



FOR SALE OR FOR LEASE

# RITE AID - FOR SALE OR FOR LEASE

2701 South Cedar Street, Lansing, MI 48910

*Exclusively Listed By:*

**EVAN LYONS**  
Senior Director  
248.702.0298

[elyons@encorereis.com](mailto:elyons@encorereis.com)

**JOE LOPEZ**

Director, Investment Sales  
248.702.0728

[jlopez@encorereis.com](mailto:jlopez@encorereis.com)



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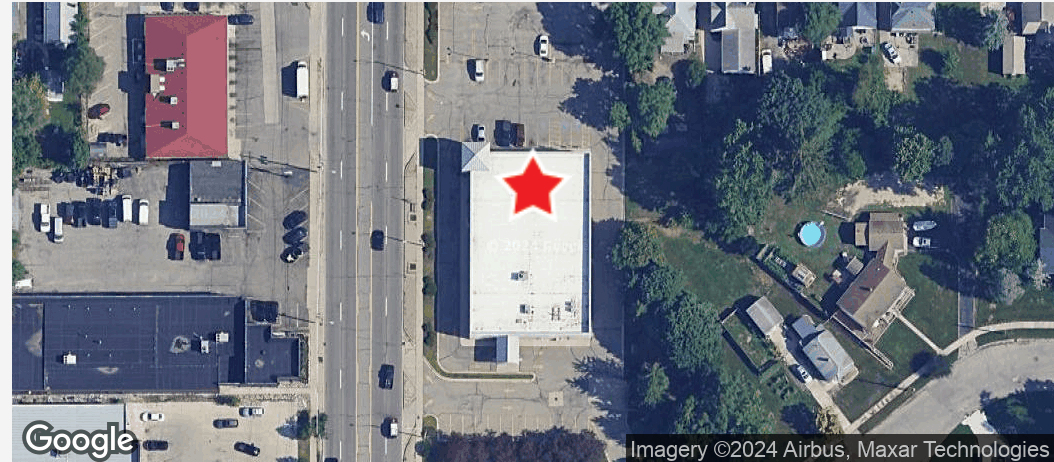


# RITE AID

2701 South Cedar Street | Lansing, MI 48910

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

List Price:	Inquire with Broker
Asking Lease Rent:	\$12.75 + NNN
Land Acreage:	1.77 Acres
Year Built:	1996
Building Size:	11,230
Zoning:	F COMM

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,757	38,360	81,997
Total Population	13,007	85,551	198,230
Average HH Income	\$61,692	\$62,675	\$73,641

### PROPERTY HIGHLIGHTS

- Former Rite Aid Well Positioned for New Tenant with Drive Thru
- Less Than Ten Minutes from one of Michigan's Largest Universities, Michigan State University
- Less Than 15 Minutes from International Airport
- Michigan's State Capital is Located in Lansing Michigan
- Total Population within 5 Miles in Excess of 198,230 People
- Zoned F COMM | Retail Use
- Average Household Income exceeds \$61,692 within a mile

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Garryn Laws | Capital Advisor  
(Direct) 714.655.3720 | glaws@taurocapitaladvisors.com

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# LANSING MARKET OVERVIEW

## LANSING, MI

Lansing is the capital of the U.S. state of Michigan. The 2010 Census places the city's population at 114,297, making it the fifth largest city in Michigan. The population of its Metropolitan Statistical Area was 464,036, while the even larger Combined Statistical Area (CSA) population, which includes Shiawassee County was 534,684.

The Lansing Metropolitan Area, colloquially called "Mid-Michigan", is an important center for educational, cultural, governmental, commercial, and industrial functions. The area is home to two medical schools, one veterinary school, two nursing schools, two law schools (including Thomas M. Cooley and Michigan State University College of Law), a Big Ten Conference university (Michigan State), the Michigan State Capitol, the state Supreme Court and Court of Appeals, a federal court, the Library of Michigan and Historical Center, and headquarters of four national insurance companies. Lansing is the only U.S. state capital (among the 47 located in counties) that is not also a county seat. The county seat of Ingham County is Mason, but the county maintains some offices in Lansing.



