

# VALLEY FARMS PLAZA

16209-16219 OLD U.S. 27, LANSING, MI 48906

2,300 SF AVAILABLE RETAIL PROPERTY

FOR LEASE



**BRENDA ASMAR**

ADVISOR

BRENDA@ALTITUDECRE.COM

(248)-791-2265

**ALTITUDE**  
COMMERCIAL REAL ESTATE



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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Position your business in a well-located neighborhood retail center at 16209 Old US-27, serving the greater Lansing market. This established center benefits from strong local traffic and built-in customer draw from existing tenants Family Dollar, a national value retailer, and The Classic Pub, a popular local dining and gathering destination. The property offers excellent visibility, easy access, and ample parking, making it ideal for service-oriented, food, or retail users seeking consistent daily traffic. The tenant mix supports a wide range of complementary uses, creating a convenient destination for nearby residents and commuters alike.

## PROPERTY HIGHLIGHTS

- Ample parking for customers and employees
- High visibility from Old U.S. 27
- Modern and versatile retail space
- Customizable floor plans to suit your business needs
- Easy access for local and commuter traffic
- Strategic location for retail and street retail tenants

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## LOCATION DESCRIPTION

Discover the vibrant retail opportunities awaiting you in Lansing, MI. Located just minutes from the heart of downtown Lansing, the area surrounding the property offers a dynamic mix of shopping, dining, and entertainment options. Nearby Frandor Shopping Center, Eastwood Towne Center, and Lansing City Market are popular destinations for both locals and visitors, while the Potter Park Zoo and the Michigan History Center provide family-friendly activities. With a blend of established communities and emerging neighborhoods, the area presents a prime opportunity for retail and street retail tenants to tap into a diverse consumer base and establish a strong presence.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,300 SF
Lot Size:	3.44 Acres
Building Size:	15,881 SF

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SITE PLANS



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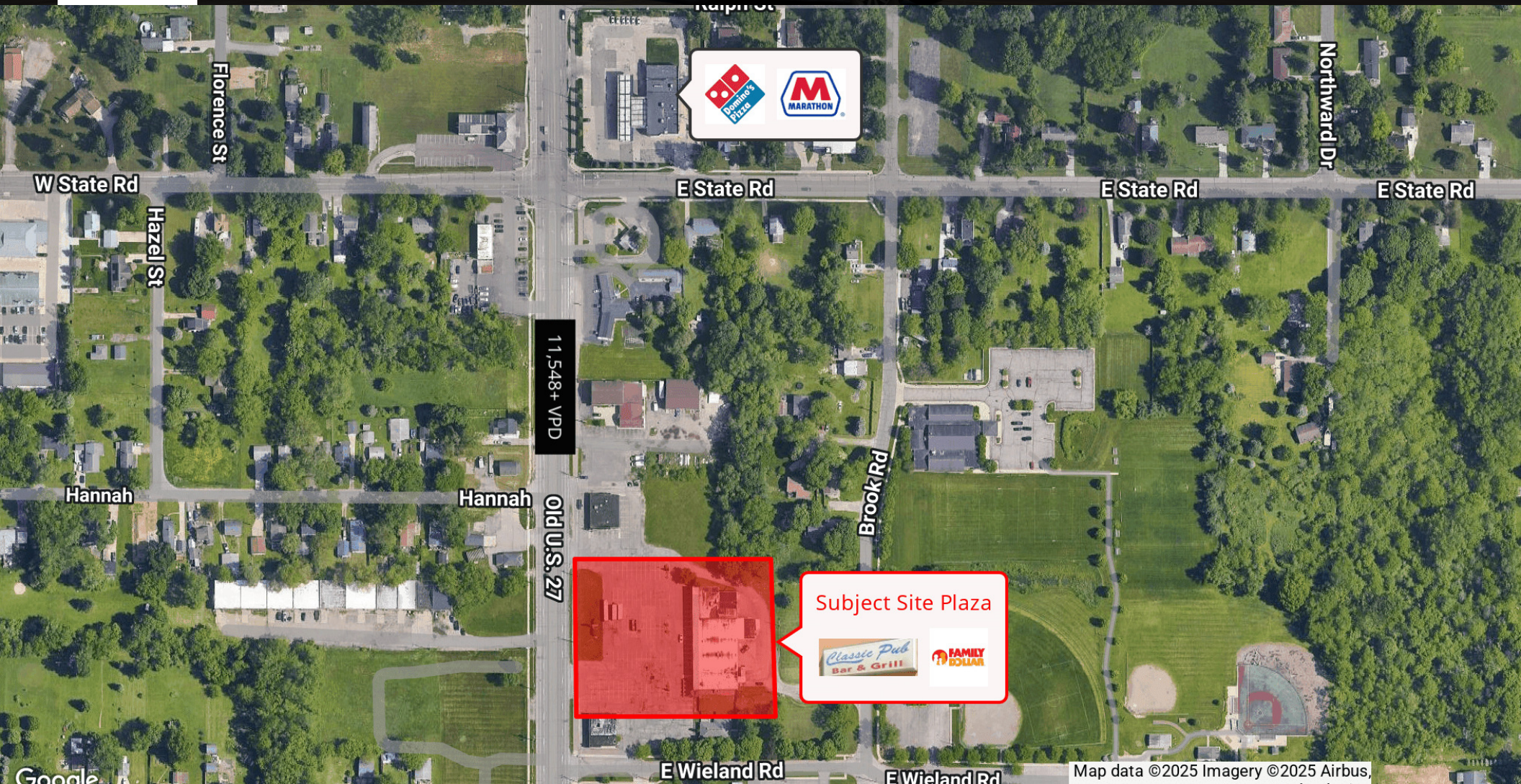


