

FOR LEASE

# BOX SPACE NEXT TO SPORTSMAN'S WAREHOUSE

8757 DELTA MARKET DR, LANSING, MI 48917

**20,000 SF  
AVAILABLE**



# PROPERTY DETAILS

**LOCATION:** 8757 Delta Market Dr  
Lansing, MI 48917

**PROPERTY TYPE:** Freestanding Building

**DATE AVAILABLE:** Immediately

**BUILDING SIZE:** 52,000 SF

**AVAILABLE SPACE:** Approximately 20,000 SF

**LOT SIZE:** 5.95 AC

**IMPROVEMENTS:** "As-Is"

**ZONING:** Commercial

**TRAFFIC COUNT:** Saginaw Hwy (23,036 CPD)  
I-96 (61,810 CPD)

EXCLUSIVELY LISTED BY:



**ANDREW C. LUCKOFF**  
Director  
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## DESCRIPTION

Join Sportman's Warehouse in a portion of the former Gander Mountain next to new Menards. Built in 2016, this building is like new. Tremendous local and regional draw due to its proximity to the I-96 & Saginaw Highway interchange. Trade area includes Walmart Supercenter, Menards, Value City Furniture, Lowe's, Michaels, PetSmart, Five Below, ULTA, Tractor Supply & Pier 1 Imports. Additionally, the newly constructed Delta Crossing Center featuring, Hobby Lobby, T.J. Maxx, Sierra Trading, BJ Wholesale Club and more will drive significant traffic to this intersection. This is an extremely high traffic site with over 25,000 cpd on Saginaw Hwy and almost 60,000 cpd on I-96. Restaurants in the immediate trade area include Culvers, McDonald's, Arby's, and Bob Evans.

