery	MAK Motors llc	1926 W Saginaw St	.
.	.	4	Downtown	Periphery	Brothers Auto sales	2407 W Michigan Ave	.
.	.	5	Stadium	.	Car Café Used Car Dealership	1301 E Kalamazoo St	.
.	.	6	Stadium	.	Ralph McCain Auto Sales	720 N Larch St	.
.	.	7	Stadium	.	Lansing Auto Connection	611 E Saginaw St	.
.	.	8	Stadium	.	Capitol City Auto Sales	1002 E Saginaw St	.
.	.	9	Stadium	.	Fresh Coast RV Van Co	1121 May St	.
.	Idea	.	REO Town	Core	Vintage Car Showroom Dealership	.	.
.	.	10	REO Town	Periphery	Chief Cart Inc Dealership	2829 S MLK Jr Blvd	.
.	.	11	REO Town	Periphery	Capitol Auto Sales	3021 S Cedar St	.
.	.	12	REO Town	Periphery	Dave's Corvette Sales	3000 S Cedar St	.
.	.	13	REO Town	Periphery	Dice Auto Sales Used Car Dealer	2117 S Cedar St	.
.	.	14	REO Town	Periphery	Empire Motors of Lansing	2800 S Cedar St	.
.	.	15	REO Town	Periphery	Fast Finance Auto Sales	3121 S Cedar St	.
.	.	16	REO Town	Periphery	Mikhos 1 Auto Sale	3820 S Cedar St	.
.	.	17	REO Town	Periphery	United Leasing Inc Used Cars	4007 S Cedar St	.
.	.	18	REO Town	Periphery	Unlimited Trade Used Cars	100 E Mt Hope Ave	.
.	.	19	REO Town	Periphery	One Stop Auto Inc	3343 S Washington Ave	.
.	.	20	REO Town	Periphery	People's Choice Auto Mall	808 Southland Ave	.
.	.	21	REO Town	Periphery	Spartan Elite Auto Group	2937 S MLK Jr Blvd	.
.	Closed	.	REO Town	Core	Oldsmobile Auto Dealer	.	.
Business	Vacant	.	Old Town	Periphery	D&K Truck Co	317 E North Street	.

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Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Convenience with gas station							
.	.	1	Old Town	Core	Speedway	1201 N Cedar Street	.
.	.	2	Old Town	Periphery	Sunoco	1801 N Grand River Ave	.
.	.	3	Downtown	Periphery	Shell and EZ Mart	3206 W Saginaw St	.
.	.	4	Downtown	Periphery	Speedway	401 S Waverly Rd	.
.	.	5	Downtown	Periphery	WOW Gas	601 W Saginaw St	.
.	.	6	Stadium	.	Speedway	1923 E Michigan Ave	.
.	.	7	Stadium	.	Amoco	2818 E Kalamazoo St	.
.	.	8	Stadium	.	Quality Dairy w/Mobile Gas	400 S Pennsylvania Ave	.
.	.	9	Stadium	.	Marathon Gas Food Center	401 S Pennsylvania Ave	.
.	.	10	REO Town	Periphery	Marathon Gas	1000 E Mt Hope Ave	.
.	.	11	REO Town	Periphery	Sunoco	1501 W Mt Hope Ave	.
.	.	12	REO Town	Periphery	Sunoco	1600 S Washington	.
.	.	13	REO Town	Periphery	Sunoco	3612 S MLK Jr Blvd	.
.	.	14	REO Town	Periphery	Speedway	3625 S Cedar St	.
.	.	15	REO Town	Periphery	Citgo Gas Station	4019 S MLK Jr Blvd	.
.	.	16	REO Town	Periphery	Citgo Quick Mart	500 W Mt Hope Ave	.
.	.	17	REO Town	Periphery	Buddy's Motown Minimart bp	801 S Martin Luther King Jr	.
.	.	18	REO Town	Periphery	BP Gasoline Station	918 S Pennsylvania Ave	.
Convenience w/out gas - Quality Dairy							
.	.	1	Old Town	Periphery	Quality Dairy	2100 N Larch St	.
.	.	2	Downtown	Periphery	Quality Dairy	700 N Pine St	.
.	.	3	Stadium	.	Quality Dairy	2400 E Michigan Ave	.
.	.	4	Stadium	.	Quality Dairy	500 E Saginaw St	.
.	.	5	REO Town	Periphery	Quality Dairy	2600 S Cedar St	.
.	.	6	REO Town	Periphery	Quality Dairy	917 E Cavanaugh Rd	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
.	Gap	.	Old Town	Core	convenience w/out gas in general	.	.
.	.	1	Old Town	Periphery	K & M Market	916 E César E Chávez	.
.	.	2	Old Town	Periphery	One Stop Food Mart	1245 E César E Chávez	.
.	.	3	Old Town	Periphery	Romario's Party Store	300 W César E Chávez	.
.	.	4	Old Town	Periphery	Save-On Market	736 W Willow St	.
.	.	5	Downtown	Core	DT Party Store, Kelly & Sons Liquor	428 S Washington Sq	.
.	.	6	Downtown	Periphery	Pete's Hy-Grade Market	533 S Chestnut St	.
.	.	7	Downtown	Periphery	Rock's Party Store	1830 W Saginaw St	.
.	.	8	Downtown	Periphery	Toolan's Liquor Delicatessen	918 W Saginaw St	.
.	.	9	Downtown	Periphery	West Saginaw Party Store	2823 W Saginaw St	.
.	.	10	Downtown	Periphery	Westside Spirits	200 S MLK Jr Blvd	.
.	.	11	Stadium	.	American Fifth Spirits	112 N Larch St	.
.	.	12	Stadium	.	Eric's Market	838 N Pennsylvania Ave	.
.	.	13	Stadium	.	Sunset Food Market	618 E Kalamazoo St	.
.	.	14	Stadium	.	Village Party Store	2601 E Kalamazoo St	.
.	.	15	Stadium	.	Villagrage Party Store	400 Mifflin Ave	.
.	.	16	REO Town	Core	Island Ave Convenience Store	Island Avenue	.
.	.	17	REO Town	Periphery	Baker Super Liquor	800 Baker Street	.
.	.	18	REO Town	Periphery	Capital Party Store	3330 S Cedar St	.
.	.	19	REO Town	Periphery	Cedar Liquor Store	1826 S Cedar Street	.
.	.	20	REO Town	Periphery	DRSD Party Store	1302 E Malcolm X St	.
.	.	21	REO Town	Periphery	Jackpot Party Store	2922 S Cedar St	.
.	.	22	REO Town	Periphery	Louie's Party Store	1931 S Washington Ave	.
.	.	23	REO Town	Periphery	Mega-Bev Liquor Store	3630 S Cedar St	.
.	.	24	REO Town	Periphery	Mission Free Store	1515 S Cedar Street	.
.	.	25	REO Town	Periphery	Royal Liquor Store	3325 S MLK Jr Blvd	.
.	.	26	REO Town	Periphery	Short Stop	1901 S MLK Jr Blvd	.
.	Closed	.	Stadium	.	A Plus Value	2312 E Michigan Ave	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Gasoline w/out Convenience							
.	.	1	Old Town	Core	Speedway	1201 N Cedar Street	.
.	.	2	Old Town	Periphery	Pacific Pride Commercial Fueling	871 Center Street	.
.	.	3	Old Town	Periphery	Lansing Ice Fuel Propane	911 Center Street	.
.	.	4	REO Town	Periphery	Admiral	1008 S Cedar Street	.
Retail	Vacant	.	REO Town	Core	vintage gas station	1102 S Washington	.
Sporting Goods							
.	Incubated	1	Old Town	Periphery	Renovabikes GBOL Workshop Whsl	E César E Chávez & Case	Yes
.	.	2	Old Town	Core	Spin Bicycle Shop	206 E César E Chávez	.
.	.	3	Old Town	Core	Metro City Scuba	515 E César E Chávez	.
.	Gap	.	Downtown	Core	bicycle store repair shop in general	.	.
.	.	4	Stadium	.	Lansing Bike Co-op	1715 E Kalamazoo St	.
.	.	5	Stadium	.	College Bike Shop, Mopeds	340 N Larch St	.
.	Gap	.	REO Town	Core	bicycle store repair shop in general	.	.
.	.	6	REO Town	Periphery	Rocky Hills Sport Outfitters	3500 S Cedar St	.
Hobby, Toys, Games							
.	.	1	Old Town	Core	Grave Danger Movies Toys	1236-A Turner Road	.
.	.	2	Old Town	Periphery	Pro Fireworks	901 N Larch Street	.
.	.	3	Downtown	Core	Summit Comics and Games	216 S Washington Sq	.
.	Incubated	4	Downtown	.	A&A Comic Book Store	421 N Pennsylvania Ave	Yes
.	.	5	Stadium	.	Impression 5 To Go	200 Museum Dr	.
.	.	6	Stadium	.	Swap Meet Game Store	1803 E Michigan Ave	.
.	.	7	Stadium	.	Blind Alley Comics	415 Jones St	.
.	Gap	.	REO Town	Core	hobby, toy, game store in general	.	.
Retail	Vacant	.	Old Town	Core	NeverOut Gamed (closed)	707 E César E Chávez	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Greeting Cards, Other Collectibles							
.	Gap	.	Old Town	Core	trophies, engravings in general	.	.
Retail	Reopen	1	Downtown	Core	Hallmark (closed)	228 S Washington Sq	.
.	Appointments	2	Stadium	.	N-OtherWords Greeting Cards	1824 E Michigan Ave	.
.	.	3	REO Town	Periphery	Glass Fox Trophy Shop	701 E South Street	.
.	.	4	REO Town	Periphery	Cards In the Corner Collectibles	3519 S Cedar St	.
.	Temp Closed	5	REO Town	Periphery	On the Spot Engraving	2519 S Cedar St	.
Used General Merchandise							
.	Incubated	1	Old Town	Periphery	JD & Me Resale Tech & Internet	1310 Indiana Ave	Yes
.	.	2	Stadium	.	H&M Discount Second Hand Store	2409 E Michigan Ave	.
.	.	3	Stadium	.	April's Antiques & Home Furnishings	700 E Kalamazoo St	.
.	.	4	Stadium	.	Dicker & Deal Furniture & More	710 E Kalamazoo St	.
.	Idea	.	REO Town	Core	Goodwill Thrift Store or similar	.	.
.	.	5	REO Town	Core	Thriftique / Antiques & Junque	1137 S Washington	.
.	.	6	REO Town	Periphery	Dicker & Deal Second Hand Store	2408 S Cedar St	.
.	.	7	REO Town	Core	St Vincent De Paul Home Furnishings	1020 S Washington	.
.	Closed	.	REO Town	Core	Pawn Shop	.	.
Book Stores							
.	Gap	.	Old Town	Core	book store in general	.	.
.	.	1	Old Town	Periphery	Coyote Wisdom Metaphysical	2338 N Grand River Ave	.
.	opened '23	2	Downtown	Core	Novel Concept Books	222 S Washington Sq	.
.	.	3	Downtown	Periphery	Library of Michigan	702 W Kalamazoo St	.
.	.	4	Downtown	Periphery	Book Burrow Used Books	401 S Capitol Ave	.
.	.	5	Downtown	Periphery	Rosary Book Gift Shoppe	3320 W Saginaw St	.
.	.	6	Stadium	.	Triple Goddess Bookstore	2019 E Michigan Ave	.
.	Opening	7	REO Town	Core	book store in general	.	.
.	.	8	REO Town	Core	Wayfaring Booksellers	1027 S Washington	.

