

FOR LEASE



1202 S Washington Ave, Lansing, MI

1,430 SF Retail Storefront in REO Town



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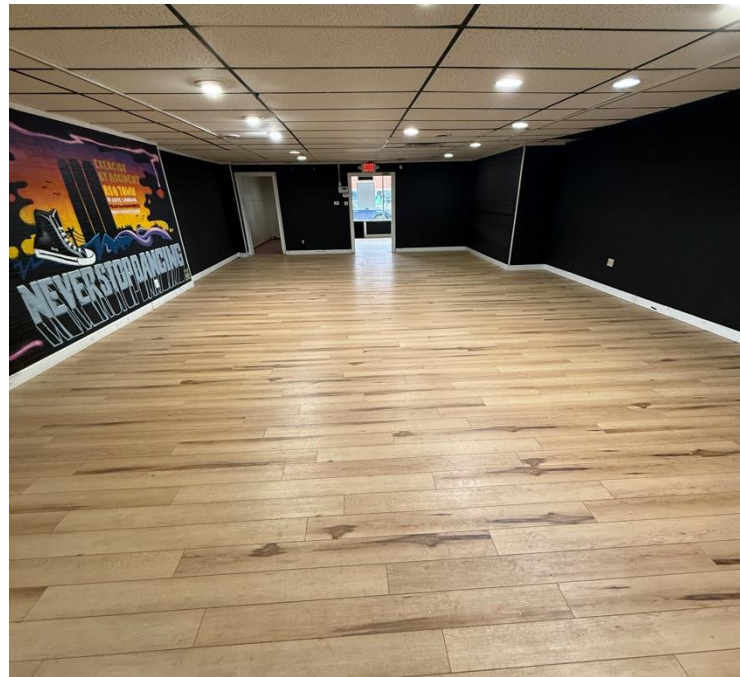