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Garryn Laws | Capital Advisor  
(Direct) 714.655.3720 | [glaws@taurocapitaladvisors.com](mailto:glaws@taurocapitaladvisors.com)



# ADDITIONAL PHOTO



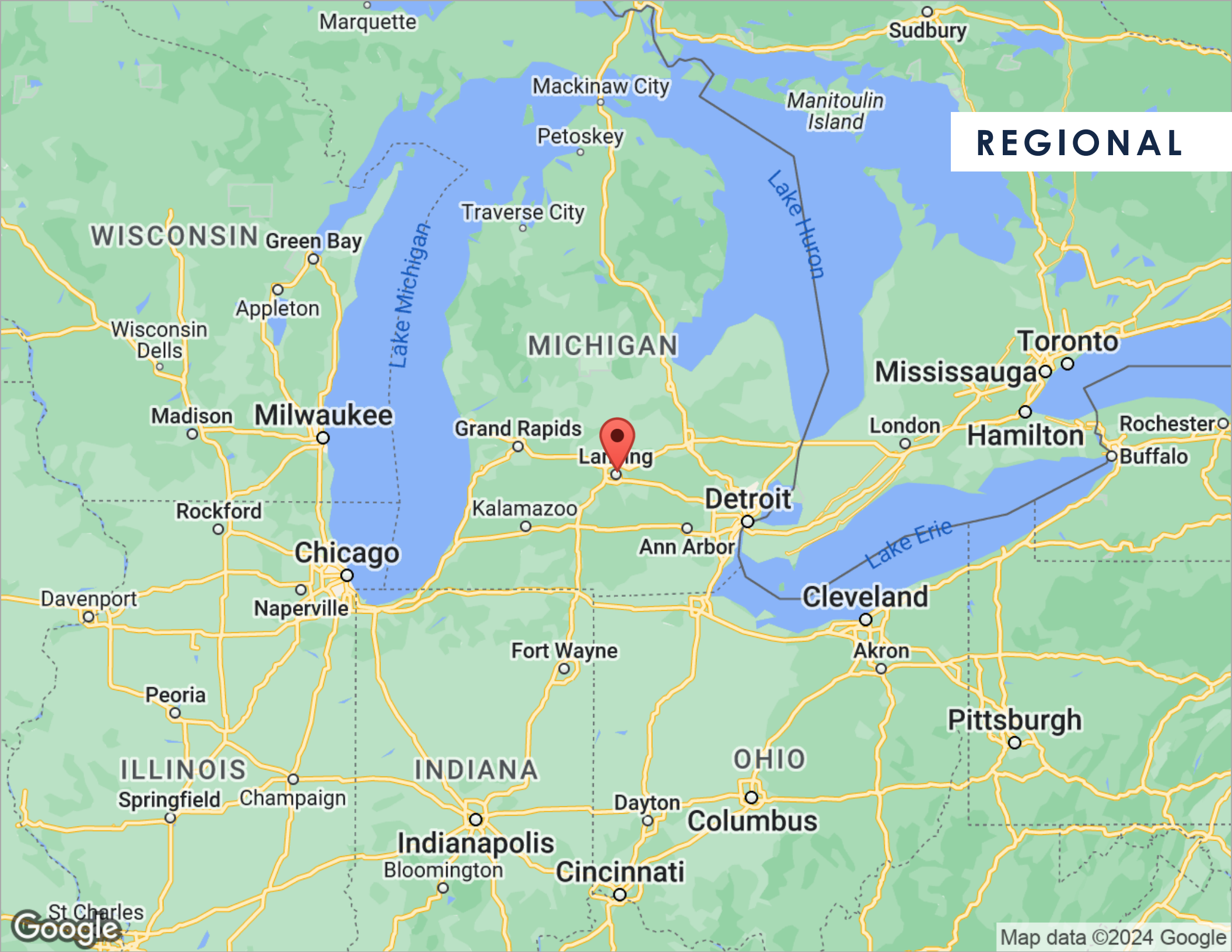


# ADDITIONAL PHOTOS





# REGIONAL



WISCONSIN

MICHIGAN

MISSISSAUGA

Milwaukee

Grand Rapids

Detroit

Chicago

Cleveland

ILLINOIS

INDIANA

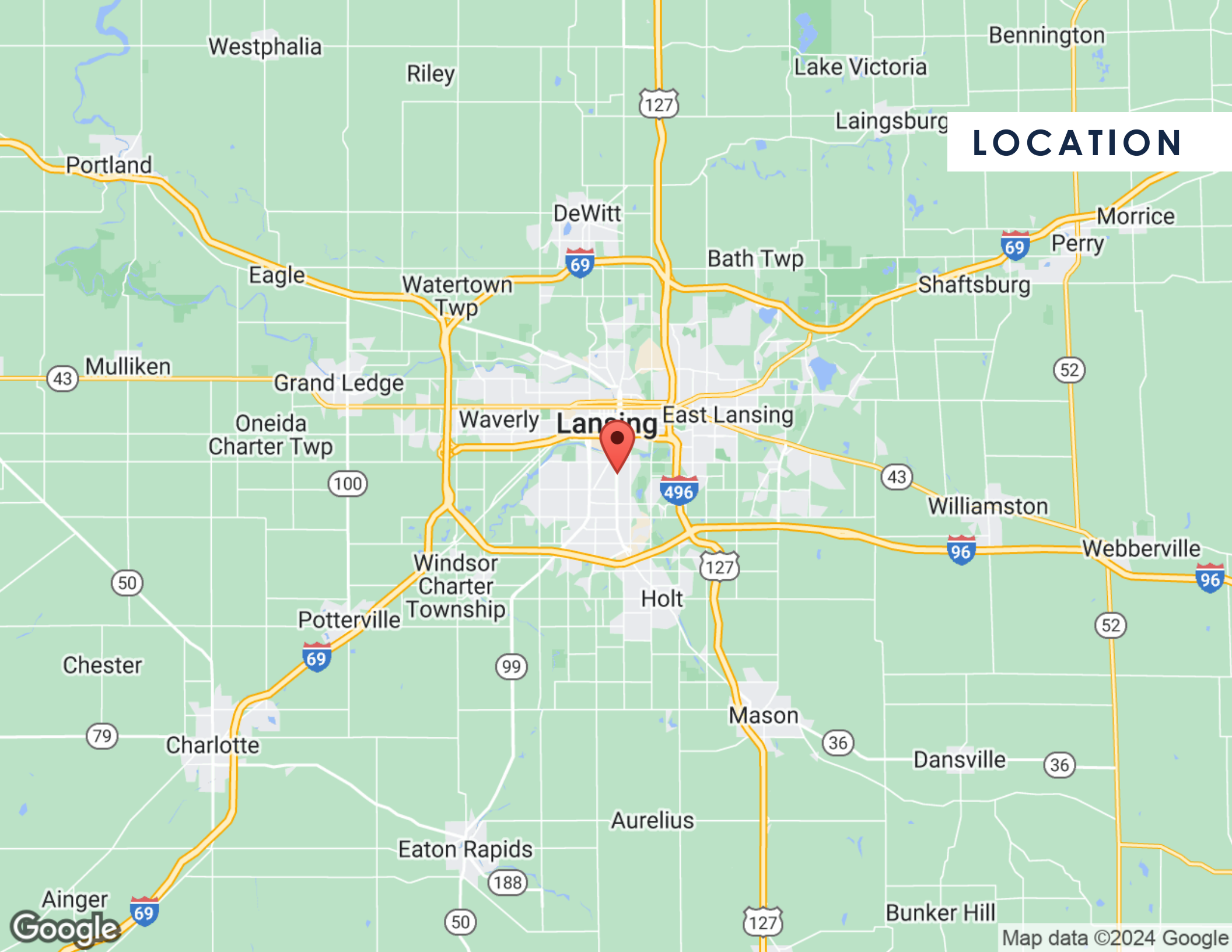
OHIO

Indianapolis

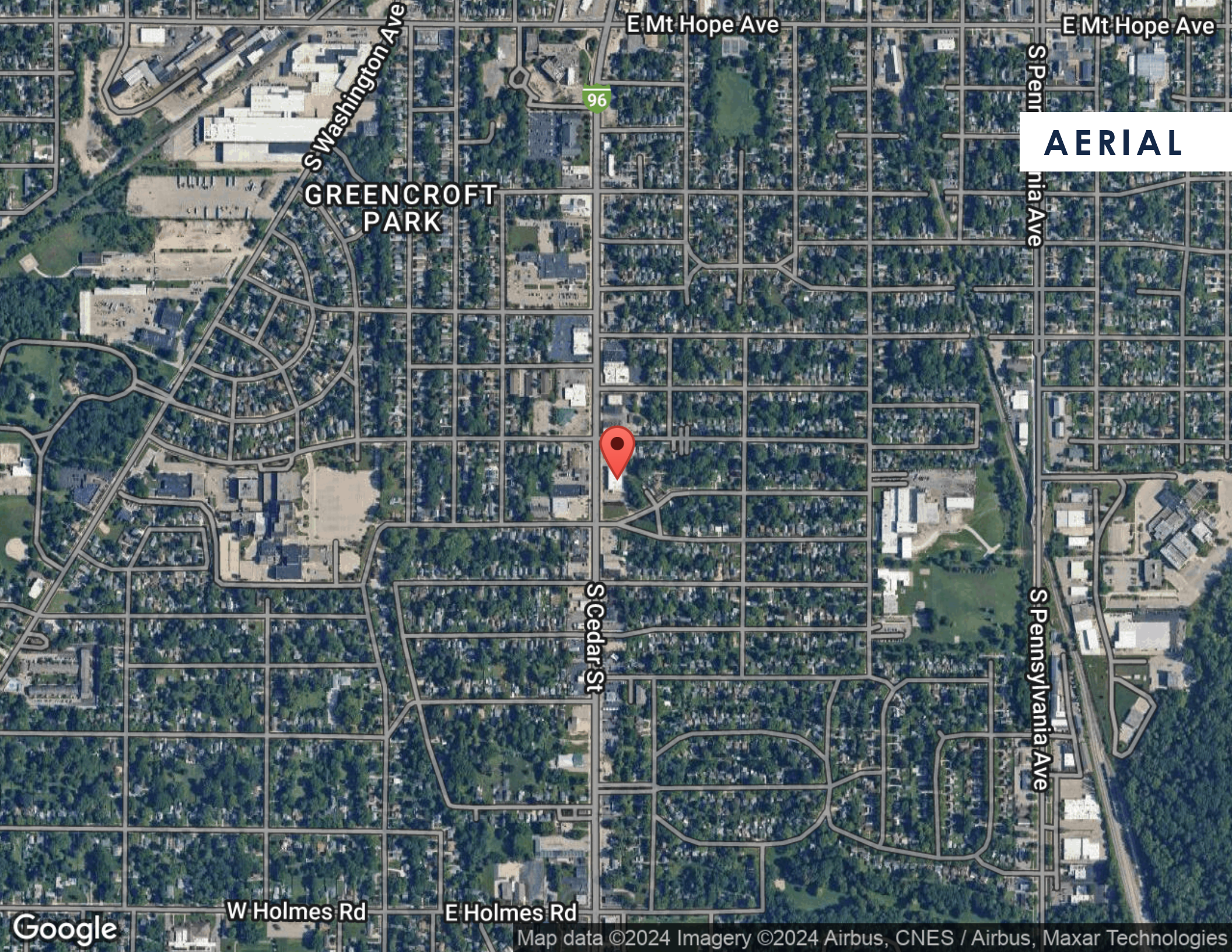