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Detailed Retail and Business Inventory
 Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Public Libraries							
.	.	1	Downtown	Core	Capital Area District Library	401 S Capitol Ave	.
.	.	2	Downtown	Periphery	Carnegie Library	214 W Shiawassee St	.
.	.	3	Downtown	Periphery	Lansing Community College Library	400 N Capitol Ave	.
.	.	4	REO Town	Periphery	CADL - South Lansing Library	3500 S Cedar St	.
Music Stores							
.	.	1	Old Town	Core	Elderly Instruments	1100 N Washington	.
.	.	2	Old Town	Core	Sidestreet Distributing Music CDs	1100 N Washington	.
.	Gap	.	REO Town	Core	Used Musical Instruments, Lessons	.	.
.	.	3	REO Town	Periphery	Music Manor	3333 S Cedar St	.
.	.	4	REO Town	Core	Record Lounge Vinyl & Stereos	1027 S Washington	.
Retail	Vacant	.	Old Town	Core	Replay Entertainment Exchange	536 E César E Chávez	.
General Merchandise, Variety							
.	.	1	Old Town	Periphery	Family Dollar	1219 N MLK Jr Blvd	.
.	Gap	.	Downtown	Core	Vintage style five-and-dime store	.	.
.	.	2	Stadium	.	Family Dollar	726 E Michigan Ave	.
.	.	3	REO Town	Periphery	Dollar General	2712 S Cedar St	.
.	.	4	REO Town	Periphery	Dollar Tree	4210 S Cedar St	.
.	.	5	REO Town	Periphery	Family Dollar	2919 S Cedar St	.
.	.	6	REO Town	Periphery	Dollar Tree	3222 S MLK Jr Blvd	.
.	.	7	REO Town	Periphery	Family Dollar	909 W Holmes Rd	.
Home Furnishings							
.	.	1	Old Town	Core	Bradley's HG (new location)	319 E César E Chávez	.
Retail	.	2	Old Town	Core	Lansing Upholstery Interior Accents	734 E César E Chávez	.
.	Gap	.	Downtown	Core	kitchen supply store in general	.	.
.	.	3	Stadium	.	Capital City Homebrew Supply	623 E Michigan Ave	.
.	.	4	Stadium	.	Young Bros & Daley - Fireplaces	720 E Michigan Ave	.
.	.	5	Stadium	.	Young Bros & Daley - Home Furnish	720 E Michigan Ave	.

Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Art, Gifts, Novelty							
.	Incubated	1	Old Town	Periphery	Sixteen Sprigs Lavender Farm	1211 Clark Street	Yes
.	.	2	Old Town	Core	Bad Annie's Sweary Goods	1209 Turner Road	.
.	.	3	Old Town	Core	October Moon	119 E César E Chávez	.
.	.	4	Old Town	Core	Thrift Witch	108 E César E Chávez	.
.	.	5	Old Town	Core	Metro Melik 517 Lansing	513 E César E Chávez	.
.	Gap	.	Downtown	Core	made in Michigan store	.	.
.	.	6	Downtown	Core	Middle Village Micro Market	112 S Washington Sq	.
Retail	Temp Closed	7	Downtown	Core	Neva Lee's	123 E Kalamazoo St	.
.	.	8	Downtown	Periphery	Art Craft Display Event Planning	500 Business Centre Dr	.
.	relocated	9	Downtown	Core	Lansing Art Gallery	300 S Washington Sq	.
.	Opening '23	10	Downtown	Core	Gold Mine: An Art Outpost	111 S Washington Sq	.
.	Incubated	11	Stadium	.	Gemstone Hideaway Hut	1410 E Kalamazoo St	Yes
.	.	12	Stadium	.	Keys To Manifestation Metaphysical	809 Center St	.
.	.	13	Stadium	.	Costume Shop Rental	1131 May St	.
.	Incubated	14	REO Town	Periphery	Adam W. Brown Artisan	1430 Lindbergh Dr	Yes
.	.	15	REO Town	Periphery	Potter's Mill Artisan Makerspace	701 E South Street	.
.	.	16	REO Town	Core	Monkeystuff	1023 S Washington	.
.	.	17	REO Town	Core	Voodoo's World of Oddtiques	1027 S Washington	.
.	.	18	REO Town	Core	Screamatorium	1124 S Washington	.
.	.	19	REO Town	Periphery	Hyacinth House	1800 S Pennsylvania Ave	.
.	.	20	REO Town	Core	Vintage Junkie	1133 S Washington	.
.	.	21	REO Town	Core	Wheel House Ceramic Studio	1103 S Washington	.
Retail	Vacant	.	Old Town	Periphery	Su Casa Boutique	1041 N Cedar St	.
Retail	Vacant	.	Old Town	Core	Buono's Fancy Wood	1421 Turner Road	.
Retail	Vacant	.	Old Town	Core	Buono's Fancy Wood	1405 Turner Road	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Other General Merchandise							
.	.	1	Old Town	Core	Temple Club Retail	502 E César E Chávez	.
.	.	2	Old Town	Core	Old Town General Store	408 E César E Chávez	.
.	Gap	.	Downtown	Core	Vintage style general store	.	.
.	.	3	REO Town	Core	Clean Refillery	1136 1/2 S Washington	.
.	.	4	REO Town	Periphery	Micros & More	3413 S Cedar St	.
Retail Business	Vacant Closed	.	REO Town	Core	Marketplace Incubator	1027 S Washington	.
.	.	.	REO Town	Periphery	East Side Dollar & More	1616 Perkins St	.
Florists with some gifts							
.	Incubated	1	Old Town	Periphery	Where the Wild Things Bloom	1012 E César E Chávez	Yes
.	.	2	Old Town	Core	Twiggies Florist	106 E César E Chávez	.
.	.	3	Old Town	Periphery	Rick Anthony's Flower Shop	2224 N Grand River Ave	.
.	Gap	.	Downtown	Core	Edible Arrangements	.	.
.	.	4	Stadium	.	Jon Anthony Florist	809 E Michigan Ave	.
.	.	5	Stadium	.	Kimlan Flowers & Gifts	1702 E Michigan Ave	.
.	opened '23	6	Stadium	.	Sparrow Bloom Flowers & Gifts	300 S Washington Sq	.
.	Incubated	7	REO Town	Periphery	Jenn Blossoms Flower Designer	Dunlap St	Yes
.	.	8	REO Town	Periphery	Wild Strawberry & More Florist	2018 S Cedar St	.
.	.	9	REO Town	Periphery	Smith Floral Greenhouse Design	1124 E Mt Hope Ave	.
.	.	10	REO Town	Periphery	Van Peenen's Flowers	1766 S Pennsylvania Ave	.
.	.	11	REO Town	Periphery	Colorful Creations Balloons	1035 Beech Street	.