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RETAILER MAP



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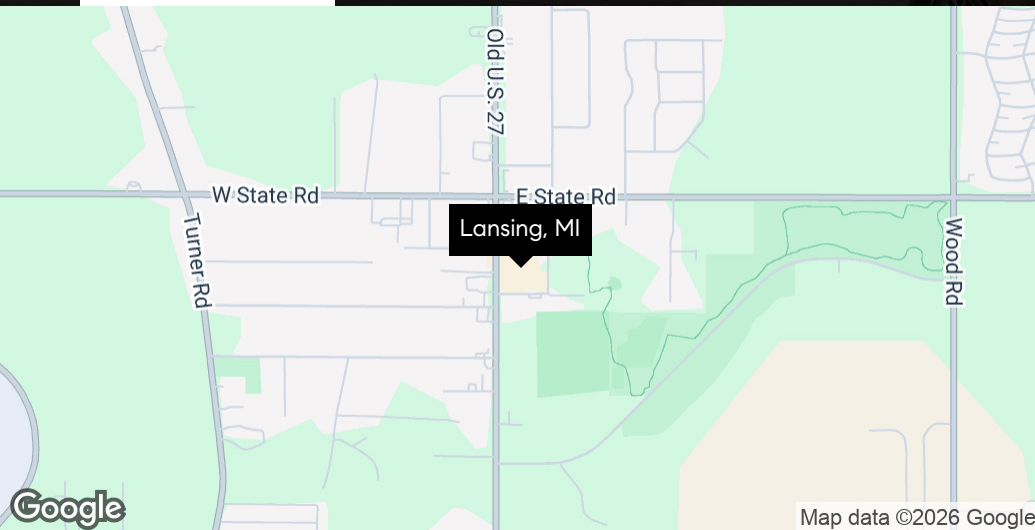


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## CITY INFORMATION



## LANSING, MICHIGAN

Lansing, Michigan is the state capital and a major economic, educational, and governmental hub in Mid-Michigan. Anchored by Michigan State University and a strong state government presence, the city benefits from a stable employment base, a highly educated workforce, and consistent population demand. Lansing supports a diverse economy that includes education, healthcare, advanced manufacturing, and technology, providing resilience across economic cycles. The city features a mix of urban amenities, established residential neighborhoods, and growing commercial corridors, while offering excellent regional connectivity via I-96, I-69, and US-127. With steady investment, affordable cost of living, and a large institutional presence, Lansing remains an attractive and durable market for residents, businesses, and real estate investors alike.



