

6365 Newton Road
East Lansing, MI 48823



Retail



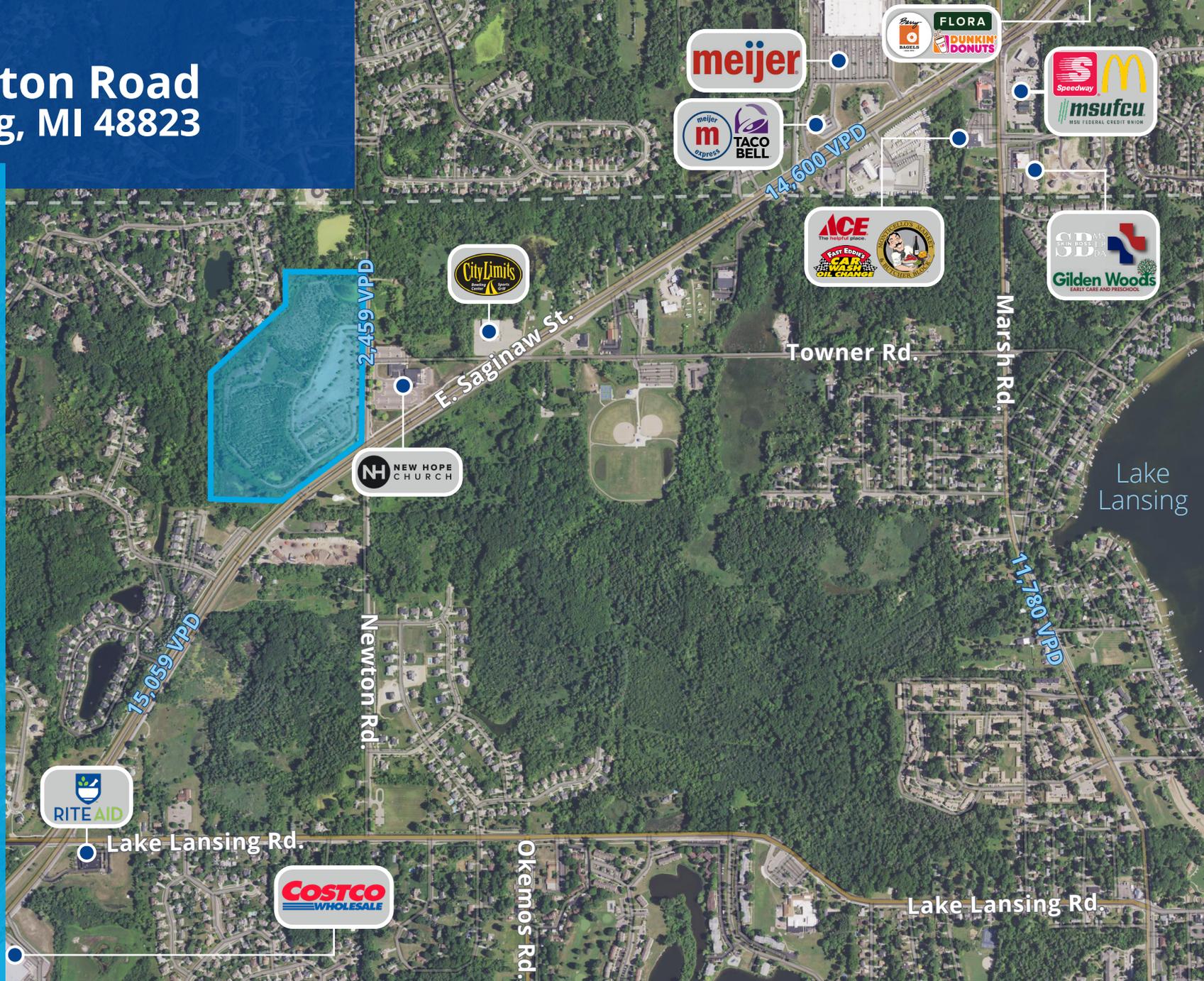
Multifamily



Restaurant



Senior
Housing

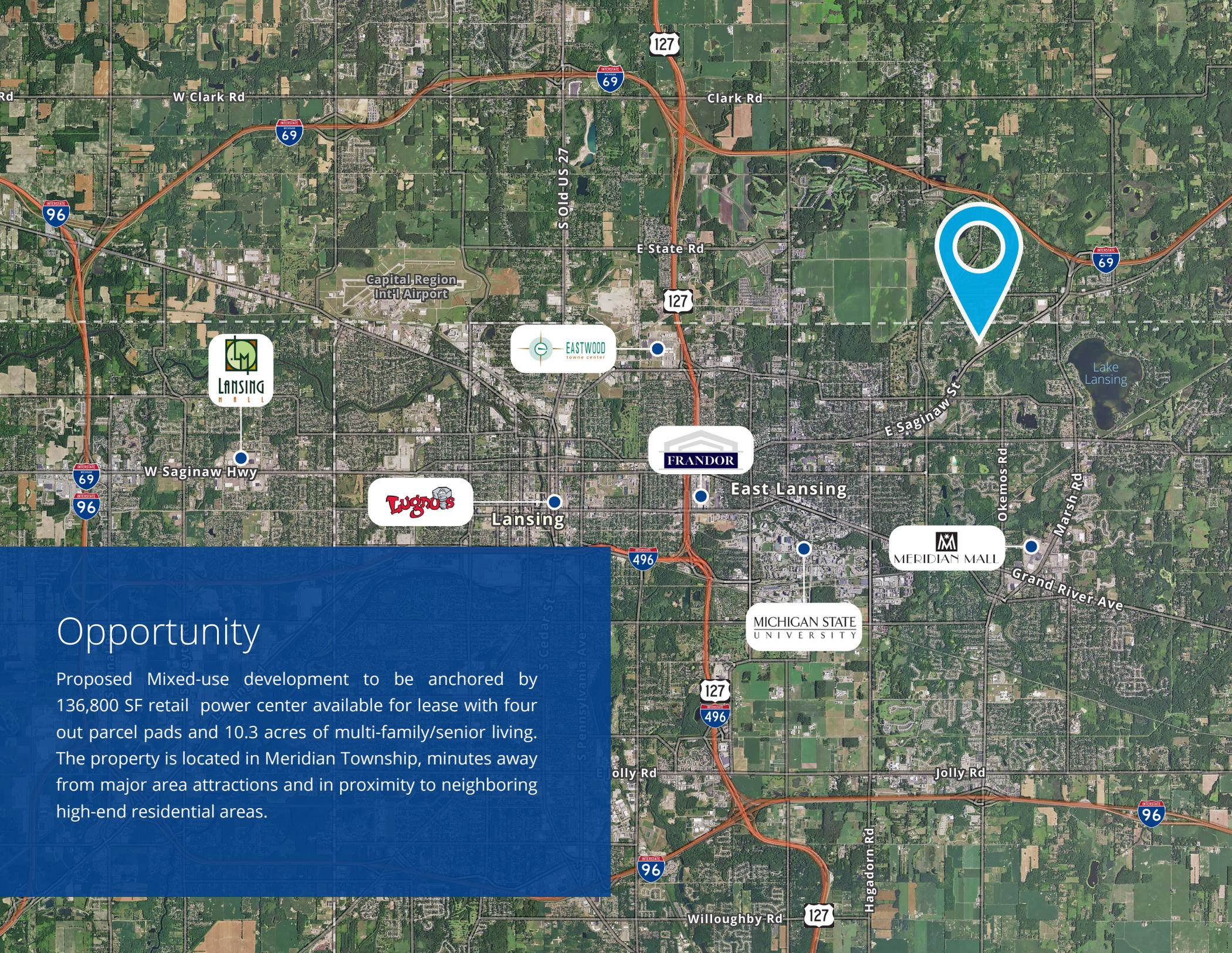


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Opportunity

Proposed Mixed-use development to be anchored by 136,800 SF retail power center available for lease with four out parcel pads and 10.3 acres of multi-family/senior living. The property is located in Meridian Township, minutes away from major area attractions and in proximity to neighboring high-end residential areas.