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Detailed Retail and Business Inventory
 Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Gallery, Framing, Photography							
.	.	1	Old Town	Core	Katalyst Art Gallery Gift Boutique	1214 Turner Road	.
.	.	2	Old Town	Core	Great Lakes Art & Gifts	306 E César E Chávez	.
.	.	3	Old Town	Core	MICA - Gallery	1210 Turner Road	.
.	.	4	Old Town	Core	Absolute Gallery Framing	307 E César E Chávez	.
.	.	5	Old Town	Periphery	Chamberlin Photography Smart Pics	935 N Washington Ave	.
.	Gap	.	Downtown	Core	photography studio in general	.	.
.	.	6	Downtown	Core	Lansing Art Gallery & Education Ctr	300 S Washington Sq	.
.	.	7	Downtown	Core	Nelson Gallery - Art, Design	113 S Washington Sq	.
.	.	8	Stadium	.	La Fille Gallery - Artisan	336 E Michigan Ave	.
.	Incubated	9	REO Town	Periphery	Framing Creations Picture Frames	1506 E Mt Hope Ave	Yes
.	.	10	REO Town	Periphery	Cedar Street Art Collective	1701 S Cedar Street	.
.	.	11	REO Town	Periphery	Lansing Photography Studio	701 E South Street	.
.	.	12	REO Town	Periphery	Mary Gillis Art Gallery	905 River Street	.
.	.	13	REO Town	Periphery	Reach Studio Art Center	1804 S Washington	.
.	.	14	REO Town	Periphery	Paint With Monet Gallery & Studio	1616 Perkins St	.
.	.	15	REO Town	Periphery	Born Into Grace Photography	3808 S Cedar St	.
Retail	Vacant	.	Downtown	Core	Lansing Arts Gallery (relocated)	119 N Washington Sq	.
Retail	Vacant	.	Old Town	Core	META Collective Art Gallery (cl)	718 E César E Chávez	.
.	Closed	.	REO Town	Core	Art Gallery	.	.
Art Supply Stores							
.	Gap	.	Old Town	Core	artisan studio with classes, supplies	.	.
.	.	1	Old Town	Core	Sticks & Strings Yarn Store	1107 N Washington	.
.	.	2	Old Town	Core	Odd Nodd Art Supply	317 E César E Chávez	.
.	Reopen	3	Downtown	Core	Grand Art Supply (closed)	107 N Washington Sq	.
.	.	.	REO Town	Core	artisan studio with classes, supplies	.	.
.	.	4	REO Town	Periphery	Loreal del valle Art supply store	401 E Mt Hope Ave	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Appliances, Electronics							
.	Gap	.	Old Town	Periphery	used appliances, electronics	.	.
.	.	1	Downtown	Periphery	J & J Appliance (and furniture)	1901 W Saginaw St	.
.	.	2	Stadium	.	Capitol Macintosh Computer Repair	1915 E Michigan Ave	.
.	.	3	Stadium	.	Lansing Vacuums Lam's Sweep Shop	2511 E Michigan Ave	.
.	.	4	Stadium	.	Home Electronics	538 N Cedar St	.
.	.	5	Stadium	.	Standard Electric Co	733 N Larch St	.
.	.	6	REO Town	Periphery	Outlet Appliance Electronics Store	3130 S Cedar St	.
.	Temp Closed	7	REO Town	Periphery	Saladmater Vacuums	2702 S Cedar St	.
.	.	8	REO Town	Periphery	DL Walker Inc Appliances	2808 Kellybrook Ln	.
.	.	9	REO Town	Periphery	Cedar Street Electronics	1630 S Cedar Street	.
Office Supplies							
.	Gap	.	Old Town	Core	UPS or FedEx shipping services	.	.
.	.	1	Old Town	Core	Capital City Reprographics Printing	1110 Center Street	.
.	Gap	.	Downtown	Core	UPS or FedEx shipping services	.	.
.	.	2	Downtown	Core	Insty Prints	108 S Washington Sq	.
.	.	3	Downtown	Periphery	United States Postal Service	315 W Allegan St	.
.	.	4	REO Town	Periphery	Computer Programmers Repair	1812 S Pennsylvania	.
.	.	5	REO Town	Periphery	FedEx OnSite (inside Walgreens)	3404 S MLK Jr Blvd	.
.	.	6	REO Town	Periphery	UPS Store	3105 S MLK Jr Blvd	.
.	.	7	REO Town	Periphery	USPS - Post Office	3285 Express Ct	.
Retail Business	Vacant	.	Downtown	Core	Insty Prints (relocated)	209 S Washington Sq	.
	Vacant	.	Old Town	Periphery	Custom Mailers (closed)	1422 Vermont Ave	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Marketing - Recording Studios							
.	Incubated	1	Old Town	Periphery	Das Da'Dawn Recordings LLC	615 Sadie Ct	Yes
.	gap	.	Downtown	Core	Recording studio in general	.	.
.	Incubated	2	Stadium	.	All Around Audio LLC	210 Ferguson St	Yes
.	.	3	Stadium	.	51 Sessions Record Studio	2722 E Michigan Ave	.
.	.	4	Stadium	.	Troubadour Recording Studios	1133 May St	.
.	Incubated	5	REO Town	Periphery	Elm Street Recording Studio	218 E Elm Street	Yes
.	.	6	REO Town	Periphery	Universal Digital Music Grp Recording	3314 S Cedar St	.
.	.	7	REO Town	Periphery	Crack House Studios	3415 S Cedar St	.
Marketing - Signs, Printing							
.	.	1	Old Town	Core	Ciesa Design Graphics	200 E César E Chávez	.
.	.	2	Downtown	Periphery	Gladstone Commercial Printing	517 S Waverly Rd	.
.	.	3	Downtown	Periphery	Icon Sign & Design Inc	3308 W St Joseph St	.
.	.	4	Downtown	Periphery	BRD Commercial Printing	912 W St Joseph St	.
.	.	5	Stadium	.	Stamprite, Foresight Super Sign Stamps	154 S Larch St	.
.	.	6	REO Town	Periphery	Fast Signs Sign Shop	406 E Elm Street	.
.	.	7	REO Town	Periphery	Alpine Sign Printing	1000 S Hosmer	.
.	.	8	REO Town	Periphery	Lighter Signs Sales Service	1800 S Cedar Street	.
.	.	9	REO Town	Periphery	Michigan Imagery Sign Shop	735 E Hazel Street	.
.	.	10	REO Town	Periphery	Johnson Sign Co Exterior Signs	2900 Alpha Access St	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Media, News, Advertising							
.	Incubated	1	Old Town	Periphery	Michigan Creative Marketing	1003 N Washington	Yes
.	Incubated	2	Old Town	Periphery	Able Eyes Marketing Agency	1003 N Washington	Yes
.	Incubated	3	Old Town	Periphery	Ms Christi Design Graphic Design	406 Adams Street	Yes
.	.	4	Old Town	Core	GUD Marketing Advertising Agency	1223 Turner Road	.
.	.	5	Old Town	Core	MessageMakers Audio Video	1217 Turner Road	.
.	.	6	Old Town	Core	Gravity Works Website Design	1132 N Washington	.
.	.	7	Old Town	Core	InVerve Marketing	1035 N Washington	.
.	.	8	Old Town	Periphery	Harvest Creative Production Svcs	1011 N Washington Ave	.
.	.	9	Downtown	Core	Redhead Creative Consultancy	113 S Washington Sq	.
.	.	10	Downtown	Core	MLive Media Group	108 S Washington Sq	.
.	.	11	Downtown	Core	Marketing Resource Group MRG	211-217 S Washington Sq	.
.	.	12	Downtown	Periphery	Comment Creative Ad Agency	3225 W St Joseph St	.
.	.	13	Downtown	Periphery	M3 Group Advertising Agency	221 W Saginaw St	.
.	.	14	Downtown	Periphery	Fox 47 News	600 W St Joseph St	.
.	Temp Closed	15	Downtown	Periphery	Lansing State Journal	514 S Grand Ave	.
Retail	.	16	Downtown	Core	Edge Partnerships Public Relations	117 E Kalamazoo St	.
.	Incubated	17	REO Town	Periphery	Queen Darlene Productions	1200 Parkview St	Yes
.	.	18	REO Town	Periphery	Cheaney Media Concepts	316 Moores River Dr	.
.	.	19	REO Town	Periphery	Public Media Ctr Video Production	2500 S Washington Ave	.
Retail	Vacant	.	Old Town	Core	Such Video	111 E César E Chávez	.
.	Vacant (p)	.	Downtown	Core	Spotlight Media Marketing Production	105 W Allegan	.
Garage	Vacant	.	Old Town	Periphery	Merging Media	310 E North Street	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Furniture - General							
.	Incubated	1	Old Town	Core	Pallete to Table JRD's Custom Wood	1449 E César E. Chávez A	Yes
.	.	.	Old Town	Core	Bradley's HG (relocated)	115 E César E Chávez	.
.	.	2	Old Town	Core	Bradley's HG (new location)	319 E César E Chávez	.
.	Gap	.	Downtown	Core	furniture store showroom in general	.	.
.	.	3	Downtown	Periphery	J & J Furniture (and appliance)	1901 W Saginaw St	.
.	.	4	Downtown	Periphery	Nautical Upholstery Custom Canvas	334 Clare St	.
.	Gap	.	REO Town	Core	gently used, refurbished furniture	.	.
.	Closed	.	REO Town	Core	furniture stores in general	.	.
Business	Closed	.	REO Town	Periphery	Triola's Furniture Design Herman Miller	1114 E Mt Hope Ave	.
Furniture - Office							
.	.	1	Stadium	.	DBI Office Furniture Supply	912 E Michigan Ave	.
.	.	2	Stadium	.	Omnitec Office Solutions	125 Charles St	.
.	.	3	Stadium	.	Office Outlet - Used Office Furniture	516 N Larch St	.
.	.	4	REO Town	Periphery	Next Phase Central Used Office Furn	2100 S Washington Ave A	.
Furniture - Mattresses							
.	.	1	REO Town	Periphery	Comfort Mattress Michigan	499-401 E Mt Hope Ave	.
.	.	2	REO Town	Periphery	Mattress By Appointment	1713 W Mt Hope Ave	.
.	Gap	.	Old Town	Periphery	mattress store in general	.	.
Business	Closed	.	REO Town	Core	Discount Dave's Mattresses	2823 S Cedar St	.

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Detailed Retail and Business Inventory
 Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Lawncare, Trees, Fences							
.	.	1	Old Town	Periphery	Two Rivers Tree Service	1025 Porter Street	Yes
.	.	2	Old Town	Periphery	Dodge n sons lawncare	1705 New York Ave	Yes
.	.	3	Old Town	Periphery	Green & Sons Lawn Care & Snow	1918 New York Ave	Yes
.	.	4	Old Town	Periphery	Alcantar Brothers Lawn Services	1526 Vermont Ave	Yes
.	.	5	Downtown	Periphery	New Horizon Landscapes LLC	912 W Lenawee St	Yes
.	.	6	Downtown	Periphery	Dewitt Fence Co Contractor	3236 W St Joseph St	.
.	.	7	Stadium	.	AtlasGold Home Lawn Contractor	1430 May St	Yes
.	.	8	Stadium	.	Lansing Tree Service	229 1/2, 229 S 8th St	.
.	Gap	.	REO Town	Periphery	lawncare, tree services in general	.	.
.	.	9	REO Town	Periphery	T&T Lawn Care	3105 S MLK Jr Blvd	.
Building, Construction Materials							
.	.	1	Old Town	Periphery	Heart Truss & Engineering	1830 N Grand River Ave	.
.	.	2	Downtown	Periphery	K & H Concrete Cutting Inc	3503 W St Joseph St	.
.	.	3	Downtown	Periphery	Lansing Excavating Pros	313 N Capitol Ave	.
.	Incubated	4	Stadium	.	Hybrid Builders LLC	1319 E Saginaw St	Yes
.	Temp Closed	5	Stadium	.	Replimat, RepRap Modulars	404 S Fairview Ave	.
.	.	6	REO Town	Periphery	Consumers Concrete Corporation	1520 E Malcolm X St	.
Home Improvement - Contractors							
.	Gap	.	Old Town	Periphery	building contactors in general	.	.
.	.	1	Downtown	Periphery	H & D Maintenance Repair Contract	338 S Rosemary Ave	.
.	.	2	Downtown	Periphery	Custom Maintenance Handyman	314 Clare St, Lansing	.
.	.	3	Stadium	.	Raven Enterprises General Contract	310 Howard St	.
.	.	4	REO Town	Periphery	Jerry's Home Improvement	202 Fenton St	Yes
.	Temp Closed	5	REO Town	Periphery	Rock Custom Decks	1611 Clifton Ave	Yes

Source: Inventory based on field observations during multiple market tours and enhanced with internet research.

Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Home Improvement - Roofing							
.	.	1	Old Town	Periphery	ABC Supply Co Inc Roofing	1515 N Grand River Ave	.
.	.	2	Old Town	Periphery	Precision Roofing Svcs	319 Clinton Street	.
.	.	3	REO Town	Periphery	Streamline Roofing Siding Windows	3121 S Pennsylvania Ave	.
Home Improvement - HVAC							
.	.	1	Old Town	Core	Franklin Energy Svcs Solar	1219 Turner Road	.
.	.	2	Old Town	Periphery	Michigan HVAC Specialists	1217 N Capital Ave	Yes
.	.	3	Downtown	Periphery	Doty Mechanical HVAC Contractor	615 S Waverly Rd	.
.	.	4	Downtown	Periphery	Total Comfort Heating Air	415 Business Centre Dr	.
.	.	5	Downtown	Periphery	Great Northern Mechanical AC	528 Cherry St	.
.	.	6	Stadium	.	Brenner Heating & Cooling	2300 E Michigan Ave	.
.	.	7	Stadium	.	Discount Electric Maintenance Repair	304 S Hosmer St	.
.	.	8	Stadium	.	Vredevoogd Heating & Cooling	624 Truck Ct	.
.	Gap	.	REO Town	Periphery	HVAC contractors in general	.	.
.	.	9	REO Town	Core	Wilson Heating Cooling	1009 S Washington	.
Home Improvement - Materials							
.	.	1	Old Town	Periphery	Product Resource Building Materials	2220 Raymond Dr	.
.	.	2	Old Town	Periphery	Habitat ReStore	1941 Benjamin Dr	.
.	Gap	.	Downtown	North Edge	neighborhood hardware store	.	.
.	.	3	REO Town	Core	Builders Hardware Co	1009 S Washington	.
.	.	4	REO Town	Periphery	Gilbert Lumber Co	3501 S Pennsylvania Ave	.
.	.	5	REO Town	Periphery	Michigan Spray Foam Insulation	1501 Pico Ave	.
.	.	6	REO Town	Periphery	OMC Archtrim Bldg Material Supplier	810 E Mt Hope Ave	.
.	.	7	REO Town	Periphery	Fasteners Inc Tool Store	1211 Haco Dr	.
Business	Vacant	.	Old Town	Periphery	Darling Builders Supply Co	1600 Turner Road	.
.	Closed	.	REO Town	Core	hardware store in general	1133 street name?	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Home Improvement - Locksmith, Safes							
.	Gap	.	Old Town	Periphery	locksmiths, safes in general	.	.
.	.	1	REO Town	Periphery	Identogo Digital Fingerprinting	2720 Alpha Access St	.
.	.	2	REO Town	Periphery	LifeSafer Ignition Interlock	1151 Haco Dr	.
.	.	3	REO Town	Periphery	KeyMe Locksmiths	921 W Holmes Rd	.
.	.	4	REO Town	Periphery	Mark's Lock Shop Inc Locksmith	2107 S Cedar St	.
.	.	5	REO Town	Periphery	A & L Locksmiths	415 W Mt Hope Ave	.
.	Vacant	.	Downtown	Core	Hack's Locks Safes Repair	222 S Grand Ave	.
Home Improvement - Floors							
.	Incubated	1	Old Town	Periphery	Vetter Team Flooring Store	1626 Robertson Ave	Yes
.	.	2	Stadium	.	Maloney Carpet One Floor & Home	1201 E Saginaw St	.
.	.	3	Stadium	.	Lansing Flooring Supplies Inc	500 S Hosmer St	.
.	.	4	REO Town	Periphery	American Flooring Outlet	1435 Diamond Reo Way	.
.	.	5	REO Town	Periphery	Heritage Flooring	1623 S Washington	.
Residential	.	6	REO Town	Core	Frison Flooring Co	927 S Washington	.
Home Improvement - Interior Design							
.	.	1	Old Town	Periphery	Progressive Bathroom Remodeling	1501 Center Street	.
.	.	2	Old Town	Periphery	Top Shop Countertop Inc	2526 N Grand River Ave	.
.	.	3	Old Town	Core	Pace Howe Interior Design	120 E César E Chávez	.
.	.	4	Old Town	Core	Restaurant & Bar Development	1232 Turner Road	.
.	.	5	Old Town	Periphery	Hip Homes Exceptional Renovations	1031 N Washington	Yes
.	.	6	Old Town	Core	Pleats Interior Design	305 E César E Chávez	.
.	gap	.	Downtown	Core	interior design in general		
.	.	7	Downtown	Core	Baron's Window Coverings	325 S Washington Sq	.
.	Incubated	8	REO Town	Periphery	Philosophy of Home Interior Design	1203 Pershing Dr	Yes
.	.	9	REO Town	Periphery	GMC Kitchen & Bath	2219 W Malcolm X St	.
Retail	Vacant	.	REO Town	Core	Woodworks Design Countertops	109 E South Street	.

