



3,720 SF of Retail Showroom



Road Signage

## 3940 N Grand River Ave

Lansing, Michigan 48906

### Property Highlights

- Vacant 9,095 SF warehouse with 15 ft ceilings
- 1 tenant leasing 3,720 SF will stay or move based on new owners plans (current lease is month-to-month)
- 1.15 acres great for owner occupied
- Zoned Industrial 1
- Located near the Capital Regional International Airport
- 2 high door loading docks and 3 overhead doors
- 3 connected buildings could be leased separately
- Close proximity to I-96 and I-69

### Offering Summary

Sale Price:	\$999,000
Building Size:	17,135 SF
Lot Size:	1.15 Acres

### For More Information



**Jim Vlahakis**

Principal

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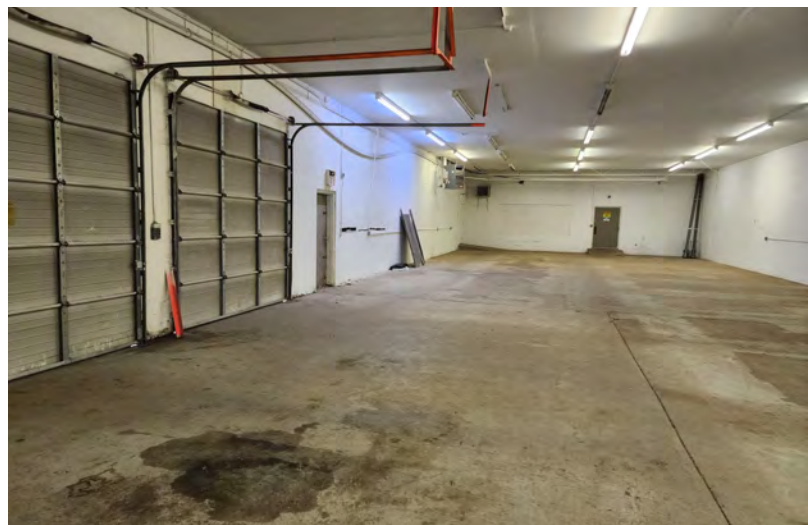
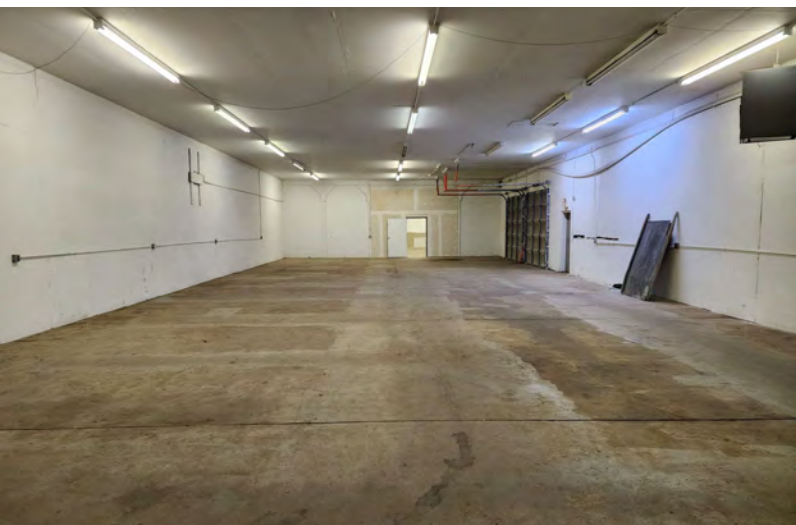