Property Details

Total Acreage: 39.38 Acres

Space Available: Up to 136,800 SF

Frontage: ±240' along E Saginaw St.

Municipality: Meridian Charter Township

Tax ID: 33-02-02-04-100-003

Zoning: C-2 (Theaters, Supermarkets, Restaurants, Offices, Businesses, Banks, Churches, Community Centers, Libraries, Post Offices, Professionally Licensed Offices; dentist, chiropractors, occupational therapists, optometrists, physicians, etc.)

Signage: Available

Utilities: Municipal water & sewer at site

Area Features

- › Excellent retail destination site located between Meijer and Costco
- › Easily accessible via I-69 and E. Saginaw interchange
- › Located 10 minutes from downtown East Lansing and MSU's campus
- › Approximately 15 minutes from Michigan's capitol
- › Prominent, growing residential subdivision nearby with Haslett Public Schools
- › The planned development will provide needed retail to fill a gap for communities of City of East Lansing, Meridian Twp. (Okemos, Haslett), Bath Twp., Lansing, Dewitt, and Laingsburg/Perry which are located within a 15 minute drive-time of the center



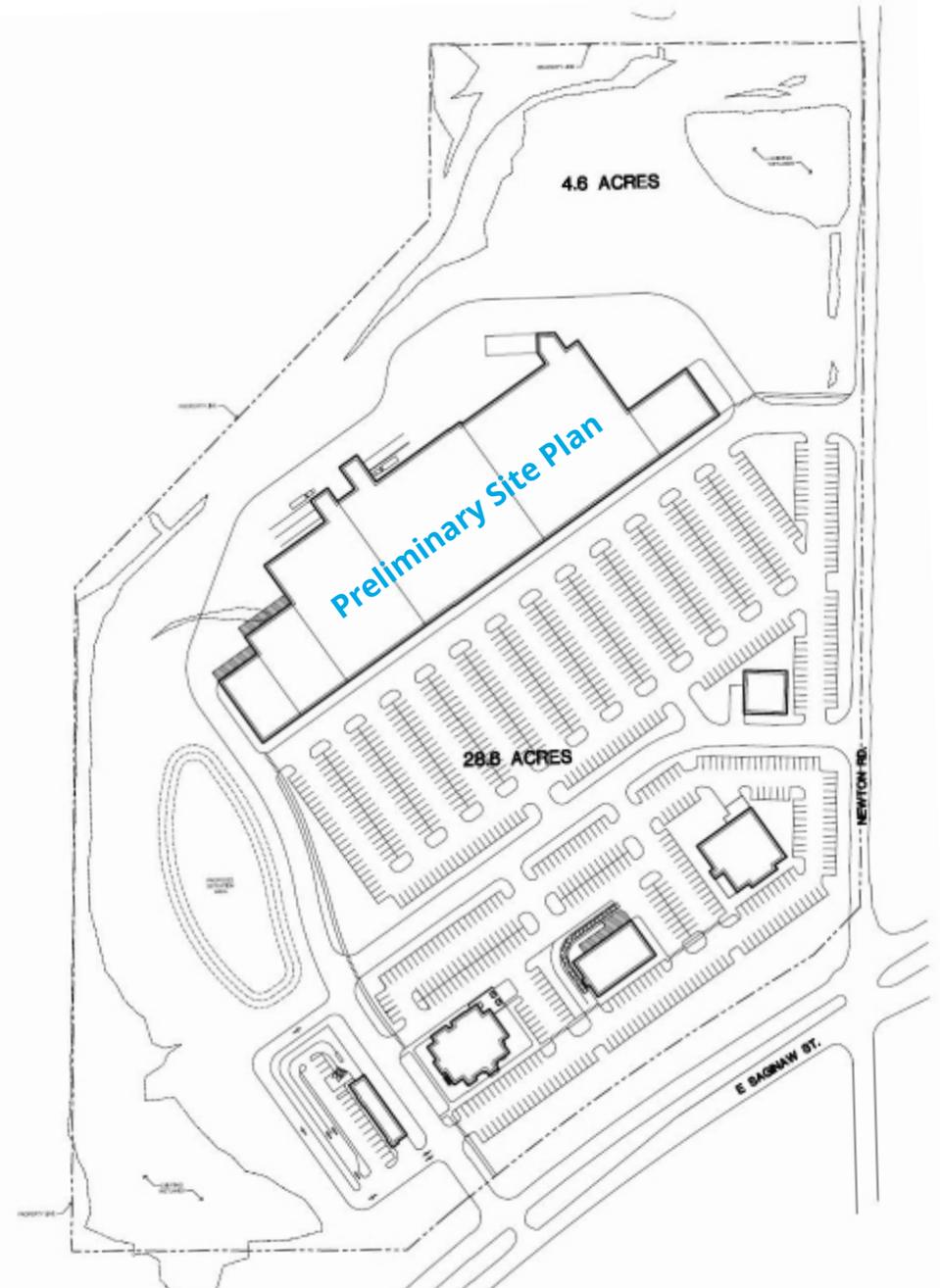
Pricing

Retail Suites For Lease

Suite Type	Proposed Size	Asking Lease Rate
Anchor	8,000-22,000 SF	\$18.00-\$20.00/SF NNN
In-Line Retail	2,500-5,000 SF	\$22.00-\$24.00/SF NNN
End-Cap Retail	2,500-5,000 SF	\$26.00/SF NNN +
Drive Through	1,800-2,400 SF	\$36.00/SF NNN +

Land Use Parcels For Sale

High Density Single Family	±10 AC	\$140,000-\$160,000/AC
Multifamily	±8 AC	\$140,000-\$160,000/AC
Senior Housing	±9 AC	\$195,000/AC
Commercial Outlots	1.5-2 AC	\$12.00-\$18.00/SF



