

Colliers

FOR SALE

FRANDOR

Shopping Center

127

E Michigan Ave

S Clemens Ave



## 1908 - 1918 E Michigan Ave | Lansing, MI Redevelopment Site



Asking Price:  
**\$2,350,000**



**1.04 Acres**  
of Property



**Conveniently  
Located**

Between MSU, Frandor  
and Downtown Lansing



**11,112 VPD**  
on E Michigan Ave

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**FOR SALE | REDEVELOPMENT SITE**  
1908-1918 E Michigan Ave | Lansing, MI

## Property Aerial



### Property and Area Highlights

- Direct access to public transportation with a CATA bus stop immediately adjacent to the property
- Located in the City of Lansing, Ingham County
- Within 5 Blocks of U of M Sparrow Hospital and 4 Blocks West of US-127
- 260' Frontage on E Michigan Ave (11,112 Avg. Daily Traffic Count)
- 120' Frontage on S Clemens Ave (2,203 Avg. Daily Traffic Count)
- 217' Frontage on Regent St



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## Salient Facts

Property Address	APN(s)	Building Size (SF)	Land Area (Acres)	Zoning	Taxes (2025)
1908 E Michigan Ave	33-01-01-15-430-001	10,594 SF	0.67 Acres	MX-2	\$18,248.45
1910 E Michigan Ave	33-01-01-14-301-001	3,500 SF	0.09 Acres	MX-2	\$8,289.17
1912 E Michigan Ave	33-01-01-14-301-011	Vacant Land	0.09 Acres	MX-2	\$1,103.51
1914 E Michigan Ave	33-01-01-14-301-021	1,672 SF	0.07 Acres	MX-2	\$5,493.86
1918 E Michigan Ave	33-01-01-14-301-031	1,536 SF	0.07 Acres	MX-2	\$3,928.51
110 S Clemens Ave	33-01-01-14-301-041	1,301 SF	0.05 Acres	MX-2	\$3,844.29
<b>Total</b>		<b>18,603 SF</b>	<b>1.04 Acres</b>	<b>N/A</b>	<b>\$40,907.79</b>

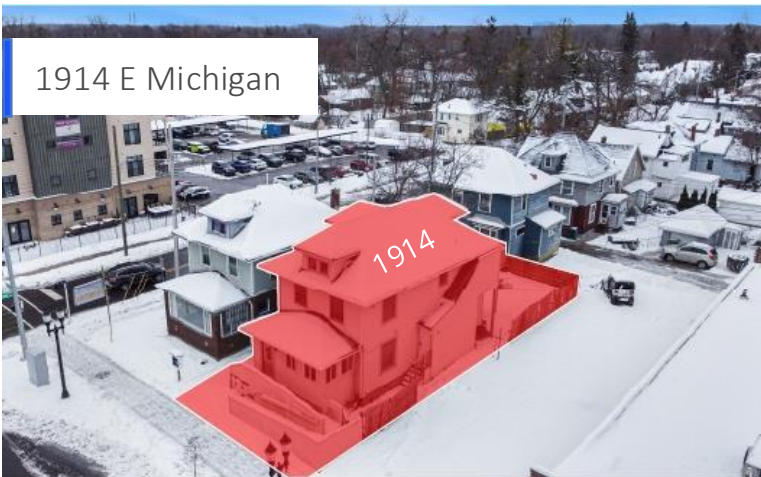
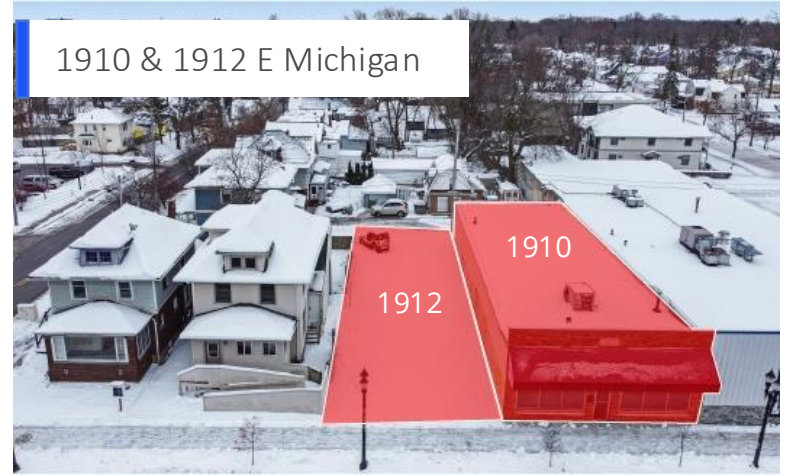
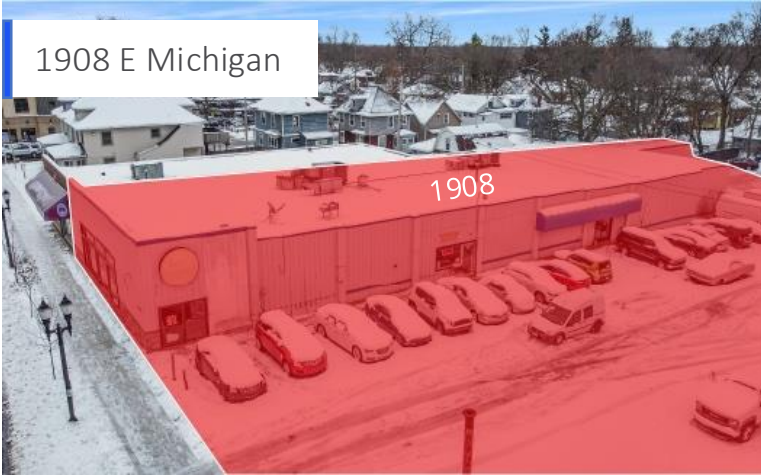
### Land Use Considerations

- Currently Zoned MX-2 Mixed-Use Community Center
- Retail/Office
- Multi-Story Mixed Use
- Live-Work Space
- Student Housing
- Work Force Housing
- Potential Brownfield TIF Opportunity



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**Aerial Photos**







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## 1908-1918 E Michigan Ave | Lansing, MI

### Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	13,036	96,303	186,073
Total Households	6,150	39,728	79,065
Total Family Households	2,528	16,523	36,159
Average Household Size	2.11	2.09	2.13
Median Age	33.4	28.2	30.8
Population Age 25+	8,891	53,145	110,175
2010 – 2020 Population: Annual Growth Rate (CAGR)	-0.42%	-0.36%	-0.05%
2020 – 2025 Population: Annual Growth Rate (CAGR)	0.36%	0.07%	0.09%

5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.00%	0.02%	0.01%
Households	0.51%	0.51%	0.48%
Families	0.20%	0.21%	0.18%
Median Household Income	2.23%	2.19%	2.12%

CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	6,734 / 51.7%	48,394 / 50.3%	92,263 / 49.6%
Female Population / % Female	6,302 / 48.3%	47,909 / 49.8%	93,810 / 50.4%

INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$52,999	\$52,036	\$55,964
Average Household Income	\$68,727	\$71,882	\$77,033
Per Capita Income	\$32,865	\$30,140	\$33,004

SUMMARY BUSINESS DATA			
Total Businesses	711	4,730	7,723
Total Daytime Population	21,003	147,230	233,435
Daytime Population: Workers	15,601	101,794	144,292
Daytime Population: Residents	5,402	45,436	89,143

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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