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Detailed Retail and Business Inventory
 Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Home Improvement - Plumbing, Electric							
.	Incubated	1	Old Town	Periphery	Whitney Plumbing & Electric	1419 Sheldon St	Yes
.	.	2	Old Town	Periphery	Medler Electric	1721 N Grand River Ave	.
.	.	3	Old Town	Periphery	J & J Plumbing	1100 Lake Lansing Rd	.
.	Gap	.	Downtown	West Side	plumbers, electricians in general	.	.
.	.	4	Downtown	Periphery	Ferguson Plumbing Supply	2907 W St Joseph St	.
.	.	5	Downtown	Periphery	Family Rooter Plumbing	723 W Saginaw St	Yes
.	.	6	REO Town	Periphery	Allen's Plumbing Sewer Drain Clean	1924 Teel Ave	.
.	.	7	REO Town	Periphery	Gary's Electric GEI Supply	1511 S Washington	.
.	.	8	REO Town	Periphery	Graybar Electrical Supply	401 E Elm Street	.
Retail	.	9	REO Town	Core	Capital City Plumbing	119 E South Street	.
Home Improvement - Paint							
.	Gap	.	Downtown	North Edge	paint supply store in general	.	.
.	.	1	Stadium	.	O'Leary Paint Co	300 E Oakland Ave	.
.	.	2	REO Town	Periphery	O'Leary Paint Co	415 Baker Street	.
.	.	3	REO Town	Periphery	Ten9 Interiors Painting LLC	2902 S Cedar St	.
.	.	4	REO Town	Periphery	Northern Painting Company	2419 Wellington Rd	Yes
.	.	5	REO Town	Periphery	Sherwin-Williams Paint Store	1301 W Holmes Rd	.
Home Improvement - Cleaning							
.	.	1	Old Town	Periphery	Asbestos Abatement & Testing	2420 N Grand River Ave	.
.	.	2	Old Town	Periphery	Romanow Building Svcs (cleaning)	527 E César E Chávez	.
.	.	3	Old Town	Periphery	Remembered Forever Gravesite Care	527 W César E Chávez	Yes
.	.	4	Old Town	Periphery	I'll Do It Hauling Services	1019 Clark Street	Yes
.	.	5	Old Town	periphery	J's Janitorial	924 Johnson Ave	Yes
.	.	6	Old Town	Periphery	Clean Investment, Cleaning	1428 Turner Road	.
.	gap	.	Downtown	Periphery	cleaning services in general	.	.
.	.	7	Downtown	Core	Chimney Sweep Repair Pro	401 S Washington Sq	.
.	.	8	Stadium	.	Lansing Pest Control Solutions	1034 E Saginaw St	.
.	Opportunity	.	REO Town	West Side	commerical janitorial services	.	.
.	.	9	REO Town	Periphery	A-1 Carpet Cleaning of Michigan	1810 Bradley Ave	Yes
.	.	10	REO Town	Periphery	Advantage Rat Control	1305 S Cedar Street	.

Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Pet, Pet Supplies, Pet Care							
.	Planned	1	Old Town	Core	pet grooming service in general	709 E César E Chávez	.
.	.	2	Old Town	Core	Old Town Tails Grooming	1135 N Washington	.
.	.	3	Old Town	Core	Preuss' Aquarium Innovations	1127 N Cedar Street	.
.	.	4	Old Town	Core	Preuss' Pets	1127 N Cedar Street	.
.	Incubated	5	Downtown	Periphery	Ingham County Animal Shelter & Thrift	826 W Saginaw St	Yes
.	.	6	Downtown	Periphery	Waverly Animal Hospital Board Groom	233 S Waverly Rd	.
.	.	7	Stadium	.	Good Dog Story, Dog Trainer	400 Leslie St	.
.	Incubated	8	REO Town	Periphery	Personalized Pet Store	209 Astor Ave	Yes
.	Incubated	9	REO Town	Periphery	Norton Pet Care (closed temporarily)	1921 Victor Ave	Yes
.	.	10	REO Town	Periphery	Elegant Pooch Groomer	3022 S Cedar St	.
.	.	11	REO Town	Periphery	Relief Veterinary Technician Services	1804 Ray St	.
.	.	12	REO Town	Periphery	Evergreen Veterinary Clinic	1114 E Mt Hope Ave	.
.	.	13	REO Town	Periphery	Wag 'N Tails Pet Resort	2802 Alpha Access St	.
Fitness Centers, Health Clubs, Gyms							
.	Gap	.	Old Town	Core	workout gym in general	.	.
.	Gap	.	Downtown	Core	fitness center, health club in general	.	.
.	.	1	Stadium	.	State of Fitness Personal Trainer	154 S Larch St	.
.	.	2	Stadium	.	Prudden Street Gym	727 Prudden St	.
.	New	3	REO Town	Core	People's Café (new)	1146 S Washington Ave	.
.	Temp Closed	4	REO Town	Periphery	Gym CZ School	833 Sparrow Ave	.
.	.	5	REO Town	Periphery	MidMitten CrossFit	701 E South Street	.
.	Occupied	.	Downtown	Core	Curves (closed)	216 S Washington Sq	.
Retail	Vacant	.	Downtown	Core	YMCA (cl)	119 N Washington Sq	.
Retail	Vacant	.	Old Town	Periphery	New Force Fitness	1219 E César E Chávez	.

Source: Inventory based on field observations during multiple market tours and enhanced with internet research.

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Detailed Retail and Business Inventory
 Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Fitness - Dance, Yoga							
.	.	1	Old Town	Core	Hilltop Yoga	107 E César E Chávez	.
.	.	2	Old Town	Core	Curvaceous Yoga Studio	117 E César E Chávez	.
.	.	3	Old Town	Periphery	Just B Yoga	500 E Thomas St	.
.	.	4	Downtown	Core	Hot Firefly Yoga Barre	118 S Washington Sq	.
.	.	5	Downtown	Periphery	Rising Star Studio of Dance Arts School	526 Lentz Ct	.
.	.	6	Stadium	.	Heartdance Studio Health Fitness	1806 E Michigan Ave	.
.	.	7	Stadium	.	Happendance Dance Studio	1611 E Kalamazoo St	.
.	New	8	REO Town	Core	People's Yoga Studio (new)	1146 S Washington Ave	.
.	.	9	REO Town	Core	Peoples Yoga	1146 S Washington	.
.	.	10	REO Town	Core	Island Ave Yoga Studio (closed)	Island Avenue	.
.	opened '22	11	REO Town	Core	Rock the Block Dance Studio	1202 S Washington	.
.	.	12	REO Town	Periphery	Watson School of Dance	3808 S Cedar St	.
Fitness - Martial Arts							
.	.	1	Old Town	Periphery	Michigan Muay Thai Academy	1106 N Cedar St	.
.	.	2	Old Town	Periphery	Crown Boxing Club	1010 Ballard Street	.
.	.	3	REO Town	Periphery	Simmons Academy Wrestling	1109 River Street	.
.	.	4	REO Town	Periphery	Dreadnought Martial Arts	1122 W Holmes Rd	.
Entertainment - Music							
.	Incubated	1	Old Town	Periphery	Capital City DJ's	110 W César E Chávez	Yes
.	.	2	Old Town	Periphery	Sigh Studios Music School	1000 N Washington	Yes
.	.	3	Old Town	Periphery	Carter Productions DJ Service	1116 Lake Lansing Rd	.
.	.	4	Old Town	Core	Jazz Fest, Blues Fest, other Events	1210 Turner Road	.
.	.	5	Old Town	Periphery	Veg-n Live Music	902 E César E Chávez	.
.	.	6	Downtown	Core	Lansing Symphony Orchestra	104 S Washington Sq	.
.	.	7	Downtown	Periphery	Dave Brown Entertainment	3409 W Michigan Ave	.
.	.	8	Downtown	Periphery	Common Ground Music Festival	300 N Grand Ave	.
.	Opportunity	.	REO Town	Core	summer music series in general	.	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Entertainment - Performing Arts							
.	.	1	Downtown	Periphery	Starlight Dinner Theatre	3131 W Michigan Ave	.
.	.	2	Downtown	Periphery	Dart Auditorium Perform Arts Theater	500 N Capitol Ave	.
.	Planned	3	Downtown	Core	Grewal Hall at 224 (music venue)	224 S Washington Sq	.
.	Planned	4	Downtown	Core	Ovation Music and Arts Center	500 S Washington Sq	.
.	.	5	Stadium	.	Riverwalk Theatre - Performing Arts	228 Museum Dr	.
.	.	6	REO Town	Core	Robin Theater Performing Arts	1105 S Washington	.
.	.	7	REO Town	Core	Theater (opened in 2015 or so)	.	.
.	Office Space	.	Downtown	Core	Strand Theater (closed 20+ years)	211-217 S Washington Sq	.
Entertainment - Museums							
.	.	1	Old Town	Core	MICA - MI Institute Contemporary Art	1210 Turner Road	.
.	.	2	Old Town	Periphery	Turner-Dodge House - Museum	100 E North Street	.
.	.	3	Old Town	Periphery	Smith-Turner House Historical Site	326 W César E Chávez	.
.	.	4	Downtown	Core	MWF MI Women Forward Hall Fame	105 W Allegan St	.
.	.	5	Downtown	Core	Michigan History Center & Museum	702 W Kalamazoo St	.
.	.	6	Stadium	.	RE Olds Transportation Museum	240 Museum Dr	.
.	.	7	Stadium	.	World's Largest Lug Nut - Museum	420 E Michigan Ave	.
.	Repurpose	.	REO Town	Core	Grand Trunk Train Depot	1201 S Washington	.
.	.	8	REO Town	Periphery	Michigan Princess Riverboat	Grand River Park	.
Entertainment - Other Venues							
.	.	1	Stadium	.	Impression 5 Science Center	200 Museum Dr	.
.	.	2	Stadium	.	Jackson Field, Lansing Lugnuts	505 E Michigan Ave	.
.	.	3	Stadium	.	Fledge Community Center	1300 Eureka St	.
.	Temp Closed	4	REO Town	Periphery	Energy Event Center	3222 MLK Jr Blvd	.
.	.	5	REO Town	Periphery	Family Video	Cedar St & Greenlawn Av	.
.	.	6	REO Town	Periphery	On Stage Visuals Entertain Light Sound	420 Baker Street	.
Retail	Vacant	.	Old Town	Periphery	Music Brackets	807 E César E Chávez	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Recreational Venues							
.	Concept	.	Old Town	Core	Rails to Trails conversion of rail line	314 Beaver Street	.
.	.	1	Old Town	Core	Brenke Fish Ladder	.	.
.	.	2	Old Town	Core	Grand River Ave Bridge	.	.
.	.	3	Old Town	Core	Grand River Trail / Art Path	.	.
.	Reinstated	4	Old Town	Periphery	Old Town Comm Garden	1514 Turner Road	.
.	New	5	Downtown	Core	Reutter / Peoples' Park Ice Rink	400 S Capitol Ave	.
.	.	6	Downtown	Periphery	Letts Community Center	1220 W Kalamazoo St	.
.	.	7	Downtown	Core	Reutter / Peoples' Park, Town Square	400 S Capitol Ave	.
.	.	8	Downtown	Periphery	River Town Adventures Outfitters	530 River St	.
.	.	9	Downtown	Core	Shigematsu Memorial Garden	409 N Washington Sq	.
.	.	10	Downtown	Periphery	Shigematsu Japanese Garden	598 N Capitol Ave	.
.	Opened '23	11	Stadium	.	Lansing Shuffleboard & Social Club	325 Riverfront Dr	.
.	.	12	Stadium	.	Don Johnson Fieldhouse	400 N Pennsylvania Ave	.
.	.	13	Stadium	.	Foster Community Center	200 N Foster Ave	.
.	.	14	Stadium	.	Willbro Beach kayak Landing	325 Riverfront Dr	.
.	.	15	REO Town	Periphery	Cooley Gardens Scott Sunken Garden	125 W Malcolm X St	.
.	.	16	REO Town	Periphery	Lansing River Trail	.	.
.	.	17	REO Town	Periphery	Moores Park Swimming Pool	420 Moores River Dr	.
.	.	18	REO Town	Periphery	Potter Park Zoo	1301 S Pennsylvania Ave	.
.	.	19	REO Town	Periphery	River Point Park Fishing Pavilion	.	.
.	.	20	REO Town	Periphery	South Lansing Community Center	800 W Barnes Ave	.
.	.	21	REO Town	Periphery	St Casimir/Moores Comm Garden	723 W Barnes Ave	.
.	Closed	.	REO Town	Core	Bowling Alley & Bar at Cadillac Club	.	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Grocery Stores, Supermarkets							
.	New	1	Stadium	.	Meijer Capital City Market	600 E Michigan Ave	.
.	.	2	REO Town	Periphery	Kroger	921 W Holmes Rd	.
.	.	3	REO Town	Periphery	Great Giant SuperMarket	3222 S MLK Jr Blvd	.
Retail	Vacant	.	REO Town	Core	Piggly Wiggly Meat Market	927 S Washington	.
Retail	Vacant	.	REO Town	Core	Beeman's Super Market	1138-44 S Washington	.
Specialty Grocer - Neighborhood							
.	Gap	.	Old Town	Core	neighborhood grocery in general	.	.
.	Gap	.	Old Town	Core	wine shop, cheese deli in general	.	.
.	Relo to Core	1	Old Town	Core	Handy's Mexican Food Market	424 W Willow Street	.
.	Gap	.	Downtown	Core	neighborhood grocery in general	.	.
.	Gap	.	Downtown	Core	wine shop, cheese deli in general	.	.
.	.	2	Stadium	.	Voyages Wine & Cheese Shop	2024 E Michigan Ave	.
.	.	3	Stadium	.	Eastside Lansing Co-op	1611 E Kalamazoo St	.
.	.	4	Stadium	.	Allen Nbhd Farmers Market	1611 E Kalamazoo St	.
.	.	5	Stadium	.	Halal Meats & Grocery	2013 E Michigan Ave	.
.	.	6	Stadium	.	East Side Fish Fry Grill	2417 E Kalamazoo St	.
.	Gap	.	REO Town	Core	neighborhood grocery in general	.	.
.	Gap	.	REO Town	Core	Hispanic grocery store in general	.	.
.	.	7	REO Town	Periphery	Bethlehem Lutheran Food Pantry	549 E Mt Hope Ave	.
.	.	8	REO Town	Periphery	GLA Wholesale LLC	4114 S Cedar St	.
.	.	9	REO Town	Periphery	Viet Thai Market	3600 S MLK Jr Blvd	.
.	.	10	REO Town	Periphery	IWACU International Supermarket	3500 S Cedar St	.
.	.	11	REO Town	Periphery	Don Pancho Mexican Market	2120 S Cedar St	.
.	Repurposing	.	Stadium	.	Lansing City Market	325 Riverfront Dr	.
Retail	Vacant	.	Old Town	Core	Pizza Crust Co Wholesale	728 E César E Chávez	.
Retail	Vacant	.	REO Town	Core	Pizza Supply Co	121 W South Street	.