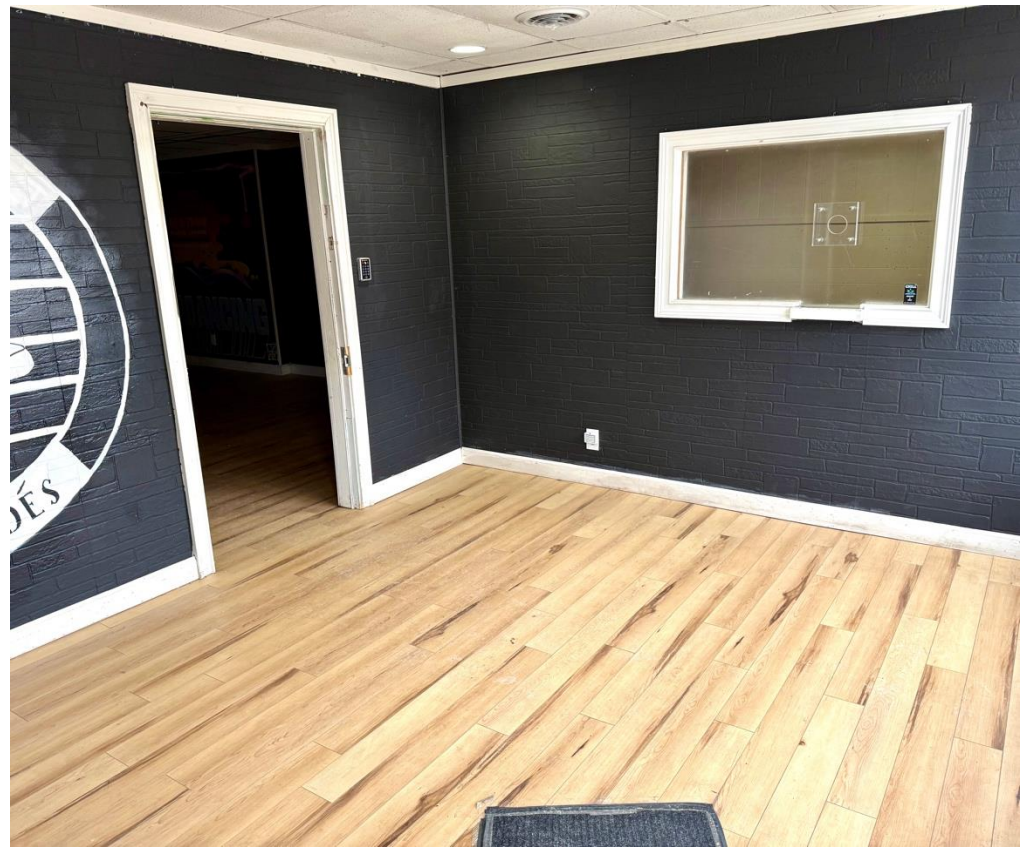
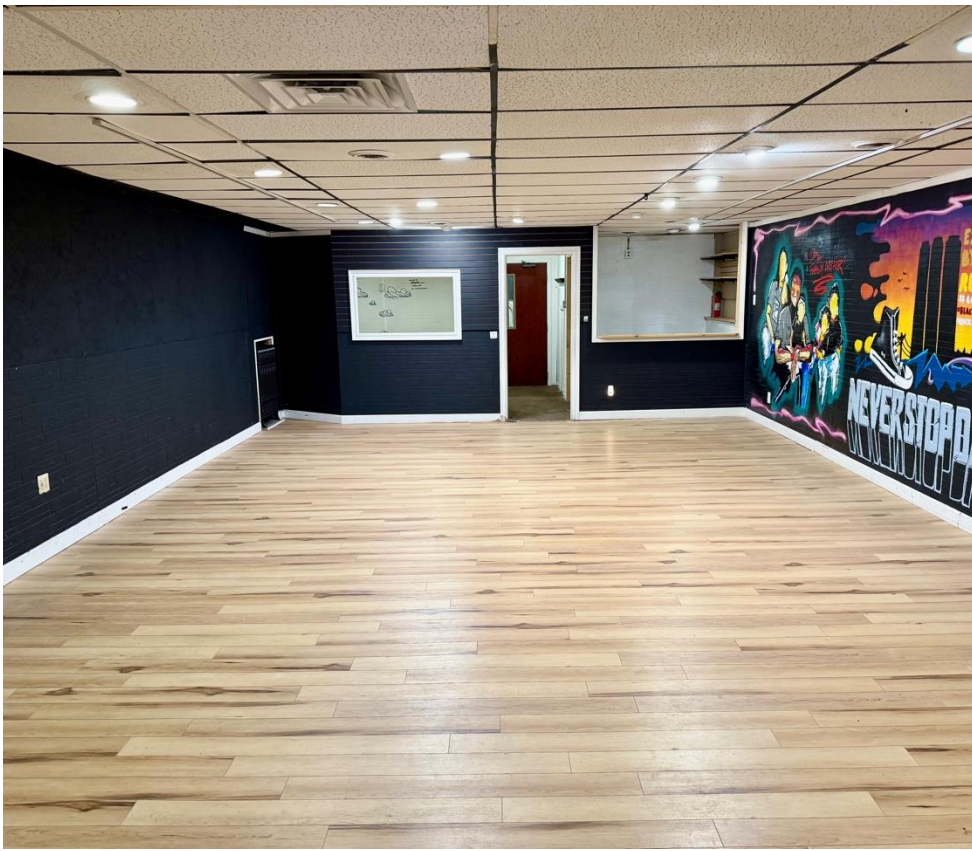
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PROPERTY HIGHLIGHTS