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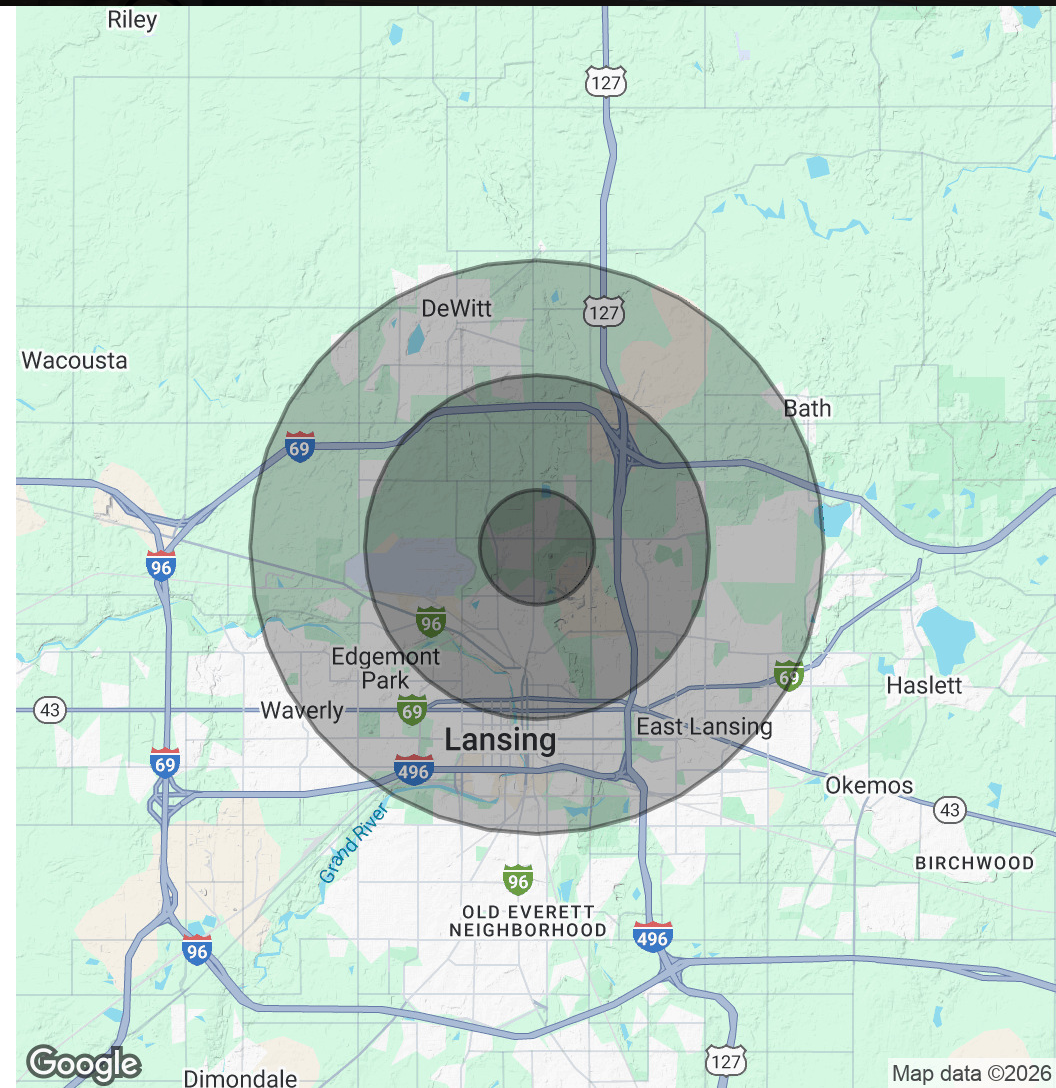
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,303	40,674	144,682
Average Age	44	38	37
Average Age (Male)	43	38	36
Average Age (Female)	44	39	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,040	18,208	60,927
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$73,047	\$73,173	\$81,167
Average House Value	\$162,276	\$185,236	\$221,972
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,875	26,205	98,476
Total Population - Black	69	5,865	19,443
Total Population - Asian	39	2,045	6,969
Total Population - Hawaiian	1	21	88
Total Population - American Indian	26	353	968
Total Population - Other	60	1,746	4,943

Demographics data derived from AlphaMap



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