



AREA TENANTS **meijer** **TARGET** **MENARDS** **Sam's CLUB**

goodwill **Gordon FOOD SERVICE** **ALDI** **LOWE'S** **AT&T** **STARBUCKS COFFEE**

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PROPERTY INFORMATION

Shopping Center Size	6,930 SF
Space Available	3,600 SF
Minimum Available	1,800 SF
Maximum Available	3,600 SF
Asking Rate	\$18.00 PSF
NNN Charge's	\$4.75 PSF
Parking	35 Spaces

DEMOGRAPHICS

Population	134,666 people
Households	54,513 homes
Average Household Income	\$55,913 / annually
Employees	101,280 employees

ADDRESS

**6046 CEDAR STREET
LANSING, MICHIGAN 48911**

PROPERTY HIGHLIGHTS

Hard Corner endcap opportunity available on the heavily traveled Miller road and Cedar Street.

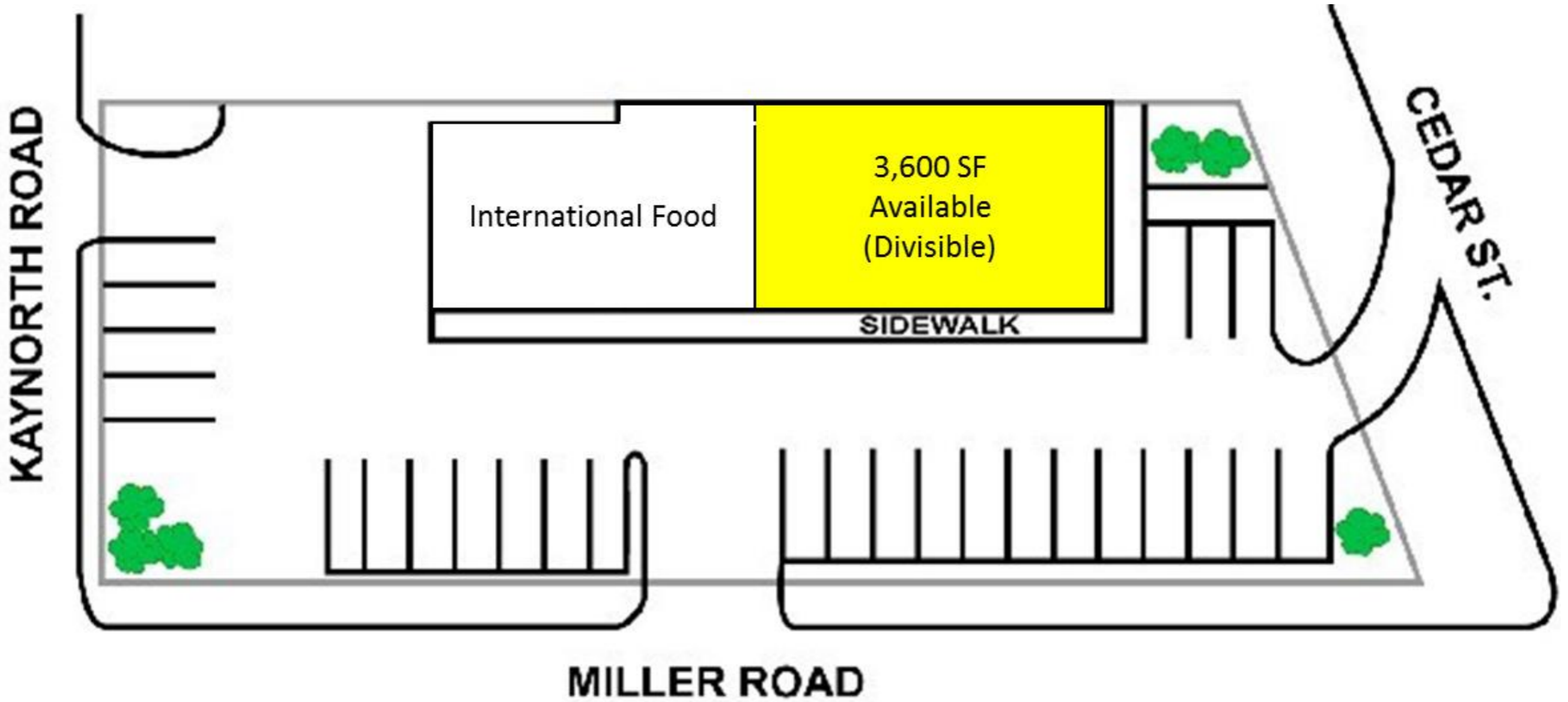
Site offers tremendous exposure and accessibility to both roads.