6365 Newton Rd. | For Lease

Preliminary Site Plan

KEY FACTS



3,578

Total population



\$317,337

Median home value



70

Businesses



3,390

Daytime population



44.9

Median Age



1.2%

2010-19 Pop Growth Rate



\$81,875

Median household income



\$52,488

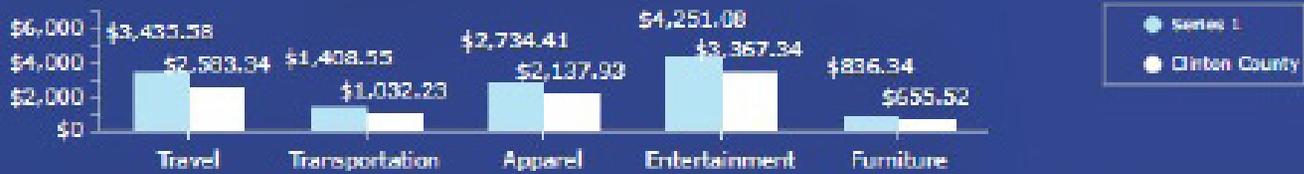
Per capita income



2.6

Avg household size

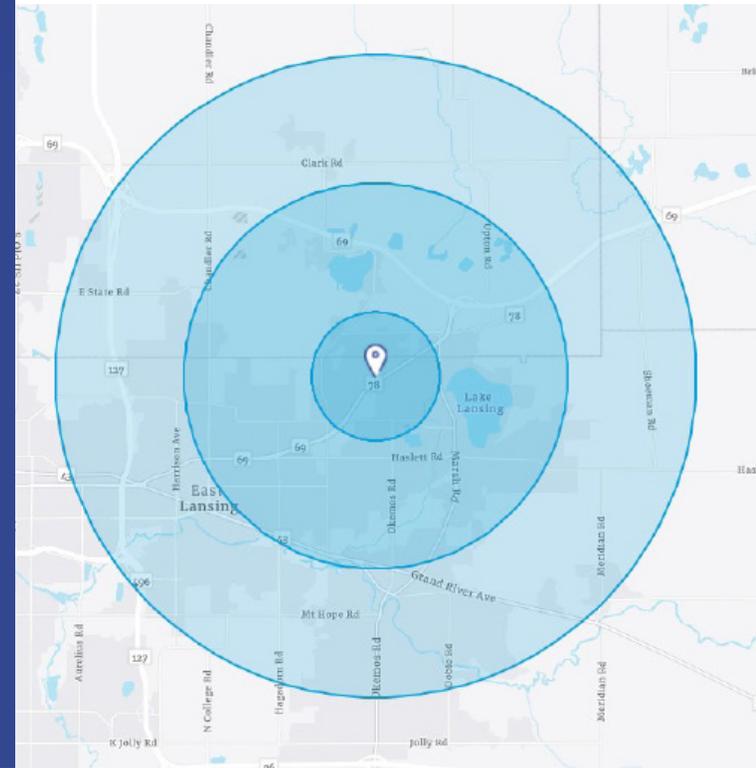