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Detailed Retail and Business Inventory
 Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Pharmacy - National Chains							
.	.	1	Downtown	Periphery	Rite Aid	1019 W Saginaw St	.
.	.	2	Stadium	.	Rite Aid	1004 E Michigan Ave	.
.	.	3	REO Town	Periphery	Rite Aid	2701 S Cedar St	.
.	.	4	REO Town	Periphery	Rite Aid	1705 W Mt Hope Ave	.
.	.	5	REO Town	Periphery	Walgreens	3404 S MLK Jr Blvd	.
Pharmacy - Neighborhood							
.	Gap	.	Old Town	Core	neighborhood pharmacy in general	.	.
.	Gap	.	Downtown	Core	neighborhood pharmacy in general	.	.
.	.	1	Stadium	.	Lansing Community Pharmacy	925 E Kalamazoo St	.
.	Incubated	2	REO Town	Core	Forest Family Pharmacy	525 Torrence Court	Yes
.	.	3	REO Town	Periphery	Central Pharmacy	2727 S Pennsylvania Ave	.
.	.	4	REO Town	Periphery	Central Pharmacy	1001 E Mt Hope Ave	.
.	.	5	REO Town	Periphery	Central Pharmacy	3500 S MLK Jr Blvd	.
Pharmacy - Complementary							
.	.	1	Downtown	Periphery	National Seating Mobility Supplies	419 Lentz Ct	.
.	.	2	Downtown	Periphery	Apothecary Shop Pharmacy	737 N Grand Ave	.
.	.	3	Stadium	.	Crypto Dispensers CDReload	1004 E Michigan Ave	.
.	.	4	Stadium	.	Quality Medrx	1601 E Michigan Ave	.
.	.	5	Stadium	.	Wright & Filippis Orthotics Prosthetics	1629 E Michigan Ave	.
.	.	6	Stadium	.	Capital City Provisioning Center	821 E Kalamazoo St	.
Vitamins and Supplements							
.	Gap	.	Downtown	Core	vitamin supply in general	.	.
.	.	1	Stadium	.	Bhealthy Supplements Store	2522 E Michigan Ave	.
.	Incubated	2	REO Town	Core	Fountain of Wellness Nutrition	1617 S Pennsylvania Ave	Yes
.	.	3	REO Town	Core	Soulful Earth Herbals	1131 S Washington	.
.	.	4	REO Town	Core	Nutritional Synergy	1133 S Washington	.
Retail	Vacant	.	Downtown	Core	Cheers Lansing Nutrition (cl)	108 W Allegan St	.

Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Personal Care - Barbershop							
.	.	1	Old Town	Core	Universal Beauty Tano's Barber Shop	401 E César E Chávez	.
.	.	2	Old Town	Periphery	Lansing North Side Barber Shop	1568 E César E Chávez	.
.	.	3	Old Town	Periphery	North Point Barber Shop	2008 N Larch St	.
.	.	4	Old Town	Core	Loyalty Barbershop	1219 Turner Road	.
.	.	5	Old Town	Periphery	Barber/Styling College of Lansing	2101 N East St	.
.	.	6	Downtown	Periphery	Trice's Headquarters Barber	325 S Waverly Rd	.
.	.	7	Downtown	Core	Barberettes Premier Barber	410 S Washington Sq	.
.	.	8	Downtown	Core	Kositcheck's Hair Salon	113 S Washington Sq	.
.	.	9	Stadium	.	Classic Barber Shop	810 E Michigan Ave	.
.	.	10	Stadium	.	Barber Love Barber Shop	2305 E Michigan Ave	.
.	Temp Closed	11	Stadium	.	Kut II Beauty - Barber Shop	1611 E Kalamazoo St	.
.	.	12	REO Town	Core	Cuttin Up Barber Shop	1135 S Washington	.
.	.	13	REO Town	Periphery	Mo-Cuts Barbershop	1600 S Cedar Street	.
Retail	Vacant	.	Downtown	Core	Jude's Barbershop (cl)	120 S Washington Sq	.
Personal Care - Spa by name							
.	.	1	Old Town	Core	Matthew Ryan Salon Spa	1410 Turner Road	.
.	.	2	Old Town	Core	Standard Spa	523 E César E Chávez	.
.	Incubated	3	Downtown	Periphery	Bonilla's Salon & Spa	3718 W St Joseph St	Yes
.	.	4	Downtown	Periphery	Willow Stick Ceremonies Wellness Ctr	716 N MLK Jr Blvd	.
.	.	5	Stadium	.	Onyx Moon Spa	2208 E Michigan Ave	.
.	.	6	REO Town	Core	Artisan Company Salon Spa	117 W South Street	.
.	.	7	REO Town	Periphery	Mangata Energetic Holistic Health Spa	1414 S Pennsylvania Ave	.
.	.	8	REO Town	Periphery	Tropical Touch Spa	3405 S Cedar St	.

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Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Personal Care - Ink, Piercings							
.	.	1	Old Town	Core	Flesh Body Piercings	1212 Turner Road	.
.	.	2	Old Town	Core	Fish Ladder Tattoo Co	302 E César E Chávez	.
.	Incubated	3	Downtown	Periphery	Come 2 You Tattoo	1606 W Hillsdale St	Yes
.	.	4	Stadium	.	Eclectic Art Tattoo Gallery	615 E Michigan Ave	.
.	.	5	Stadium	.	Local Tattoo and Laser Co	2020 E Michigan Ave	.
.	.	6	Stadium	.	Tattoo Shop	2401 E Michigan Ave	.
.	New	7	REO Town	Core	Unkindness Tattoo Collective	106 Island Avenue	.
.	.	8	REO Town	Core	ReoTown Tattoo Co	1101 1/2 S Washington	.
.	.	9	REO Town	Periphery	Golden Idol Tattoo	2513 S Cedar St	.
.	.	10	REO Town	Periphery	Master Tattoo And Piercing	600 E Cavanaugh Rd	.
.	.	11	REO Town	Periphery	Ink & Needle Salon	405 E Holmes Rd	.
Retail	Vacant	.	Old Town	Periphery	Lucky's Tattoos	1217 E César E Chávez	.
Personal Care - Massage							
.	Incubated	1	Old Town	Periphery	Ctr Healing Arts Biofield Therapy	921 N Washington Ave	Yes
.	Incubated	2	Old Town	Periphery	My Massage Wellness	421 W Maple Street	Yes
.	Incubated	3	Old Town	Periphery	Stress Therapy Clinic Massage	934 N Washington	Yes
.	.	4	Downtown	Core	Downtown Lansing Massage	211-217 S Washington Sq	.
.	.	5	Downtown	Core	Element Massage	215 S Washington Sq	.
.	Incubated	6	REO Town	Periphery	Bowman Massage Therapy	1001 Maplehill Ave	Yes
.	.	7	REO Town	Periphery	Asian Massage	4201 S Pennsylvania Ave	.
.	.	8	REO Town	Periphery	Lansing Acupressure Asian Massage	1315 W Holmes Rd	.
Personal Care - Nails, Lashes							
.	Opened '23	1	Downtown	Core	Behold Beauty and Brows	110 W Washtenaw Ave	.
.	.	2	Downtown	Periphery	Vanitee Nails & Spa	635 S Waverly Rd	.
.	.	3	Downtown	Periphery	Onyx Nail Bar	3203 W Saginaw St	.
.	Incubated	4	Stadium	.	Plenty of Polish	1337 Prospect St	Yes
.	.	5	Stadium	.	Lash Lady	1029 E Saginaw St	.
.	.	6	REO Town	Core	Nail'd Salon	1141 S Washington	.
.	.	7	REO Town	Periphery	Luminosity Nails	3500 S Cedar St	.
.	.	8	REO Town	Periphery	Michelle Nails	3332 S MLK Jr Blvd	.
.	.	9	REO Town	Periphery	Blade & Feather Eyebrow Salon	701 E South Street	.