# AERIAL

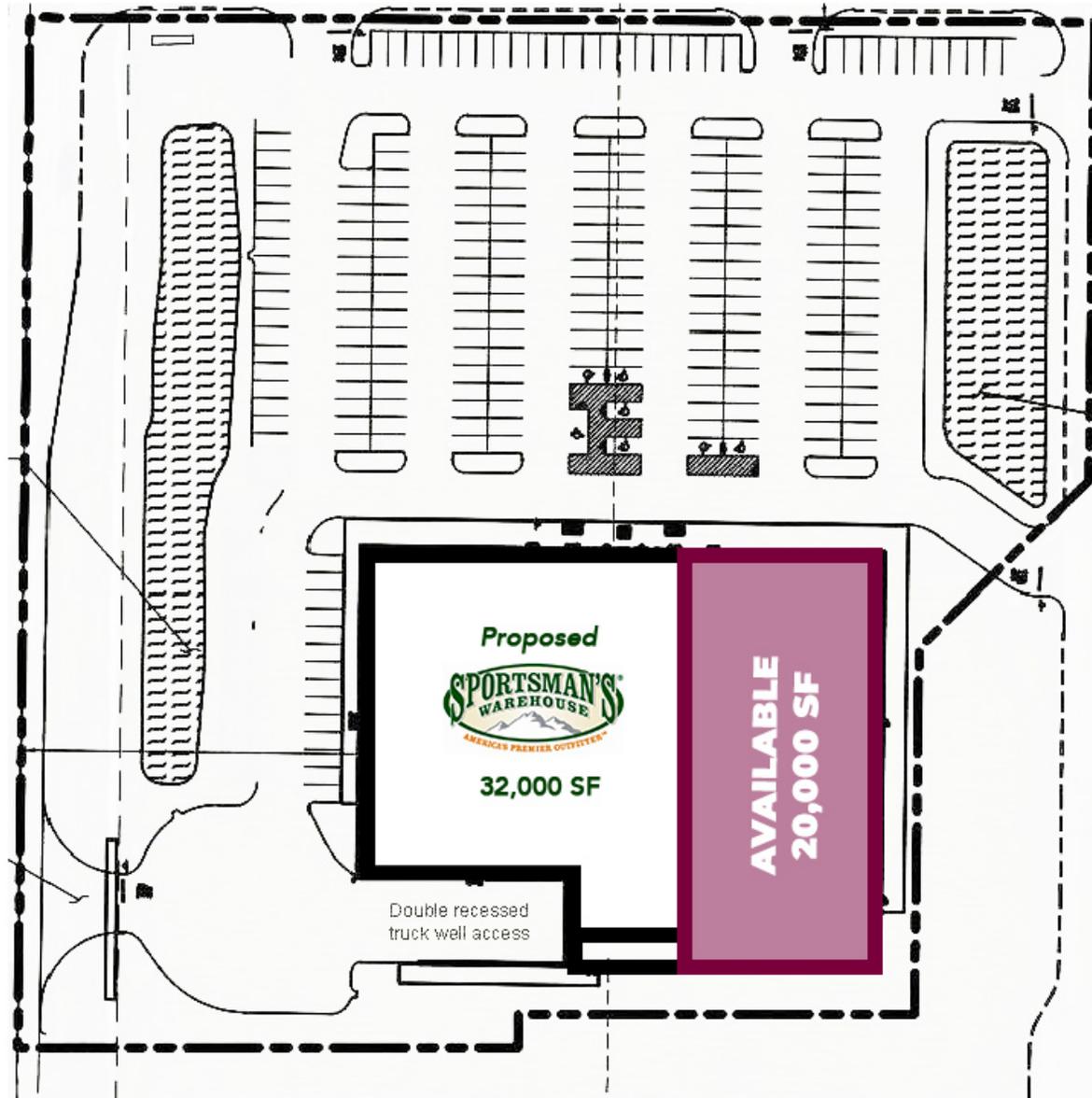


# SOUTH AERIAL



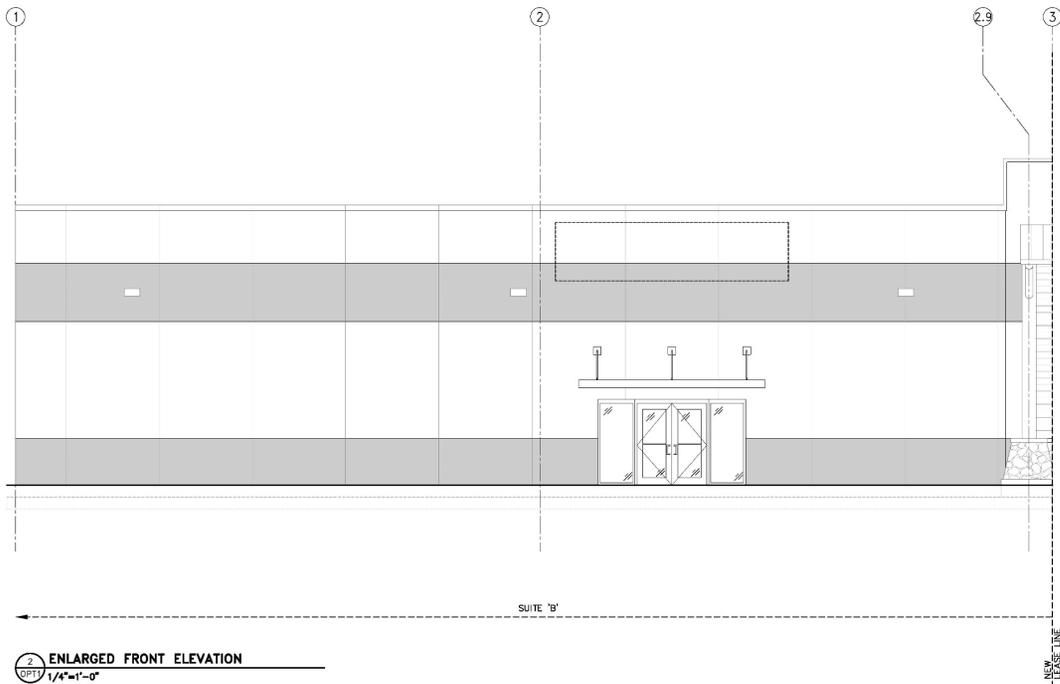
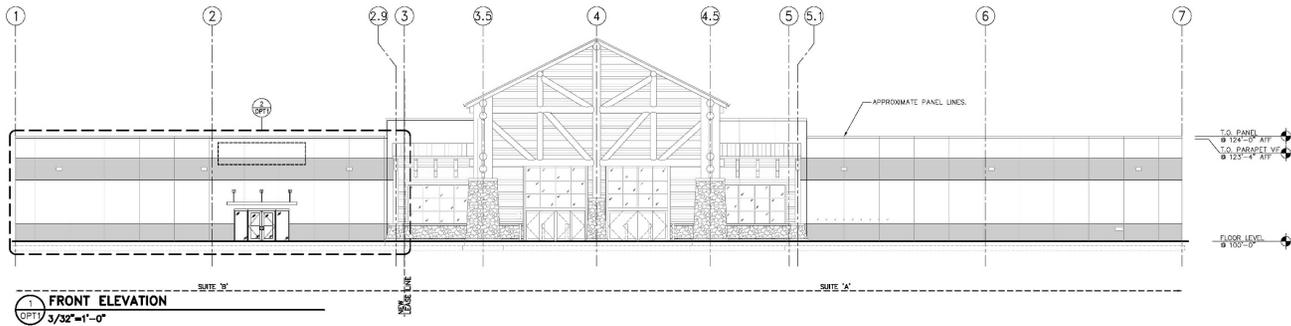