KEY SPENDING FACTS



Bars show comparison to

Clinton County

Executive Summary: 1-Mile Demographics



6365 Newton Rd. | For Lease

1-Mile

KEY FACTS



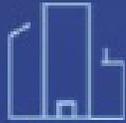
42,938

Total population



\$251,630

Median home value



1,134

Businesses



39,903

Daytime population



32.1

Median Age



0.7%

2010-19 Pop Growth Rate



\$56,958

Median household income



\$40,608

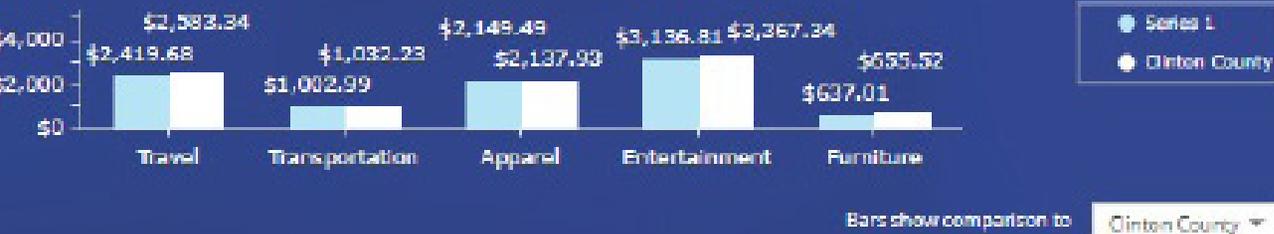
Per capita income



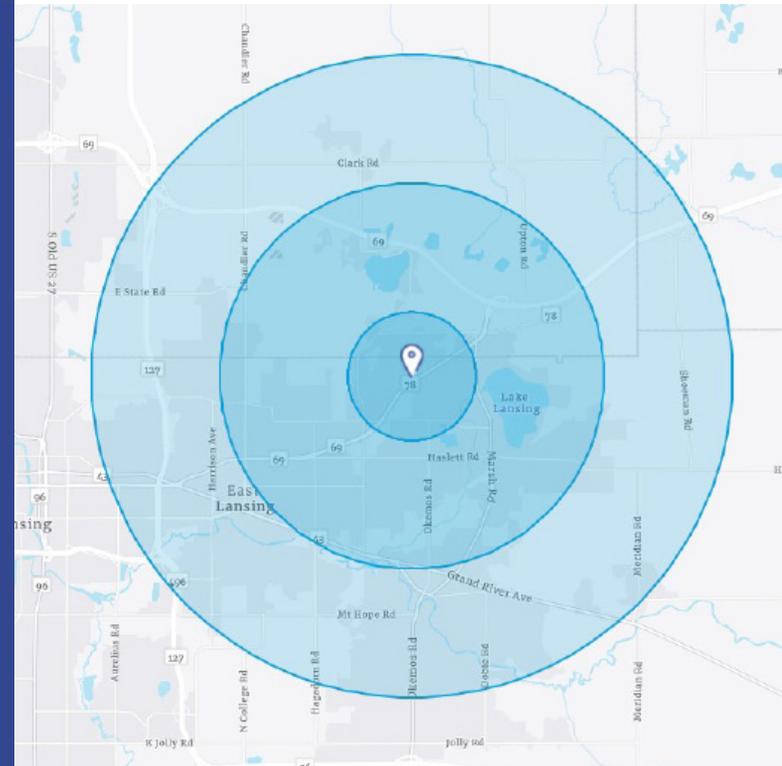
2.2

Avg household size

KEY SPENDING FACTS



Executive Summary: 3-Mile Demographics



6365 Newton Rd. | For Lease

3-Mile

KEY FACTS



109,766

Total population



\$233,257

Median home value



3,622

Businesses



112,551

Daytime population



26.6

Median Age



0.5%

2010-19 Pop Growth Rate