Detailed Retail and Business Inventory
 Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Personal Care - Hair, Other							
.	.	1	Old Town	Core	Cosmetologist, Personal Care	tbd	.
.	.	2	Old Town	Core	Head Room Salon	1122 N Washington	.
.	.	3	Old Town	Periphery	Dishy Salon	935 N Washington Ave	.
.	.	4	Old Town	Periphery	Luxe Lounge Hair Salon	935 N Washington Ave	.
.	.	5	Old Town	Periphery	Bella Rio Salon	935 N Washington Ave	.
.	.	6	Old Town	Periphery	Luminous (Flaxen) Salon	935 N Washington Ave	.
.	.	7	Old Town	Periphery	Hive Hair Studio	935 N Washington Ave	.
.	.	8	Old Town	Periphery	Blush Skin & Beauty	935 N Washington Ave	.
.	Incubated	9	Downtown	Periphery	Beauti By Cay Hair Salon	222 W Genesee St	Yes
.	.	10	Downtown	Core	Kositchek's Salon	113 N Washington Sq	.
.	.	11	Downtown	Periphery	S S Hair Designers	3233 W Saginaw St	.
.	.	12	Downtown	Periphery	Classy Image Hair Salon	3201 W Saginaw St	.
.	.	13	Downtown	Periphery	Holiday Beauty Salon	232 N Verlinden Ave	.
.	.	14	Downtown	Periphery	Hair United Salon	515 W Ionia St	.
.	Temp Closed	15	Stadium	.	Applause Salon	1447 E Michigan Ave	.
.	.	16	Stadium	.	Hair & Art	.	.
.	.	17	Stadium	.	Klassy Kutts	2605 E Kalamazoo St	.
.	.	18	Stadium	.	Another Look Hair Institute	1020 E Saginaw St	.
.	.	19	Stadium	.	Firehouse Salon	839 N Pennsylvania Ave	.
.	Speculation	.	REO Town	Core	hair salon in general (new)	.	.
.	.	20	REO Town	Periphery	Addixions Beauty Salon	3525 S MLK Jr Blvd	.
.	.	21	REO Town	Core	DiVinity Hair Extensions	1141 S Washington	.
.	.	22	REO Town	Core	Jo's Unique Boutique (closed)	1136 1/2 S Washington	.
.	.	23	REO Town	Core	Stephagios Salon	1134 S Washington	.
.	.	24	REO Town	Periphery	Annie Kathryn Hair + Bridal Studio	701 E South Street	.
.	.	25	REO Town	Periphery	Comb A Private Salon	3220 S Pennsylvania Ave	.
.	.	26	REO Town	Periphery	Erica's Salon	1501 S Washington	.
.	.	27	REO Town	Periphery	Headspace Beauty Lounge	701 E South Street	.
.	.	28	REO Town	Periphery	Nail Fetish By LeyLey	4108 S Cedar St	.
.	.	29	REO Town	Periphery	Pe'er Hair Studio	3202 S Pennsylvania Ave	.
.	.	30	REO Town	Periphery	Salon 83 Hair LLC	3500 S Cedar St	.
.	.	31	REO Town	Periphery	Suzy Grace Electrology Hair Removal	716 E Mt Hope Ave	.
.	.	32	REO Town	Periphery	Swank Salon Lansing	711 W Barnes Ave	.
.	.	33	REO Town	Periphery	Braids & Things International	1506 W Holmes Rd	.
.	.	34	REO Town	Periphery	Dread Bar Hair Salon	1515 W Mt Hope Ave	.
.	.	35	REO Town	Periphery	Luxe Beauty	917 W Holmes Rd	.
.	.	36	REO Town	Periphery	Young's Beauty Supply	3222 S MLK Jr Blvd	.

Detailed Retail and Business Inventory
 Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Overnight Accommodations							
.	Opportunity	.	Old Town	Core	boutique hotel in general	.	.
.	Gap	.	Downtown	Core	boutique hotel in general	.	.
.	.	1	Downtown	Core	Doubletree Hilton (former Radisson)	111 N Grand Ave	.
.	.	2	Downtown	Periphery	Cozy Koi Bed & Breakfast	720 Seymour Ave	Yes
.	.	3	Stadium	.	Courtyard by Marriott	600 E Michigan Ave	.
.	.	4	Stadium	.	Umoja House Hostel	325 Leslie St	.
.	Opportunity	.	REO Town	Hwy View	boutique hotel in general	.	.
Event Halls, Meeting Venues							
.	Gap	.	Old Town	Core	event space in general	.	.
.	planned	1	Old Town	Core	Event Space at the Fish Ladder	.	.
.	.	2	Old Town	Periphery	Turner-Dodge House - Event Space	100 E North Street	.
.	.	3	Downtown	Core	Doubletree Hilton meeting rooms	111 N Grand Ave	.
.	.	4	Stadium	.	Lansing Convention Center	333 E Michigan Ave	.
.	.	5	Stadium	.	Think Space, LLC Retreat Center	416 S Cedar St	.
.	.	6	Stadium	.	Allen Neighborhood Ctr	1611 E Kalamazoo St	.
.	Gap	.	REO Town	Core	community center in general	.	.
.	.	7	REO Town	Core	Cadillac Room	1115 S Washington	.
.	.	8	REO Town	Periphery	Complete Rental Party Equipment	236 W Mt Hope Ave	.
.	.	9	REO Town	Periphery	Bashes by Barbie Event Planner	929 West St	.
.	Occupied	.	Old Town	Core	Event space in former factory (closed)	319 E César E Chávez	.
Restaurant - Catering by name							
.	Gap	.	Old Town	Periphery	catering company in general	.	.
.	.	1	Old Town	Periphery	Veg-n Drive Thu, Catering	902 E César E Chávez	.
.	Incubated	2	Downtown	Periphery	MarNay'z Catering (cl temporary)	514 Leitram St	Yes
.	.	3	Downtown	Periphery	Amy's Catering	600 W Saginaw St	.
.	Gap	.	REO Town	Periphery	catering company in general	.	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Restaurant - Coffee first							
.	.	1	Old Town	Core	Blue Owl Coffee Co	1236-B Turner Road	.
.	.	2	Old Town	Core	Speedy Café	1201 N Cedar Street	.
.	.	3	Downtown	Core	Anderson House Cafe	124 N Capitol Ave	.
.	Expanding	4	Downtown	Core	Strange Matter Coffee Wine Beer	331-337 S Washington Sq	.
.	.	5	Downtown	Core	Biggby Coffee	115 W Allegan	.
.	Planned	6	Downtown	Core	new café planned	120 W Ottawa St	.
.	.	7	Stadium	.	Biggby Coffee	500 E Michigan Ave	.
.	.	8	Stadium	.	Ferris Coffee	600 E Michigan Ave	.
.	.	9	Stadium	.	Starbucks	637 E Michigan Ave	.
.	.	10	Stadium	.	Starbucks at Sparrow Hospital	1215 E Michigan Ave	.
.	.	11	Stadium	.	Strange Matter Coffee	2010 E Michigan Ave	.
.	.	12	Stadium	.	Biggby Coffee	750 N Cedar St	.
.	.	13	REO Town	Core	Blue Owl Coffee	1149 S Washington	.
.	.	14	REO Town	Periphery	Biggby Coffee	4230 S MLK Jr Blvd	.
.	Closed	.	REO Town	Core	vintage café, coffee shop	.	.
.	Occupied	.	Downtown	Core	Biggby Coffee (closed)	120 W Ottawa St	.
Restaurant - Burgers							
.	.	1	Old Town	Periphery	Olympic Broil Burgers Corndogs	1320 N Grand River Ave	.
.	.	2	Old Town	Periphery	Rally's Fast Food	505 E Oakland Ave	.
.	.	3	Old Town	Periphery	McDonald's	2120 N Larch St	.
.	.	4	Downtown	Core	Kewpee Burgers	118 S Washington Sq	.
.	.	5	Downtown	Periphery	Burger King	523 S Waverly Rd	.
.	.	6	Stadium	.	Wendy's	413 S Cedar St	.
.	.	7	REO Town	Periphery	Arby's	3229 S MLK Jr Blvd	.
.	.	8	REO Town	Periphery	Burger King	3311 S MLK Jr Blvd	.
.	.	9	REO Town	Periphery	McDonald's	3135 S MLK Jr Blvd	.
.	.	10	REO Town	Periphery	Rally's Burgers	3110 S MLK Jr Blvd	.
.	Closed	.	REO Town	Core	Whimpy's Burgers	.	.

Source: Inventory based on field observations during multiple market tours and enhanced with internet research.

Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Restaurant - African							
.	Gap	.	Old Town	Core	African restaurant in general	.	.
.	.	1	Downtown	Core	Tatse African Eats, Alobosa Bar	221 S Washington Sq	.
.	Gap	.	REO Town	Core	African restaurant in general	.	.
Restaurant - Hispanic, Mexican							
.	.	1	Old Town	Core	Pablo's Mexican Restaurant	311 E César E Chávez	.
.	.	2	Old Town	Core	Maria's Cuisine Mexican Food	516 E César E Chávez	.
.	.	3	Old Town	Core	Mexican Bakery with Kitchen	tbd	.
.	.	4	Downtown	Core	Jalapeno's Mexican Restaurant	307 S Washington Sq	.
.	.	5	Downtown	Core	La Cocina Cubana, Cuban Cuisine	123 S Washington Sq	.
.	.	6	Downtown	Periphery	Famous Taco	1909 W Saginaw St	.
.	.	7	Downtown	Periphery	El Azteco	1016 W Saginaw St	.
.	.	8	Stadium	.	El Oasis Mexican Restaurant	2511 E Michigan Ave	.
.	.	9	Stadium	.	Jose's Cuban Sandwiches & Deli	401 S Pennsylvania Ave	.
.	Gap	.	REO Town	Core	Hispanic restaurant in general	.	.
.	.	10	REO Town	Periphery	Tacos E Mas Mexican Restaurant	3500 S Cedar St	.
.	.	11	REO Town	Periphery	Taquero Mucho Mexican Food Truck	2408 S Cedar St	.
.	.	12	REO Town	Periphery	Mr Taco	3122 S MLK Jr Blvd	.
.	.	13	REO Town	Periphery	Taco Bell	3215 S MLK Jr Blvd	.
Retail	Vacant	.	Old Town	Core	Taqueria El Chaparrito	401 E César E Chávez	.
.	Closed	.	REO Town	Core	Famous Tacos	.	.
.	Closed	.	REO Town	Core	Ramon's Mexican Restaurant	.	.
Retail	Vacant	.	Downtown	Core	Los Tres Amigos Mexican Restaur (cl)	107-109 E Allegan St	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Restaurant - Italian, Pizza, European							
.	.	1	Old Town	Core	Sir Pizza Grand Café, Pub	207 E César E Chávez	.
.	.	2	Old Town	Core	Cosmos Wood Fired Pizza	1200 N Larch Street	.
.	.	3	Old Town	Periphery	Romario's Pizza	300 W César E Chávez	.
.	.	4	Old Town	Periphery	Piazzano's Italian Restaurant	1825 N Grand River Ave	.
.	.	5	Old Town	Periphery	Domino's Pizza	2005 N Larch St	.
.	.	6	Downtown	Core	Domino's Pizza	234 S Washington Sq	.
.	.	7	Downtown	Core	Cottage Inn Gourmet Pizza	206 S Washington Sq	.
.	.	8	Downtown	Core	EnVie Bistro European	210 S Washington Sq	.
.	.	9	Stadium	.	Papa John's Pizza	1522 E Michigan Ave	.
.	.	10	Stadium	.	Tannin Italian Restaurant	1620 E Michigan Ave	.
.	.	11	REO Town	Periphery	Sir Pizza - Cedar	1818 S Cedar Street	.
.	.	12	REO Town	Periphery	Slice by Saddleback Pizza	3135 S Pennsylvania Ave	.
.	.	13	REO Town	Periphery	Little Caesars Pizza	3325 S MLK Jr Blvd	.
.	.	14	REO Town	Periphery	Slice by Saddleback	3135 S Pennsylvania Ave	.
Retail	Vacant	.	Downtown	Core	Cottage Inn Gourmet Pizza (moved)	303 S Washington Sq	.
Restaurant - Middle Eastern							
.	Gap	.	Old Town	Core	Middle Eastern restaurant in general	.	.
.	.	1	Old Town	Core	Habana Delights Food Truck at Replay	536 E César E Chávez	.
.	.	2	Downtown	Core	Sultan's Express Middle Eastern Eatery	305 S Washington Sq	.
.	.	3	Downtown	Core	Sahara's Delight	119 S Washington Sq	.
.	.	4	Downtown	Periphery	Spuds Restaurant, Greek Pastry	611 S Waverly Rd	.
.	Gap	.	REO Town	Core	Middle Eastern restaurant in general	.	.
.	.	5	REO Town	Periphery	Mikho's Mediterranean Cuisine	3824 S Cedar St	.