- 1,430 SF Available
- Lease Rate: \$13.00/SF
 - Modified Gross + Utilities
- Located on a Prominent REO Town Retail Corridor
 - Close to GM Assembly Plant and Across the Street From The BWL Plant
 - Local Retailers Include: The Rusty Mug Bar & Grill, Blue Owl Coffee, Saddleback BBQ, Vintage Junkies and Many More.
- Downtown Parking Available
- Built in 1916





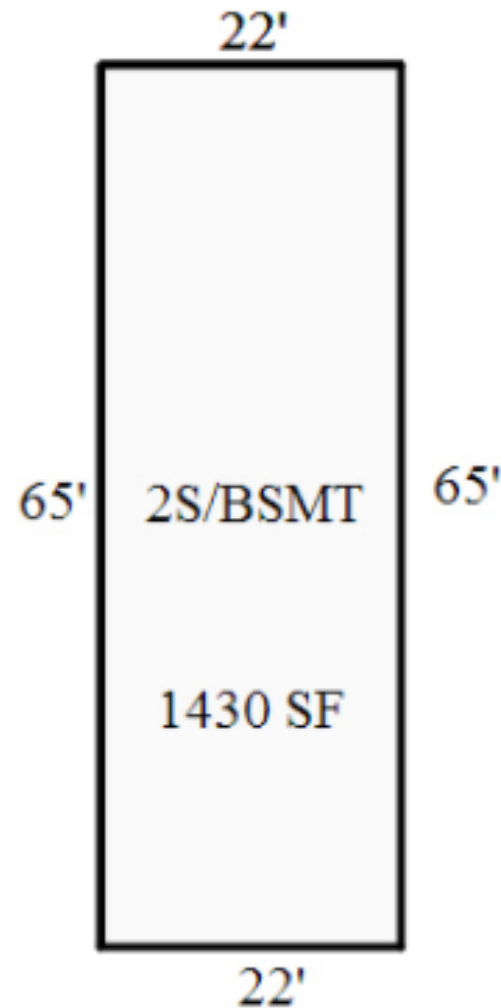
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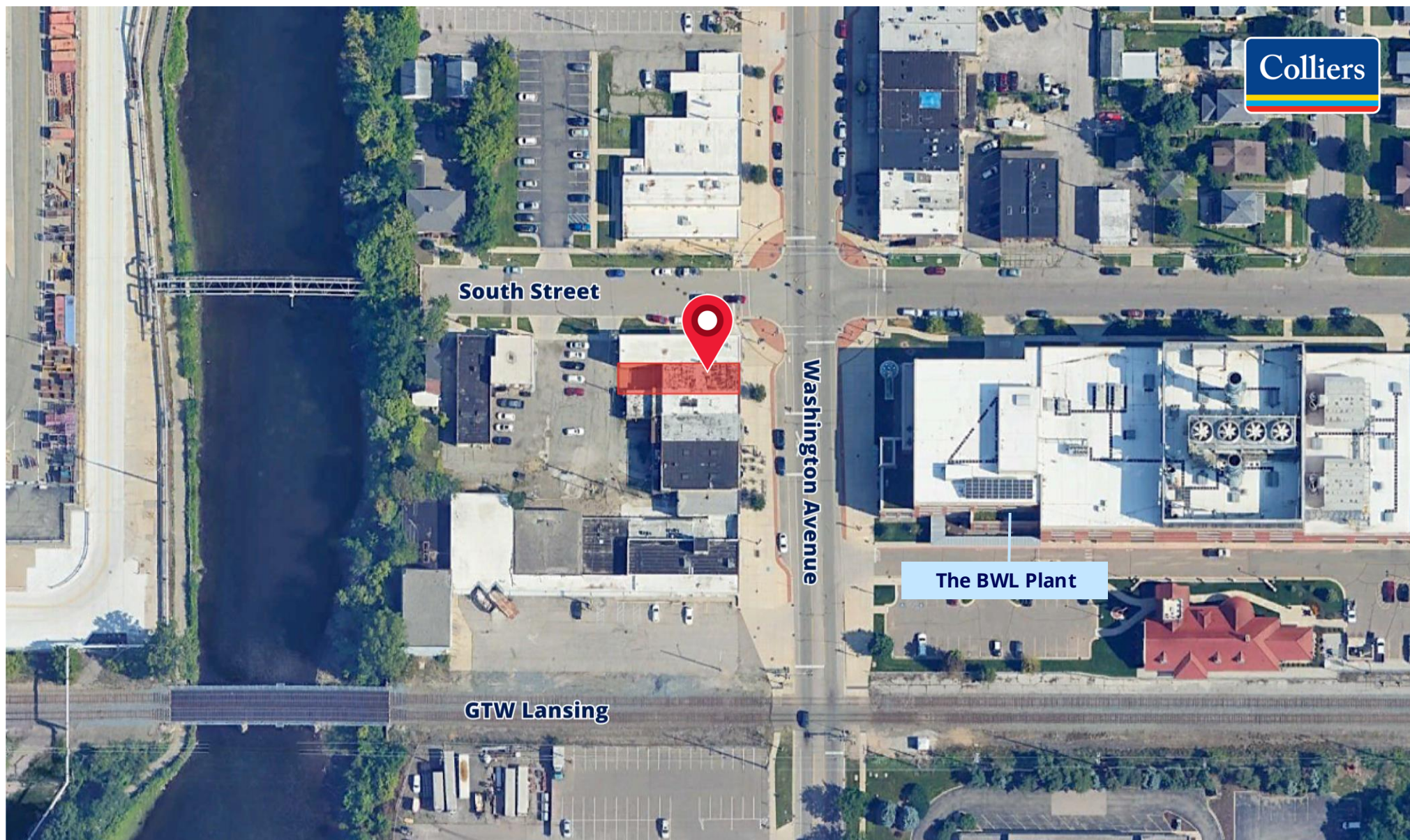
1202 S Washington Ave – 1,430 SF