Many national and regional retailers operating within close proximity to the site.

Visible pylon signage available for users to take advantage of.

Excellent site for retail, medical or service users to occupy.

Existing space can be split for smaller users, contact broker for more details.







POPULATION	1 MILE	3 MILE	5 MILE
2024 Projection	8,771	72,992	138,305
2019 Estimate	8,568	71,031	134,666
2010 Census	8,484	68,801	129,559
Growth 2019-2024	2.37%	2.76%	2.70%
Growth 2010-2019	0.99%	3.24%	3.94%
2019 Population Hispanic Origin	1,183	7,336	13,563

2019 Population by Race:

White	5,532	49,003	91,335
Black	1,965	13,210	26,577
Am. Indian & Alaskan	86	537	1,056
Asian	456	4,509	8,637
Hawaiian & Pacific Island	5	48	86
Other	524	3,724	6,975
U.S. Armed Forces:	0	35	66

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Projection	3,784	30,431	56,078
2019 Estimate	3,708	29,616	54,513
2010 Census	3,736	28,715	52,251
Growth 2019 - 2024	2.05%	2.75%	2.87%
Growth 2010 - 2019	-0.75%	3.14%	4.33%
Owner Occupied	1,503	16,117	28,781
Renter Occupied	2,205	13,499	25,731
2019 Avg Household Income	\$46,328	\$57,074	\$55,913
2019 Med Household Income	\$35,742	\$45,550	\$43,829

2019 Households by Household Inc:

<\$25,000	1,377	8,290	16,229
\$25,000 - \$50,000	989	8,143	14,843
\$50,000 - \$75,000	725	6,085	10,480
\$75,000 - \$100,000	334	2,998	4,993
\$100,000 - \$125,000	90	2,028	4,084
\$125,000 - \$150,000	95	840	1,791
\$150,000 - \$200,000	74	730	1,305
\$200,000+	23	500	788

DAYTIME EMPLOYMENT

NUMBER OF BUSINESSES

NUMBER OF EMPLOYEES

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
Total Businesses	672	2,738	5,998	9,020	32,682	101,280
Retail	104	321	565	2,557	5,063	7,666
Wholesale	19	62	120	97	432	2,132
Hospitality & Food Service	45	116	252	1,301	2,534	4,280
Real Estate, Renting, Leasing	22	97	208	162	729	1,405
Finance & Insurance	50	184	377	283	1,182	3,007
Information	13	53	108	231	788	1,939
Scientific & Technology Services	34	196	555	352	1,802	10,505
Management of Companies	0	0	1	0	0	3
Health Care & Social Assistance	229	939	1,824	2,536	7,941	17,481
Education Services	4	61	173	174	1,994	10,119
Public Administration & Sales	24	70	402	596	4,972	25,866
Arts, Entertainment, Recreation	5	36	103	24	220	1,837
Utilities	0	0	8	0	0	787
Admin Support & Waste Management	20	73	148	168	559	1,367
Construction	16	120	247	76	983	3,423
Manufacturing	9	56	128	88	1,285	3,438
Agriculture, Mining, Fishing	3	5	10	45	48	91
Other Services	75	349	769	330	2,150	5,934



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

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