**Scott Adams**

Commercial Advisor

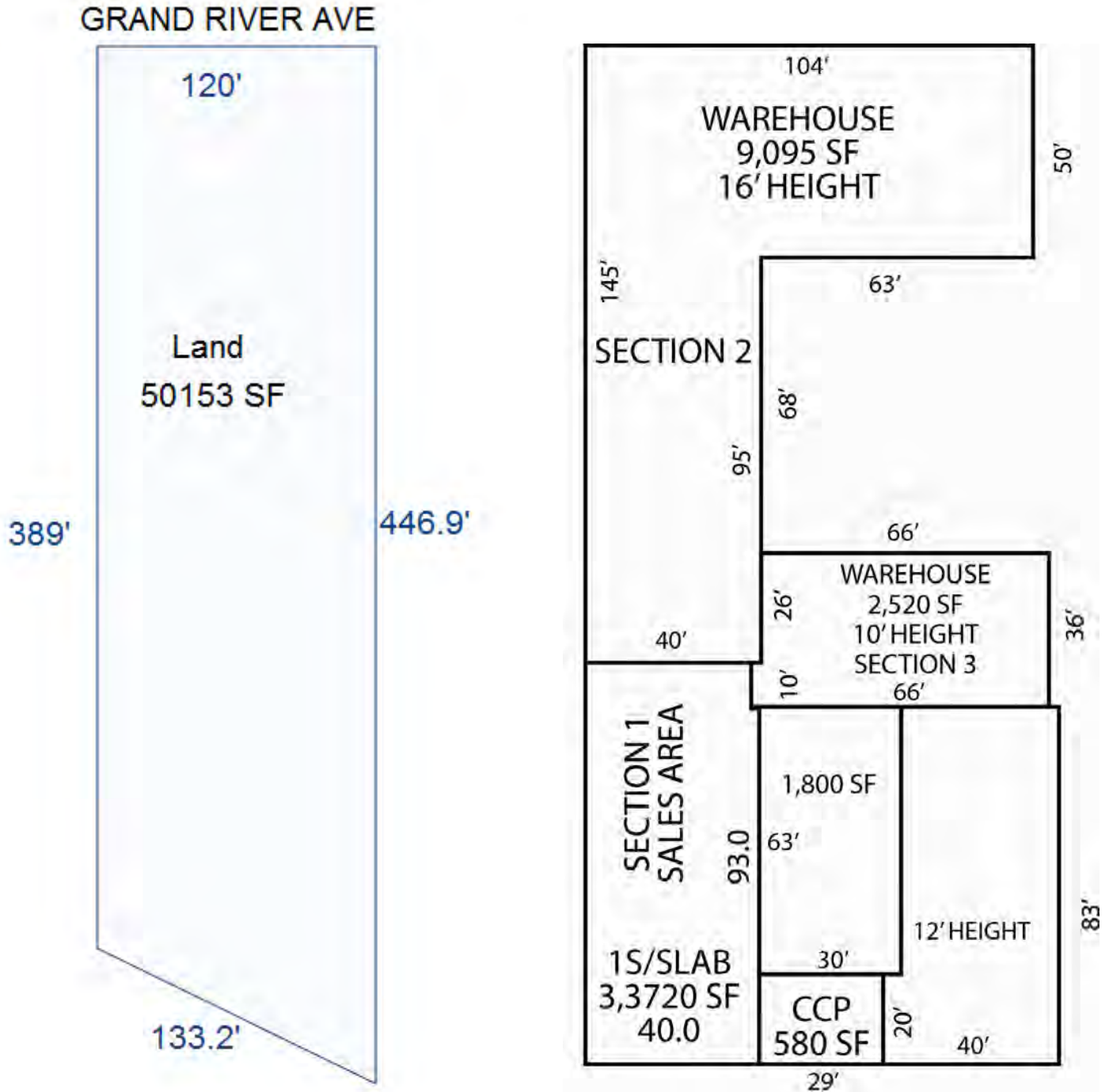
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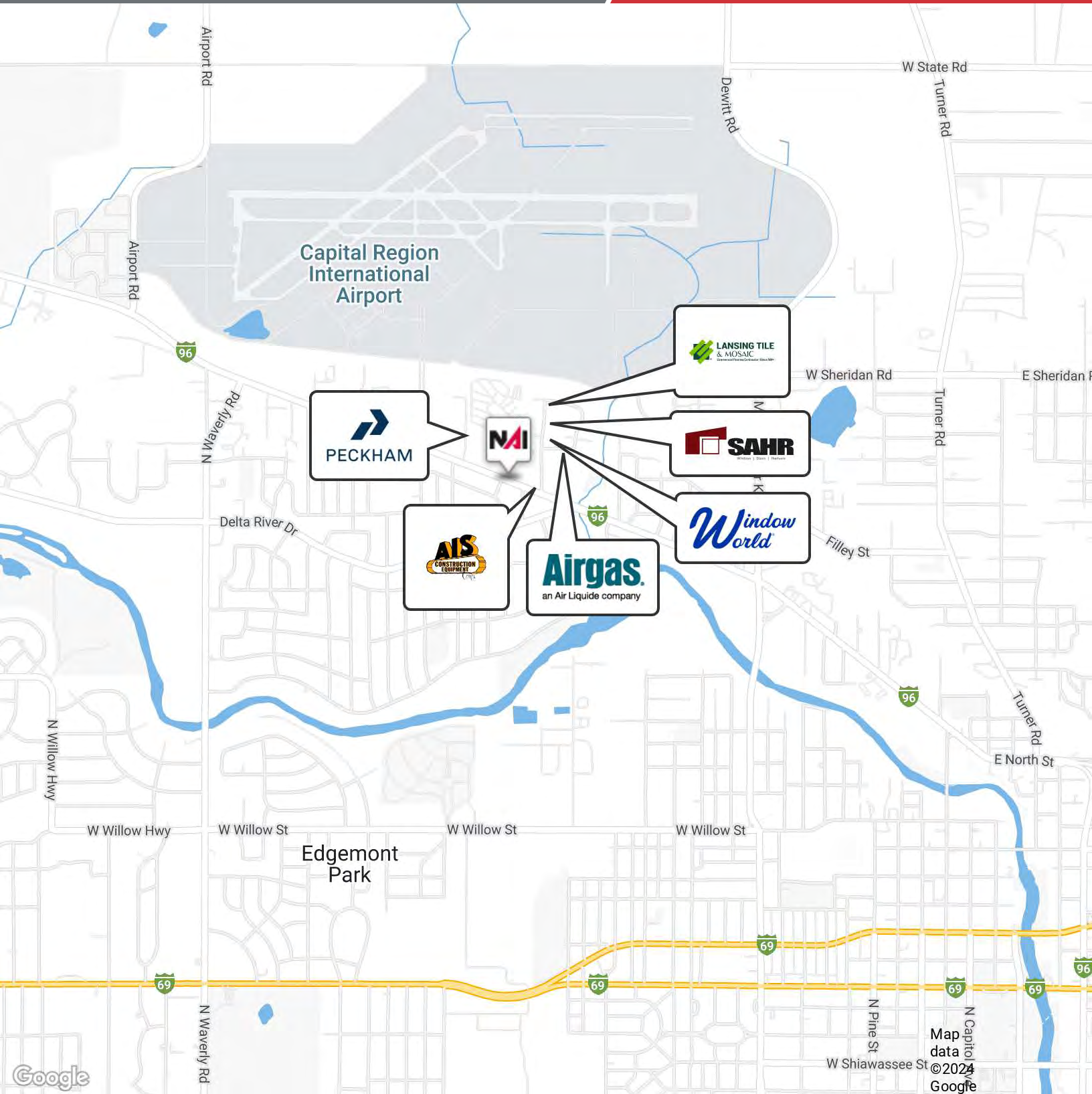
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