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FLOOR PLAN

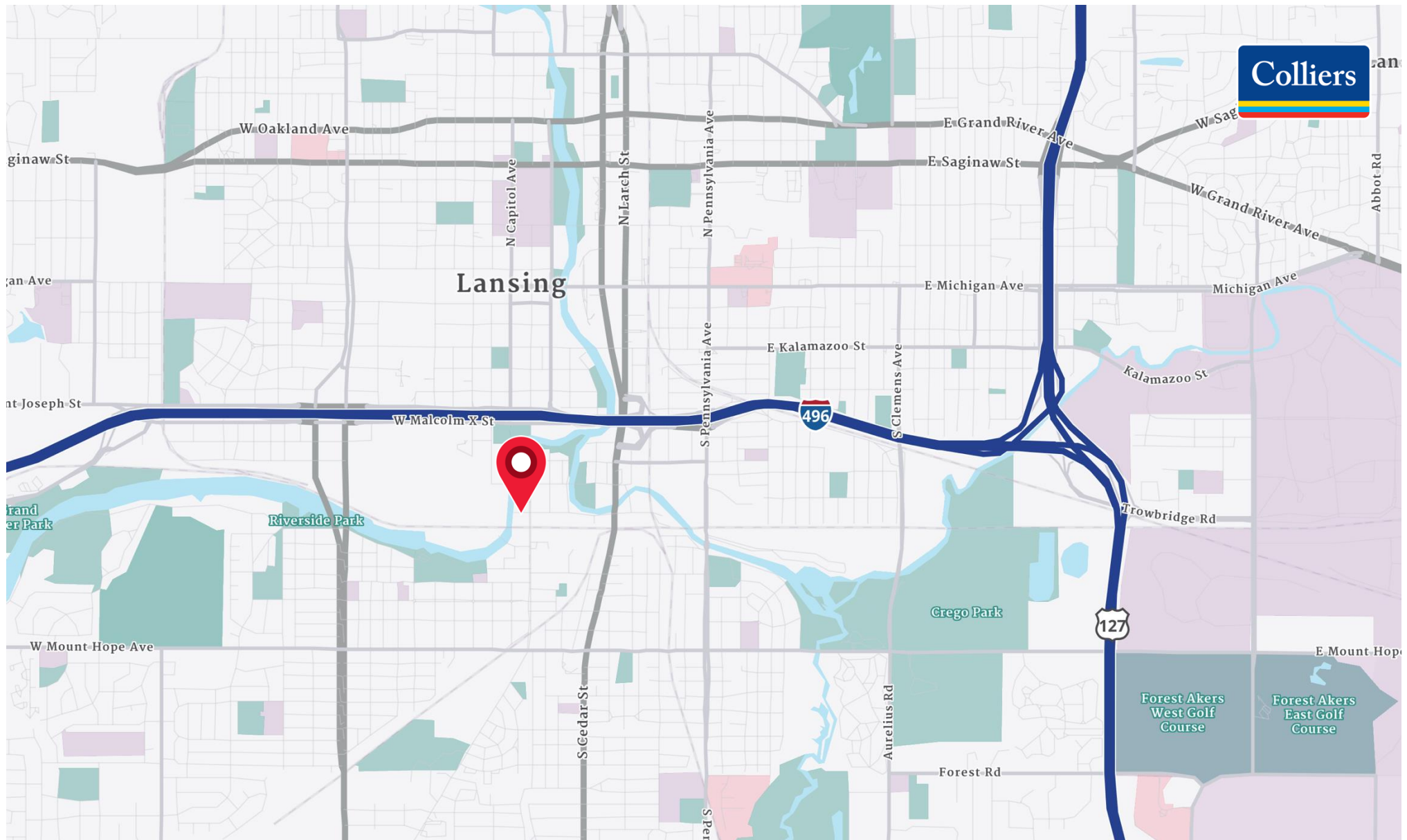
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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

