

For Lease

Retail | 4,285 SF

\$31 PSF NNN



## 172 E. Edgewood Blvd

Lansing, Michigan 48911

### Property Highlights

- Great opportunity in direct proximity to the I-96/Cedar Street interchange
- This stand alone restaurant site is an out lot of Celebration Cinema IMAX next to Texas Roadhouse
- Nearby retailers include Target, OfficeMax, Great Clips, Dollar Tree, Lumber Liquidators, Sally Beauty Supply, Menards, Shaheen Chevrolet, Steak 'n Shake and more
- With 24,997 households within a 3-mile-radius of the property, it would make a great location for any restaurant
- Possible highway signage available
- Traffic counts on I-96: 33,733 VPD, Edgewood Blvd: 12,978 VPD and E Miller Rd 14,062 (2018)

### Property Description

This building is offered for lease at \$31.00 NNN.

#### OFFERING SUMMARY

Available SF	4,285 SF
Lease Rate	\$31.00 SF/yr (NNN)
Lot Size	1.17 Acres
Building Size	4,285 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,190	\$53,083
3 Miles	61,445	\$51,385
5 Miles	137,134	\$51,253

For more information

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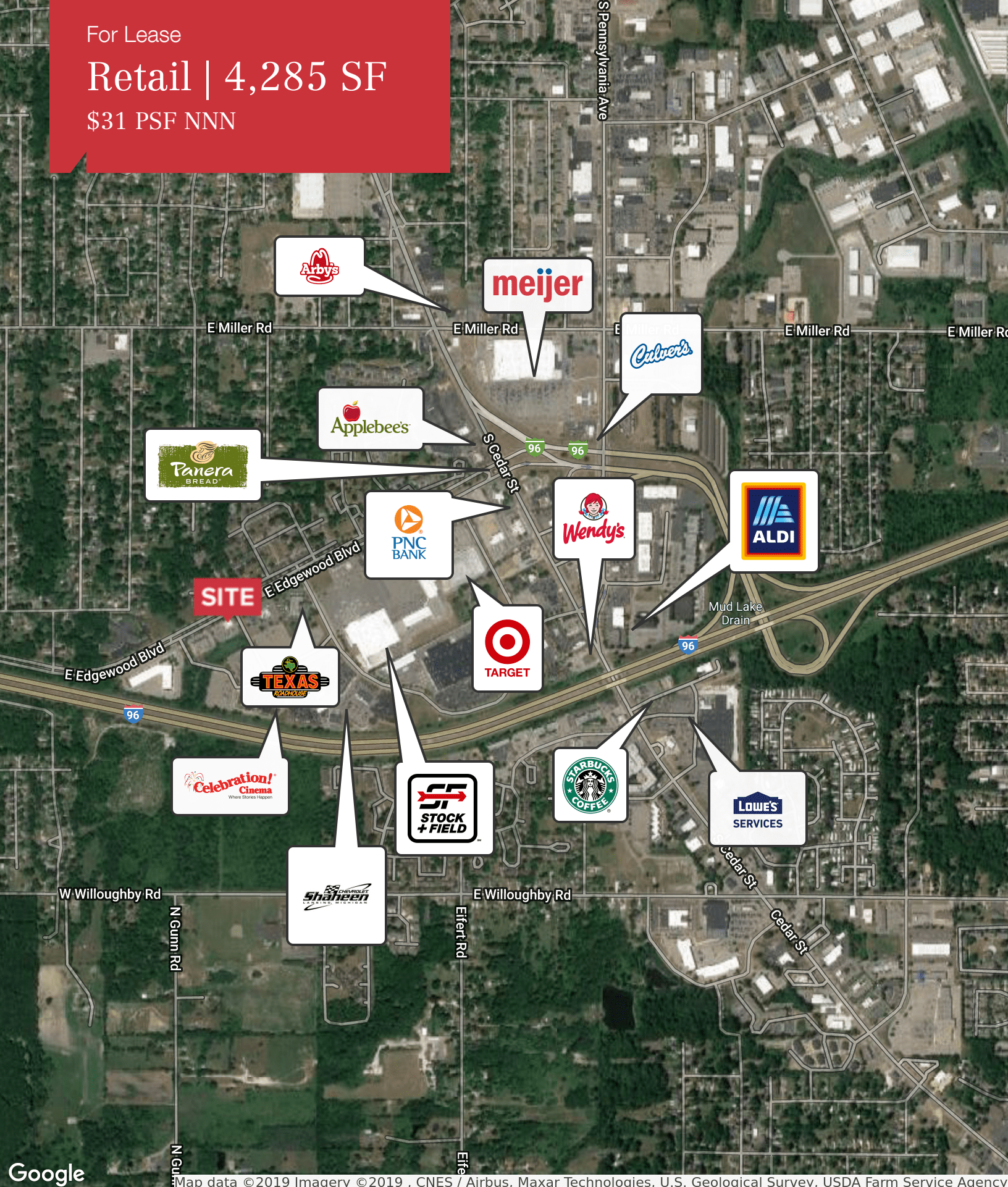
Triple Net Lease



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Google

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