Columbus

Pittsburgh

# LOCATION







E Mt Hope Ave

E Mt Hope Ave

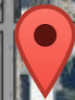
S Penn  
sylvania Ave

**AERIAL**

**GREENCROFT  
PARK**

S Washington Ave

96



S Cedar St

S Pennsylvania Ave

W Holmes Rd

E Holmes Rd

Google

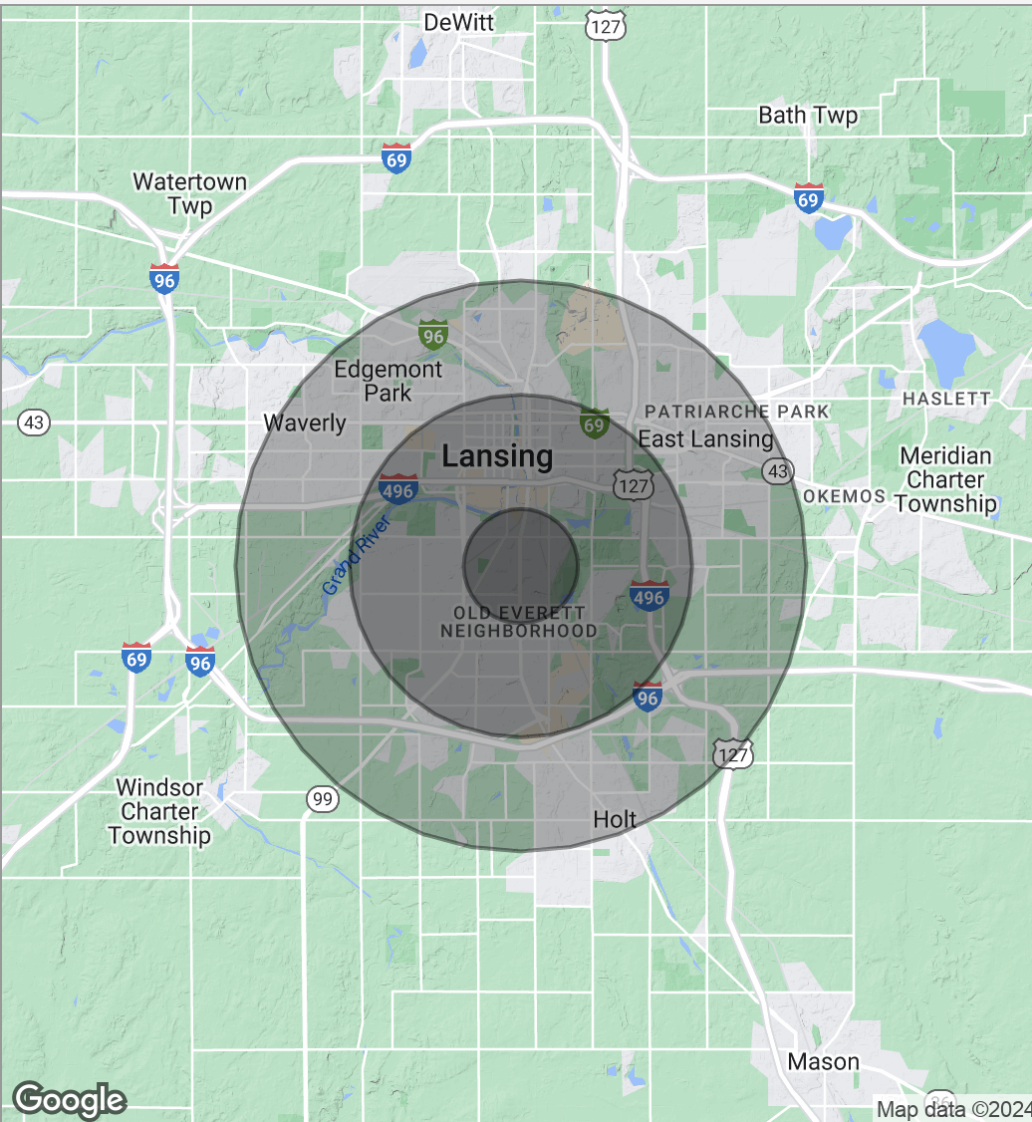
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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,007	85,551	198,230
Median age	38	38	37
Median age (Male)	38	37	36
Median age (Female)	39	39	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,757	38,360	81,997
# of persons per HH	2.3	2.2	2.4
Average HH income	\$61,692	\$62,675	\$73,641
Average house value	\$110,497	\$136,172	\$174,087
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	14.4%	13.8%	11.2%
RACE (%)	1 MILE	3 MILES	5 MILES
White	62.9%	55.8%	61.5%
Black	16.3%	22.4%	19.0%
Asian	1.2%	4.2%	4.8%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.8%	0.8%	0.7%
Other	4.7%	4.9%	4.0%

\* Demographic data derived from 2020 ACS - US Census

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FOR DISCUSSION PURPOSES

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2701 South Cedar Street, Lansing, MI 48910



**ENCORE REAL ESTATE INVESTMENT SERVICES**

6755 Daly Road

West Bloomfield, MI 48322

Encoreinvestmentrealestate.com

*Prepared By:*

**EVAN LYONS**

Senior Director

248.702.0298

elyons@encorereis.com

**JOE LOPEZ**

Director, Investment Sales

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