AERIAL MAP

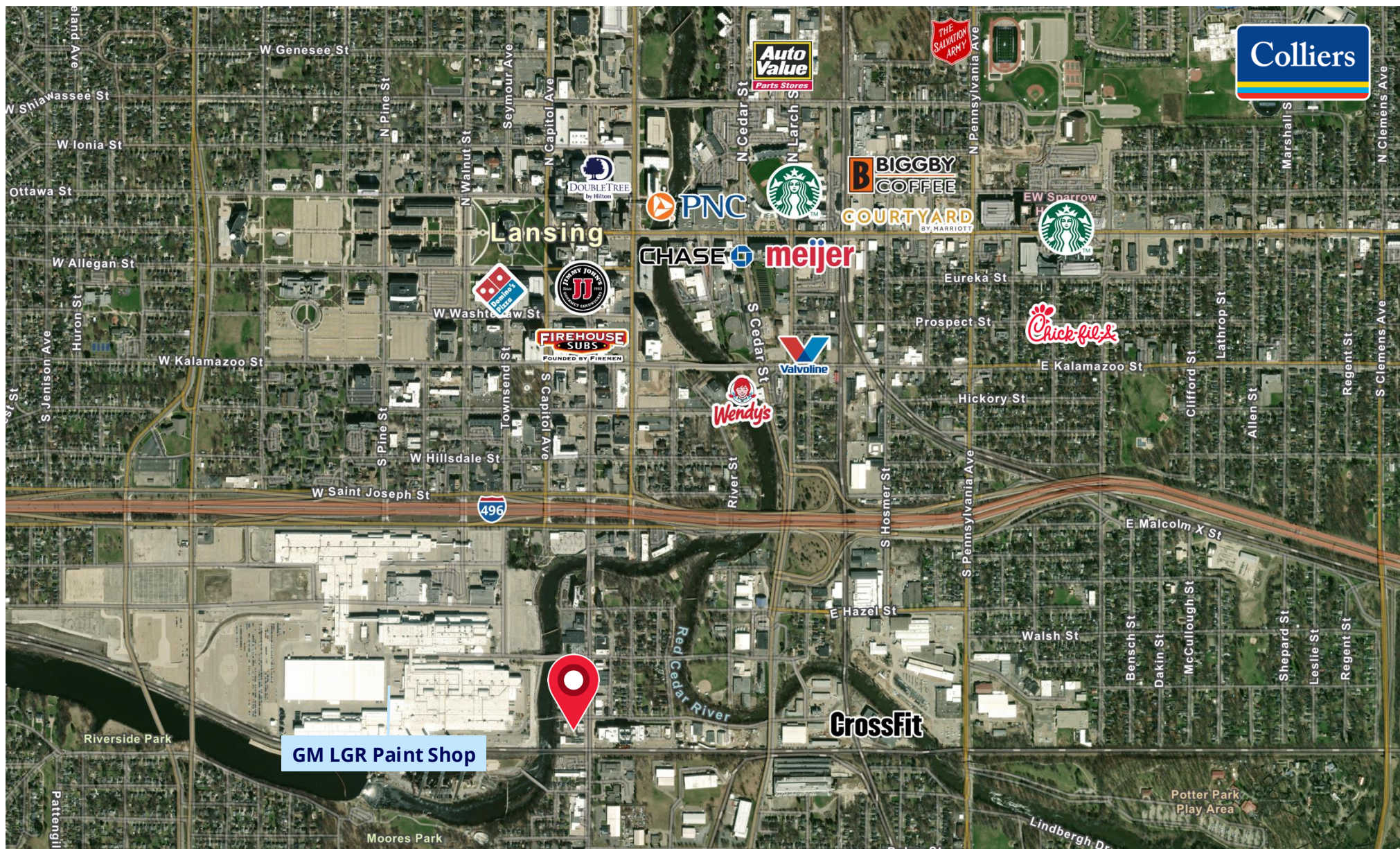
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LOCATION MAP