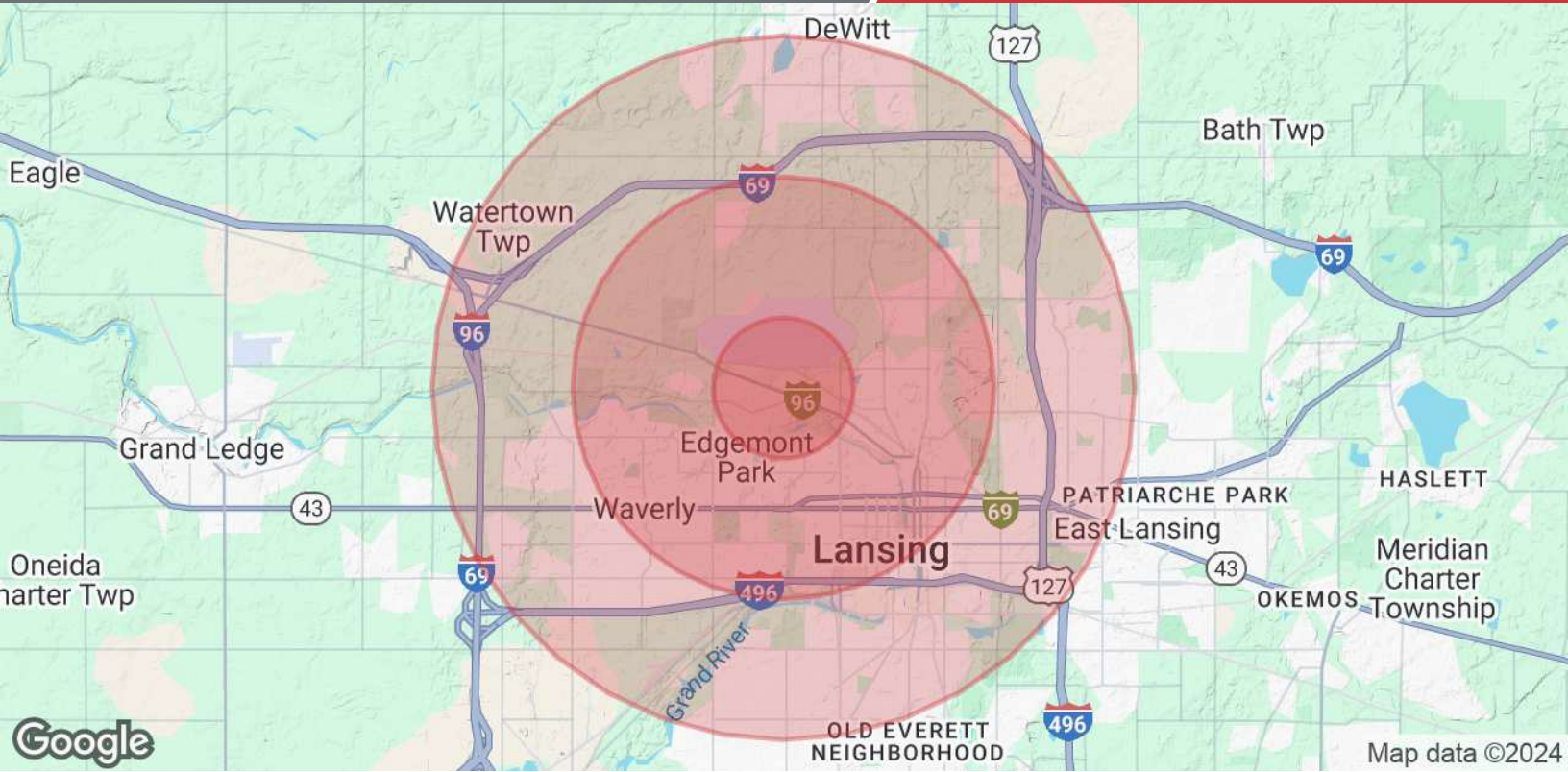


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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	5,320	45,716	133,971
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	2,309	20,186	58,842
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$82,200	\$76,915	\$79,236
Average House Value	\$169,315	\$170,575	\$191,856

Demographics data derived from AlphaMap