

# LAND DEVELOPMENT

2040 MERRITT RD, EAST LANSING, MI 48823

2.97 ACRES AVAILABLE

FOR SALE OR LEASE



**RYAN DUFF**

248.356.8000 x198  
rduff@keystonecres.com



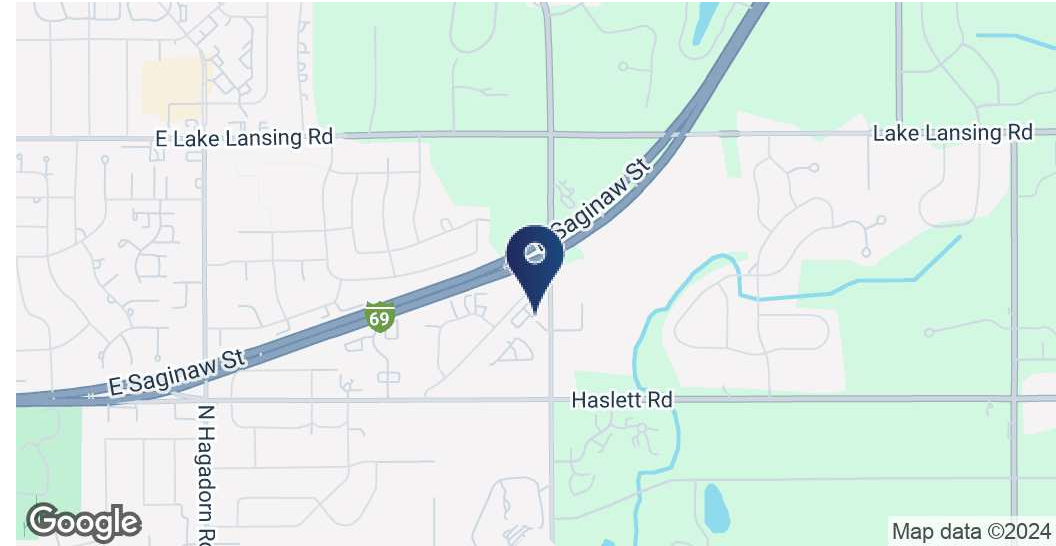
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## PROPERTY DETAILS & HIGHLIGHTS

Building Name	Land Development
Property Type	Land
Property Subtype	Retail-Pad
APN	33-20-02-08-200-007
Lot Size	2.97 Acres
Sale Price:	Contact Broker

Discover an exceptional investment opportunity with this prime property located in the East Lansing area. Zoned B-2, this versatile space offers endless possibilities for a retail-pad investor seeking a strategic location with high visibility and traffic. With a well-maintained and highly visible site, this property is ideal for maximizing exposure and capturing the attention of potential customers. The B-2 zoning provides the flexibility needed to capitalize on the thriving market and establish a strong presence in this dynamic community. Embrace the potential of this prime location and position your retail investment for success in the vibrant East Lansing area.



- Zoned B-2 for versatile business and retail opportunities
- Prime location in the thriving East Lansing area
- Ample space for a retail-pad investment opportunity
- High traffic area for maximum visibility and exposure
- Proximity to major transportation routes for easy access
- Close to residential and commercial developments for customer base

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## TRAFFIC COUNTS



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## TRADE AERIAL



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,657	80,747	130,925
Average Age	44	34	36
Average Age (Male)	42	33	35
Average Age (Female)	45	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,827	30,325	51,418
# of Persons per HH	2.4	2.7	2.5
Average HH Income	\$126,114	\$87,087	\$93,495
Average House Value	\$342,526	\$268,093	\$265,898

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,017	57,467	91,674
Total Population - Black	627	8,259	13,069
Total Population - Asian	346	7,508	12,092
Total Population - American Indian	25	306	637
Total Population - Other	105	1,833	3,375