# SITE PLAN

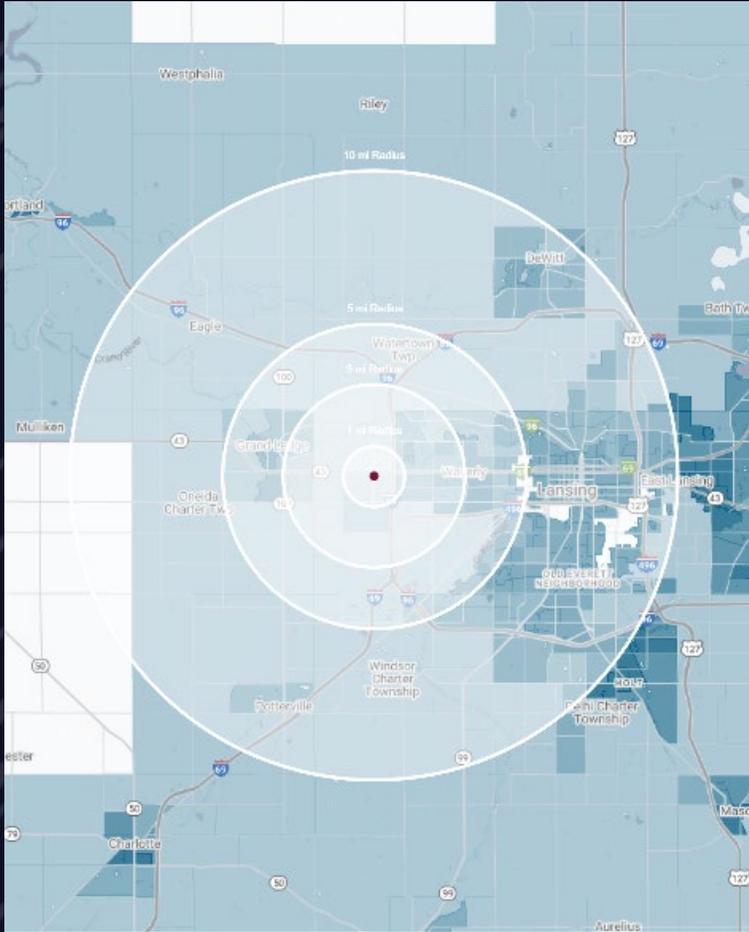




# ELEVATION



# DEMOGRAPHICS



## BOX SPACE NEXT TO SPORTSMAN'S WAREHOUSE

8757 Delta Market Dr,  
Lansing, MI

# DEMOGRAPHICS

| <b>POPULATION</b>                          | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> | <b>10 MILE</b> |
|--|---------------|---------------|---------------|----------------|
| 2023 Estimated Population                  | 4,605         | 25,799        | 59,642        | 241,946        |
| 2028 Projected Population                  | 4,820         | 25,497        | 60,225        | 273,669        |
| 2020 Census Population                     | 4,175         | 25,316        | 59,515        | 239,091        |
| 2010 Census Population                     | 3,849         | 24,331        | 58,487        | 239,060        |
| Projected Annual Growth 2023 to 2028       | 0.9%          | -0.2%         | 0.2%          | 2.6%           |
| Historical Annual Growth 2010 to 2023      | 1.5%          | 0.5%          | 0.2%          | -              |
| <b>HOUSEHOLDS</b>                          |               |               |               |                |
| 2023 Estimated Households                  | 2,176         | 11,594        | 25,988        | 101,207        |
| 2028 Projected Households                  | 2,258         | 11,352        | 26,219        | 116,296        |
| 2020 Census Households                     | 1,957         | 11,407        | 26,120        | 100,193        |
| 2010 Census Households                     | 1,758         | 10,826        | 25,307        | 97,904         |
| Projected Annual Growth 2023 to 2028       | 0.7%          | -0.4%         | 0.2%          | 3.0%           |
| Historical Annual Growth 2010 to 2023      | 1.8%          | 0.5%          | 0.2%          | 0.3%           |
| <b>RACE</b>                                |               |               |               |                |
| 2023 Est. White                            | 80.2%         | 77.1%         | 73.3%         | 67.2%          |
| 2023 Est. Black                            | 7.4%          | 10.5%         | 13.6%         | 14.5%          |
| 2023 Est. Asian or Pacific Islander        | 5.6%          | 5.4%          | 4.4%          | 8.0%           |
| 2023 Est. American Indian or Alaska Native | 0.2%          | 0.3%          | 0.4%          | 0.4%           |
| 2023 Est. Other Races                      | 6.7%          | 6.8%          | 8.4%          | 9.9%           |
| <b>INCOME</b>                              |               |               |               |                |
| 2023 Est. Average Household Income         | \$98,427      | \$120,506     | \$112,271     | \$94,267       |
| 2023 Est. Median Household Income          | \$77,001      | \$85,146      | \$77,401      | \$69,876       |
| 2023 Est. Per Capita Income                | \$46,527      | \$54,304      | \$49,029      | \$39,986       |
| <b>BUSINESS</b>                            |               |               |               |                |
| 2023 Est. Total Businesses                 | 130           | 943           | 2,231         | 7,955          |
| 2023 Est. Total Employees                  | 1,676         | 14,140        | 28,544        | 108,413        |

## CONTACT US



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