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Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Restaurant - Asian							
.	.	1	Old Town	Periphery	Chen's Chinese Restaurant	600 E Thomas St	.
.	.	2	Old Town	Periphery	Thailand	2220 N Larch St	.
.	.	3	Downtown	Core	Thai Village Restaurant	400 S Washington Sq	.
.	.	4	Downtown	Core	AnQi Sushi	111 E Allegan St	.
.	.	5	Downtown	Periphery	Colala Express - Chinese	2010 W Saginaw St	.
.	.	6	Stadium	.	Asian Gourmet Chinese	2003 E Michigan Ave	.
.	.	7	REO Town	Periphery	Naing Myanmar Thai Burmese	3308 S Cedar St	.
.	.	8	REO Town	Periphery	Perfect Chinese	1122 W Holmes Rd	.
.	.	9	REO Town	Periphery	Que Huong Cafe	3222 S MLK Jr Blvd	.
.	.	10	REO Town	Periphery	China Garden	1605 W Mt Hope Ave	.
Retail	Vacant	.	Downtown	Core	Empire Szechuan Fine Asian Cuisine (cl)	115 S Washington Sq	.
Restaurant - Diners, American, Other							
.	.	1	Old Town	Periphery	Golden Harvest Brunch Restaurant	1625 Turner Road	.
.	Opening	2	Downtown	Core	Veg Head (new)	208 S Washington	.
.	.	3	Downtown	Core	Market Square 2 - Arjun da Dhaba	212 S Washington Sq	.
.	.	4	Downtown	Core	Grand Traverse Pie Co	200 S Washington Sq	.
.	Planned	5	Downtown	Core	Macotta Club Incubator (6 restaurants)	300 S Washington Sq	.
.	opened '23	6	Stadium	.	Capital City Market	324 E Michigan Ave	.
.	.	7	Stadium	.	Bowdies Chophouse Steak	320 E Michigan Ave	.
.	.	8	Stadium	.	Soup Spoon Café	1419 E Michigan Ave	.
.	.	9	Stadium	.	People's Kitchen	2722 E Michigan Ave	.
.	.	10	Stadium	.	MP Social	313 N Cedar St	.
.	.	11	REO Town	Core	Good Truckin' Diner	1107 S Washington	.
.	.	12	REO Town	Core	Family Motorcycle Club	1206 S Washington	.
.	.	13	REO Town	Periphery	Athena's Diner	3109 S Cedar St	.
.	.	14	REO Town	Periphery	Munchies	4100 S MLK Jr Blvd	.
.	.	15	REO Town	Periphery	Sunshine Diner	1040 S Pennsylvania	.
Retail	Vacant	.	Old Town	Core	second food truck at Replay	536 E César E Chávez	.
.	Occupied	.	REO Town	Core	Dalmatians Diner	1107 S Washington Ave	.
Retail	Vacant	.	Downtown	Core	Henry's on the Square (cl)	229 S Washington Sq	.

Detailed Retail and Business Inventory
 Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Restaurant - Fish by name							
.	Gap	.	Old Town	Core	seafood restaurant in general	.	.
.	.	1	Downtown	Periphery	Finger Lickin' Chicken & Fish	2317 W Michigan Ave	.
.	.	2	Stadium	.	East Side Fish Fry Grill	2417 E Kalamazoo St	.
.	.	3	Stadium	.	Seahouse Fish & Chicken	2418 E Michigan Ave	.
.	.	4	REO Town	Periphery	Fresh Fish & Fry Crack Chicken	3140 S MLK Jr Blvd	.
Restaurant - Southern, Chicken, BBQ							
.	.	1	Old Town	Periphery	517 BBQ	427 E Oakland Ave	.
.	.	2	Old Town	Periphery	Gregory's Soul Food	2510 N MLK Blvd	.
.	.	3	Old Town	Core	Creole Burger Bar Southern Kitchen	1218 Turner Road	.
.	.	4	Old Town	Core	Meat BBQ	1220-24 Turner Road	.
.	.	5	Downtown	Periphery	Capital City BBQ	1026 W Saginaw St	.
.	.	6	Downtown	Core	Savage Wings	424 S Washington Sq	.
.	.	7	REO Town	Core	Saddleback BBQ	1147 S Washington	.
.	.	8	REO Town	Periphery	Gump's BBQ	1105 River Street	.
.	Temp Closed	9	REO Town	Periphery	Wing Heaven Sports Haven	3812 S MLK Jr Blvd	.
.	.	10	REO Town	Periphery	A Burger N Wings	3218 S MLK Jr Blvd	.
.	.	11	REO Town	Periphery	KFC	3220 S MLK Jr Blvd	.
.	.	12	REO Town	Periphery	Popeyes Louisiana Kitchen	3010 S MLK Jr Blvd	.
Restaurant - Subs, Sandwiches							
.	.	1	Old Town	Periphery	King Subs Sandwich Shop	2602 N Grand River Ave	.
.	.	2	Old Town	Periphery	Subway	2224 N Larch St	.
.	.	3	Downtown	Core	Zoup Salad Sandwiches	214 S Washington Sq	.
.	.	4	Downtown	Core	Firehouse Subs	200 S Washington Sq	.
.	.	5	Downtown	Core	Jimmy John's Subs	134 S Washington Sq	.
.	.	6	Stadium	.	Babe's Corner Sandwich Shop	800 E Michigan Ave	.
.	.	7	Stadium	.	Blimpie Sandwiches	2323 E Michigan Ave	.
.	.	8	REO Town	Periphery	Subway	1122 W Holmes Rd	.
.	.	9	REO Town	Periphery	Subway	1824 S Pennsylvania Ave	.
.	Occupied	.	Downtown	Core	Subway (cl)	331 S Washington Sq	.

Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Restaurant - Brew, Pub, Bar, Tavern							
.	.	1	Old Town	Core	Ozone's Brewhouse	305 Beaver Street	.
.	.	2	Old Town	Core	Filling Station Microbrewery	310 Beaver Street	.
.	.	3	Old Town	Core	Grid Arcade & Bar	226 E César E Chávez	.
.	Temp Closed	4	Old Town	Core	Unicorn Lounge	327 E César E Chávez	.
.	.	5	Old Town	Core	Zoobie's Tavern	1200 N Larch Street	.
.	.	6	Old Town	Core	Esquire Bar	1250 Turner Road	.
.	.	7	Downtown	Core	Midtown Brewing Co	402 S Washington Sq	.
.	.	8	Downtown	Periphery	Westgate Tavern & Grill	623 N Rosemary St	.
.	.	9	Downtown	Periphery	Harry's Place Bar & Grill	404 N Verlinden Ave	.
.	.	10	Downtown	Core	Kelly's Irish Pub & Restaurant	220 S Washington Sq	.
.	Remodeling	11	Downtown	Core	Tropo Tavern & Tap	111 E Michigan Ave	.
.	.	12	Stadium	.	Tin Can Bar	408 E Michigan Ave	.
.	.	13	Stadium	.	Nuthouse Sports Grill	420 E Michigan Ave	.
.	.	14	Stadium	.	Duke's Saloon	414 E Michigan Ave	.
.	.	15	Stadium	.	Macs Bar	2700 E Michigan Ave	.
.	.	16	Stadium	.	Art's Pub	809 E Kalamazoo St	.
.	.	17	Stadium	.	Daegwood's Tavern & Grill	2803 E Kalamazoo St	.
.	.	18	Stadium	.	Lansing Brewing Co	518 E Shiawassee St	.
.	.	19	Stadium	.	Michigrain Distillery	523 E Shiawassee St	.
.	.	20	Stadium	.	Stober's Bar	812 E Michigan Ave	.
.	Planned	21	REO Town	Core	Ellison Brewery Co (new)	1314 S Washington	.
.	.	22	REO Town	Core	ReoTown Pub	1145 S Washington	.
.	.	23	REO Town	Core	Rusty Mug Bar Grill	1210 S Washington	.
.	.	24	REO Town	Periphery	LeRoy's Classic Bar & Grill	1526 S Cedar Street	.
.	.	25	REO Town	Periphery	Lucky's Hole in Wall Sports Bar	400 Baker Street	.
.	.	26	REO Town	Periphery	Sholty's Bar	1821 S Washington	.
.	.	27	REO Town	Core	Beer Garden	At Elm and Grand??	.
.	.	28	REO Town	Periphery	Club Tabu Night Club	3208 S MLK Jr Blvd	.
.	.	29	REO Town	Core	Sleepwalker Microbrewery	1101 S Washington	.
.	.	.	REO Town	Periphery	Corey's Lounge	1511 S Cedar Street	.

Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Restaurant - Dance Club first							
.	Opportunity	.	Old Town	Core	dance club, live music in general	.	.
.	.	1	Old Town	Core	UrbanBeat Music Bar	1213 Turner Road	.
Retail	Vacant	.	Old Town	Core	Spiral Video Danceclub	1247 Center Street	.
.	Occupied	.	Old Town	Core	Temple Club Danceclub	502 E César E Chávez	.
.	Opportunity	.	Downtown	Core	dance club, live music in general	.	.
.	Opportunity	.	REO Town	Core	dance club, live music in general	.	.
Specialty - Bakery, Sweets							
.	Gap	.	Old Town	Core	bakery in general	.	.
.	.	1	Downtown	Core	Market Square 2 - Sofias Sweets	212 S Washington Sq	.
.	.	2	Downtown	Core	Sweet Encounter Bakery Café Classes	300 S Washington Sq	.
.	.	3	Downtown	Core	New Daily Bagel	309 S Washington Sq	.
.	Incubated	4	Stadium	.	Shee B Baking	1010 1/2 Eureka St	Yes
.	.	5	Stadium	.	Fabiano's Candies	1427 E Michigan Ave	.
.	.	6	Stadium	.	GoodFellas Bagel Deli	600 E Michigan Ave	.
.	.	7	Stadium	.	Jerusalem Bakery	1456 E Michigan Ave	.
.	Gap	.	REO Town	Core	bakery in general	.	.
.	.	8	REO Town	Periphery	Loves Kitchen Bakery	1728 S Washington	.
Retail	Vacant	.	Downtown	Core	Glazed & Confused Bakery (cl)	107 S Washington St	.
.	Relocated	.	Downtown	Core	Social Sloth Cafe and Bakery	301 S Washington Sq	.
.	Occupied	.	Downtown	Core	Fudge & Frosting (closed)	333 S Washington Sq	.