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RETAILER MAP

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DEMOGRAPHICS

1,430 SF Retail Storefront



| CURRENT YEAR SUMMARY | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|--|---------------|---------------|---------------|
| Total Population | 11,293 | 90,218 | 194,311 |
| Total Households | 5,312 | 40,713 | 82,184 |
| Total Family Households | 2,221 | 19,067 | 38,834 |
| Average Household Size | 2.10 | 2.12 | 2.15 |
| Median Age | 36.3 | 34.9 | 31.6 |
| Population Age 25+ | 7,981 | 60,327 | 117,021 |
| 2010 – 2021 Population: Annual Growth Rate (CAGR) | -0.42% | -0.24% | -0.18% |
| 2022 – 2023 Population: Annual Growth Rate (CAGR) | 0.79% | 0.00% | 0.07% |
| 5 YEAR PROJECTED TRENDS: ANNUAL RATE | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
| Population | 0.30% | -0.02% | -0.02% |
| Households | 0.76% | 0.44% | 0.43% |
| Families | 0.33% | 0.15% | 0.13% |
| Median Household Income | 2.15% | 2.27% | 2.10% |
| CURRENT YEAR POPULATION BY SEX | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
| Male Population / % Male | 5,687 | 44,836 | 96,083 |
| Female Population / % Female | 5,606 | 45,382 | 98,228 |
| INCOME & HOUSEHOLDS SUMMARY | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
| 2020 Median Household Income | \$48,293 | \$54,285 | \$55,212 |
| Average Household Income | \$60,653 | \$67,482 | \$73,061 |
| Per Capita Income | \$28,698 | \$30,565 | \$31,186 |
| SUMMARY BUSINESS DATA | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
| Total Businesses | 1,025 | 4,098 | 7,877 |
| Total Daytime Population | 31,242 | 126,155 | 248,747 |
| Daytime Population: Workers | 26,177 | 84,952 | 155,514 |
| Daytime Population: Residents | 5,065 | 41,203 | 93,233 |

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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