

520 LANSING STREET
CHARLOTTE, MICHIGAN



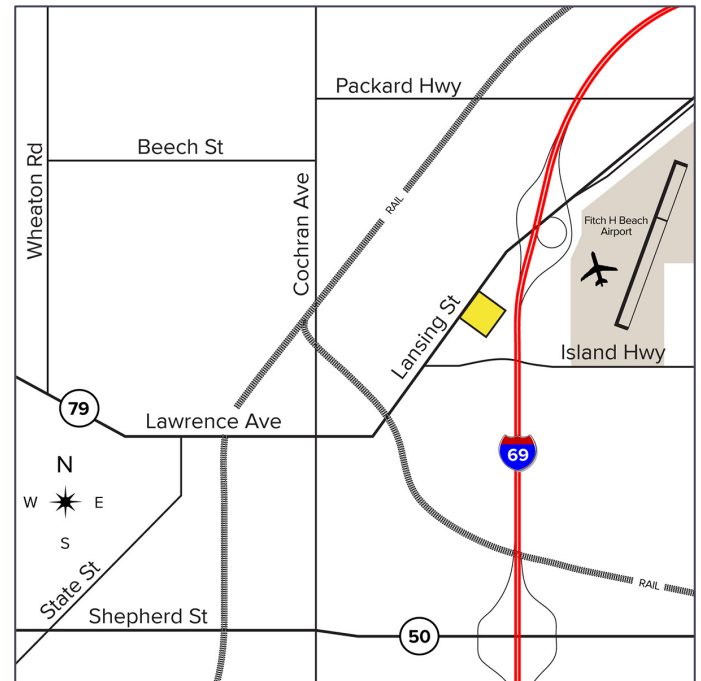
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RETAIL FOR SALE
5,000 Square Feet on 13 Acres



PROPERTY FEATURES

- 5,000 square foot commercial building on 13.00 acres
- Located within an Opportunity Zone and eligible for MSHDA-related incentives, this property presents a unique opportunity for investors, developers, and owner-users alike
- The site supports a wide range of automotive & commercial uses, including vehicle sale, service & maintenance, body work & towing operations
- With significant excess land, the property is well positioned for mixed-use development or future redevelopment, offering upside potential for a variety of commercial applications
- Surrounded by national and local retailers along the Lansing Street corridor, with strong commercial presence and excellent visibility
- Close-proximity to I-69
- Sale Price: \$1,379,000 (\$275.80/sq. ft.)



For more information, please contact:

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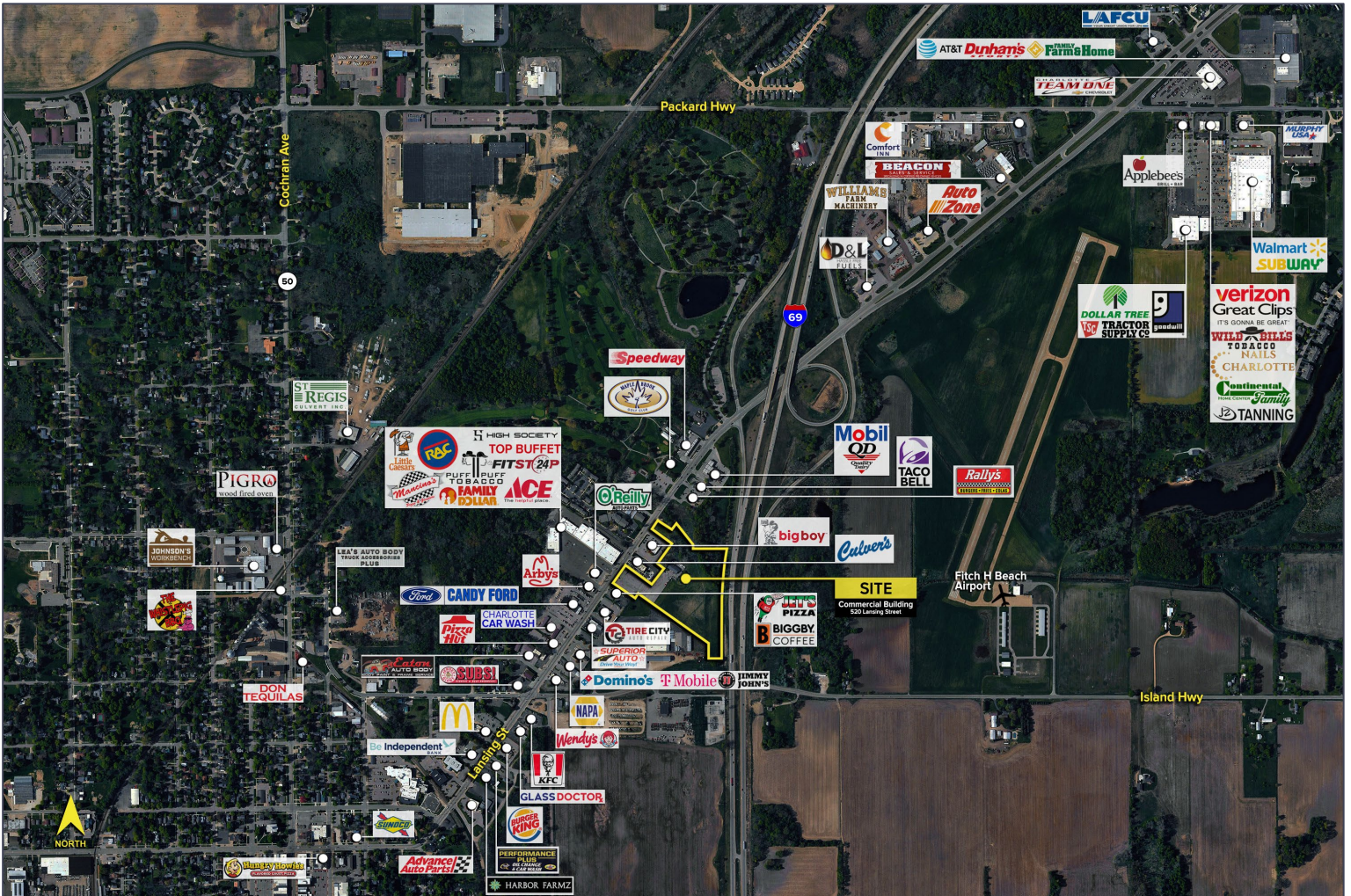
520 Lansing Street – Charlotte, Michigan

Retail For Sale

5,000
Square Feet
AVAILABLE

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	3,664	\$53,995
3 MILE	12,525	\$70,519
5 MILE	16,893	\$75,133

TRAFFIC COUNTS (TWO-WAY)	
13,252	Lansing St. N of Island Hwy.
12,296	Lansing St. S of Island Hwy.
28,660	I-69 & Lake Lansing St.
2,465	Island Hwy. & Lansing St.



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