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Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Specialty Food - Ice Cream							
.	.	1	Old Town	Core	Arctic Corner Ice Cream	314 E César E Chávez	.
.	.	2	Downtown	Periphery	Dairy Queen (Treat)	3233 W Saginaw St	.
.	.	3	Downtown	Periphery	Spad's Twisters Ice Cream	327 S Waverly Rd	.
.	.	4	Downtown	Core	Juice Nation Smoothies, Frozen Yogurt	111 S Washington Sq	.
.	.	5	Stadium	.	Melting Moments Ice Cream	437 N Larch St	.
.	Temp Closed	6	REO Town	Periphery	Frosty Korner Ice Cream	1701 S MLK Jr Blvd	.
.	.	7	REO Town	Periphery	Dairy Queen	3906 S Cedar St	.
.	Closed	.	Downtown	Core	Krispy Kreme (cl)	121 S Washington Sq	.
Retail	Vacant	.	Old Town	Periphery	Scoops Ice Cream	127 W César E Chávez	.
Specialty Food - Snacks							
.	Incubated	1	Old Town	Periphery	Catherines Snack Shop LLC	901 E César E Chávez	Yes
.	.	2	Old Town	Periphery	Pop-Itz Popcorn Co	924 E César E Chávez	.
.	.	3	Old Town	Periphery	Catherines Snack Shop LLC	806 W Willow St	.
.	.	4	Old Town	Core	Cravings Gourmet Popcorn Soda Pop	1221 Turner Road	.
.	.	5	Downtown	Core	Peanut Shop	117 S Washington Sq	.
Retail	Vacant	.	Downtown	Core	Ernesto's Hideaway - Sodas, Snacks	109 S Washington Sq	.
.	Gap	.	REO Town	Core	niche snack, sweet shop in general	.	.

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Specialty - Cannabis							
.	.	1	Downtown	Periphery	Herbana Cannabis	2001 W Saginaw St	.
.	.	2	Stadium	.	Pure Options Midtown Cannabis	500 E Oakland Ave	.
.	.	3	Stadium	.	Pure Roots Lansing Cannabis	515 N Larch St	.
.	.	4	Stadium	.	Skymint Lansing Marijuana	1015 E Saginaw St	.
.	.	5	REO Town	Periphery	Gage Cannabis	3425 S MLK Jr Blvd	.
Specialty - Grow Shop							
Retail	Appointments	1	Old Town	Core	Extreme Grotronics	521 E César E Chávez	.
.	.	2	Downtown	Core	Optic LED Grow Lights	329 S Washington Sq	.
.	Proposed	3	REO Town	Core	Primo Farms Growersd (new)	1212 S Washington	.
.	.	4	REO Town	Periphery	Advanced Hydro Gardens Equip	2200 S Cedar St	.
Specialty - Tobacco							
.	.	1	Old Town	Periphery	Weed King Magazines	503 Ash Street	.
.	.	2	Old Town	Periphery	Puff Puff Tobacco	2110 N Larch St	.
.	Temp Closed	3	Downtown	Periphery	Haven Smoke Shop	3205 W Saginaw St	.
.	.	4	Downtown	Periphery	Sweet Fire Tobacco	3233 W Saginaw St	.
.	.	5	Downtown	Core	Downtown Smoking Club	406 S Washington	.
.	.	6	Stadium	.	Electronic Cigarette	2615 E Michigan Ave	.
.	.	7	REO Town	Periphery	Main Drag Smoke Shop	2600 S Cedar St	.
.	.	8	REO Town	Periphery	Wild Bill's Tobacco	4213 S Cedar St	.
.	Occupied	.	Downtown	Core	Blue Night Hookah Lounge (closed)	224 S Washington Sq	.
Business	Vacant	.	Old Town	Periphery	Kola, Naturopathic Doctor (closed)	1106 N Larch Street	.

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Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Telecommunications							
.	.	1	Old Town	Periphery	Boost Mobile	1543 E Oakland Ave	.
.	.	2	Old Town	Periphery	Mobile Tech Wireless Willow	800 W Willow St	.
.	.	3	Downtown	Core	Metro by T-Mobile	426 S Washington Sq	.
.	.	4	Downtown	Core	Boost Mobile	405 S Grand Ave	.
.	.	5	Downtown	Periphery	Metro by T-Mobile	3025 W Saginaw St	.
.	.	6	Stadium	.	Metro by T-Mobile	2121 E Michigan Ave	.
.	.	7	Stadium	.	Cricket Wireless	2402 E Michigan Ave	.
.	.	8	REO Town	Periphery	Boost Mobile	3330 S Cedar St	.
.	.	9	REO Town	Periphery	Boost Mobile	3826 S MLK Jr Blvd	.
.	.	10	REO Town	Periphery	Metro by T-Mobile	4312 S Cedar St	.
Financial - Banks, Credit Unions							
.	.	1	Old Town	Core	Comerica Bank (ATM only)	400 E César E Chávez	.
.	.	2	Old Town	Periphery	Consumer's Profess Credit Union	525 W Willow Street	.
.	.	3	Downtown	Core	Chase Bank	201 S Washington Sq	.
.	.	4	Downtown	Core	msufcu Federal Credit Union	104 S Washington Sq	.
.	.	5	Downtown	Core	Lake Trust Credit Union	624 S Washington Ave	.
.	.	6	Downtown	Core	Comerica Bank	101 N Washington Sq	.
.	Gap	.	REO Town	Periphery	traditional bank in general	.	.

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Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Financial - Advisors							
.	.	1	Old Town	Core	Modern Woodmen Fraternal Finance	313 E César E Chávez	.
.	.	2	Old Town	Core	Simply Balanced Accountants	200 E César E Chávez	.
.	.	3	Downtown	Periphery	Park Lake Advisors Financial Planner	3303 W Saginaw St	.
.	.	4	Downtown	Periphery	Christian Financial Insurance Agency	1000 W St Joseph St	.
.	.	5	Downtown	Periphery	Smalley Investments Financial Consult	213 E St Joseph St	.
.	Temp Closed	6	Downtown	Core	Int'l Mich Investments (cl)	313 S Washington Sq	.
.	.	7	Downtown	Core	Deloitte, financial consultant	106 W Allegan	.
.	Incubated	8	REO Town	Periphery	TKS Mobile Notary	1117 Loraine Ave	Yes
Retail	.	9	REO Town	Core	Washington Advisors	1146 S Washington	.
Financial - Tax Preparation							
.	.	1	Old Town	Core	Old Town Business & Tax Svc	1310 Turner Road	.
.	.	2	Downtown	Periphery	Edm Tax Services	811 N Washington Ave	.
.	.	3	Downtown	Core	Mason Tax Services	120 S Washington Sq	.
.	Incubated	4	REO Town	Periphery	Beneficial Bookkeeping Svcs	1711 Delevan Ave	Yes
.	.	5	REO Town	Periphery	G & G Tax Preparation Services	3500 S Cedar St	.
.	.	6	REO Town	Periphery	H&R Block Tax Preparation	1122 W Holmes Rd	.
.	.	7	REO Town	Periphery	ABC Services Tax Preparation	1122 W Holmes Rd	.

Source: Inventory based on field observations during multiple market tours and enhanced with internet research. Inventory, clustering, and exhibits prepared by LandUseUSA | Urban Strategies; 2022 - 2023. The inventory is intended to provide a good representative sampling with about 90% accuracy. It is not intended to be all-inclusive of every business; it may include some that have closed; and may overlook some that have recently opened. Imperfections are inevitable and refinements are unlikely to alter the conclusions or recommendations.

Detailed Retail and Business Inventory Downtown Submarkets in Lansing, Michigan | 2022 - 2023

Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
					Insurance		
.	Incubated	1	Old Town	Periphery	Hodson Insurance Ctr Agent Mitch	1032 N Captial Ave	Yes
Retail	.	2	Old Town	Core	L A Insurance	503 E César E Chávez	.
.	.	3	Downtown	Core	Blue Cross Blue Shield Service Ctr	232 S Capitol Ave	.
.	.	4	Downtown	Periphery	Lemanski State Farm Insurance	3323 W Saginaw St	.
.	.	5	Downtown	Periphery	Lopez Agency, LLC	1712 W Saginaw St	.
.	.	6	Downtown	Periphery	Rathbun Agency Inc Insurance	529 W Saginaw St	.
.	.	7	Downtown	Periphery	Kennel Pro Insurance, Mourer Foster	615 N Capitol Ave	.
.	.	8	Downtown	Periphery	Accident Fund Insurance Co	200 N Grand Ave	.
.	.	9	Downtown	Periphery	Principal / Centennial Insurance	608 S Washington Ave	.
.	.	10	Downtown	Periphery	Retailers Insurance Company	603 S Washington Ave	.
.	.	11	Downtown	Core	State Farm Insurance	405 S Grand Ave	.
.	.	12	Stadium	.	Farmers Insurance Agency	120 Detroit St	.
.	.	13	REO Town	Periphery	Kyle Frizzell Agency Insurance	3333 S Pennsylvania Ave	.
.	.	14	REO Town	Periphery	Lewis - State Farm Insurance	4020 S Cedar St	.
.	.	15	REO Town	Periphery	Look! Insurance	3501 S Cedar St	.
.	.	16	REO Town	Periphery	Frizzell Insurance Agency	3333 S Pennsylvania Ave	.
.	.	17	REO Town	Periphery	LA Insurance	3325 S MLK Jr Blvd	.

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Reserve for Future Merchants	Status	Count Existing	Sub Market	Core?	Business Name	Address	Home Based?
Real Estate							
.	.	1	Old Town	Core	Ferguson Development Real Estate	1223 Turner Road	.
.	.	2	Downtown	Core	Prime Property Mngmt / DeHaven RE	125 E Kalamazoo St	.
.	.	3	Downtown	Periphery	Shephard Broker Pinnacle Realty	827 N Washington Ave	.
.	Incubated	4	Stadium	.	Lansing Rental Properties	124 Regent St	Yes
.	Incubated	5	REO Town	Periphery	Klear Title Co	2325 S Cedar St	Yes
.	.	6	REO Town	Core	Cinnaire CDFI, Title Services	1118 S Washington	.
Retail	.	7	REO Town	Core	Exit Realty Home Partners	1000 S Washington	.
Educational Services							
.	.	1	Downtown	Core	Cooley Law School	300 S Capital Ave	.
.	.	2	Downtown	Core	Michigan Law Library	702 W Kalamazoo	.
.	.	3	Downtown	Core	Michigan Model for Health	109 W Michigan Ave	.
.	.	4	Downtown	Core	Lansing Community College	409 N Washington Sq	.
.	.	5	Downtown	Core	Davenport University Lansing	200 S Grand Ave	.
.	Temp Closed	6	Downtown	Core	Brennan Law Library Ctr Research	313-333 S Capitol Ave	.
.	Existing?	7	REO Town	Core	Remote Learning School	.	.

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