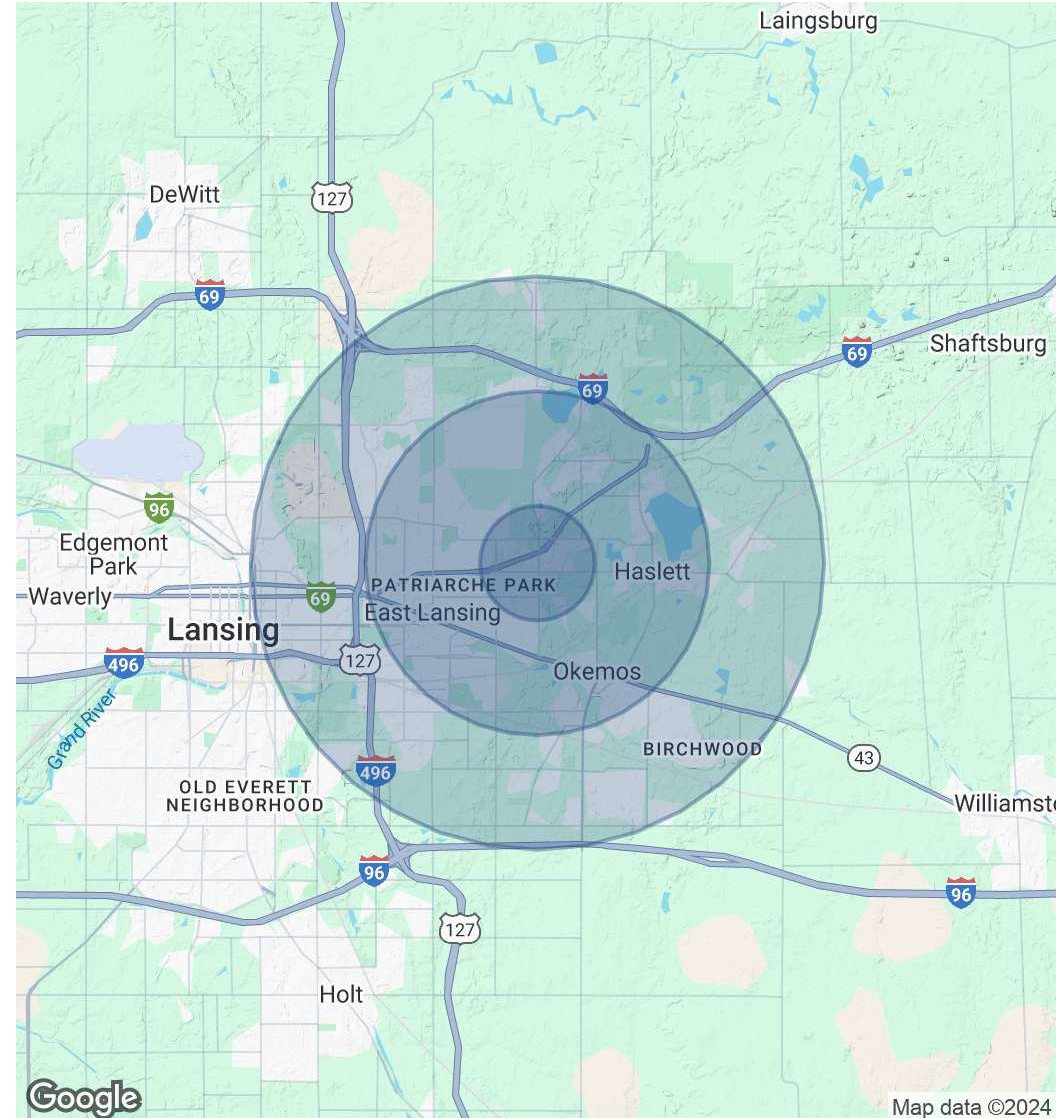
## TRAFFIC COUNTS

Park Lake Road	10,022+ VPD
Haslett Road	18,067+ VPD
E Saginaw Street WB	12,373+VPD
E Saginaw Street EB	12,148+VPD

Demographics data derived from AlphaMap

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**B R O K E R**



**RYAN DUFF**

Advisor

[rduff@keystonecres.com](mailto:rduff@keystonecres.com)

MI #6501304962

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[rduff@keystonecres.com](mailto:rduff@keystonecres.com)