\$56,170

Median household income



\$33,861

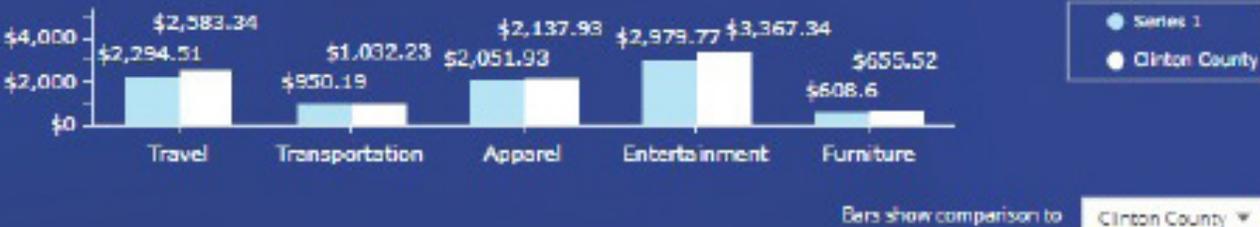
Per capita income



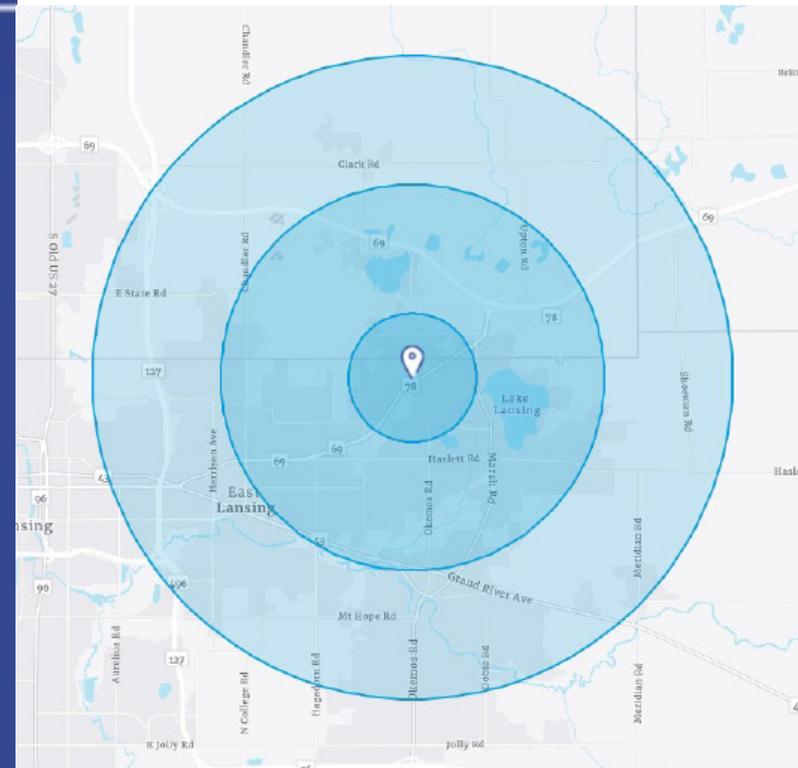
2.2

Avg household size

KEY SPENDING FACTS



Executive Summary: 5-Mile Demographics

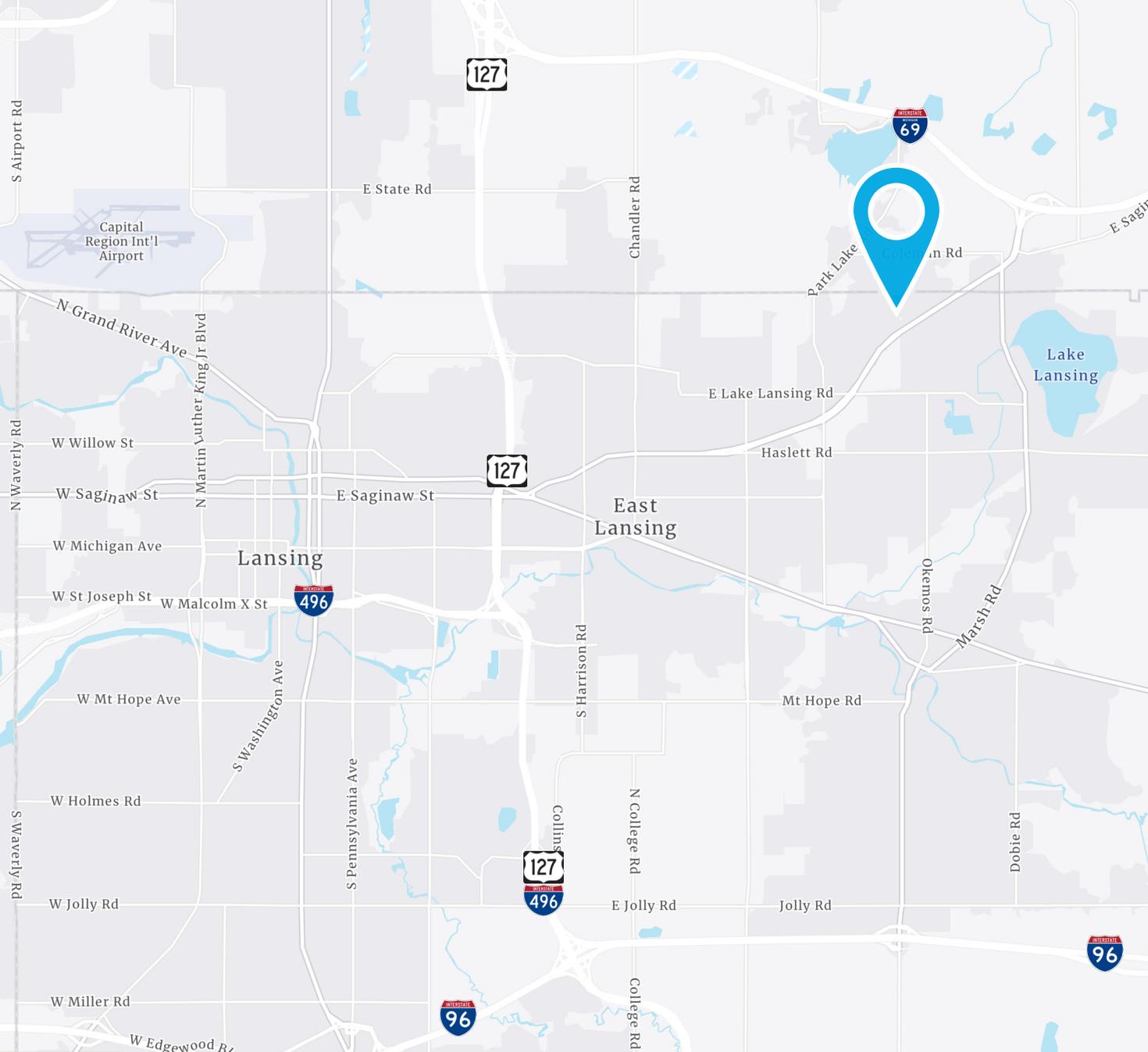


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5-Mile



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