

**Sale Price:**

Contact
Broker

Lease Rate:

Contact Broker

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FOR SALE AND LEASE

2508 & 2518 Cedar St Lansing, MI

13,992 SF Retail/Office Building Available

Property Highlights

2508 S. Cedar Street

- 9,993 SF Building Located on a 0.822 Acre Lot
- Recently Renovated Property:
 - Several Offices, Break Room, Cash Room, Conference Room with a Kitchenette and a Large Back Storage/Processing Area
 - High-end Showroom Finishes with Exposed Ceilings, Brick and Wood Floors
- Formerly Occupied By Skymint as a Cannabis Dispensary

2518 S. Cedar Street

- 3,999 SF Building Located on a 0.260 Acre Lot
- Formerly Occupied By ADAM
- Currently Built Out as Office Space



Building Specifications

Financials		Property Details	
Sale Price:	Contact Broker	Building SF:	2508: 9,993 SF 2518: 3,999 SF
Sale Price Per SF:	TBD	Year Built:	2508: 1957 2518: 1957
Lease Rate:	Contact Broker	Acreage:	2508: 0.822 Acres 2518: 0.260 Acres
Lease Type	NNN	Parcel Number:	33-01-01-28-256-082 33-01-01-28-256-072
Property Taxes (2025):	2508: \$37,831 2518: \$9,675	Parking	± 40 Spaces
SEV (2025):	2508: \$584,300 2518: \$120,800	Zoning:	MX-C
Taxable Value (2025):	2508: \$584,300 2518: \$120,800	Municipality:	City of Lansing



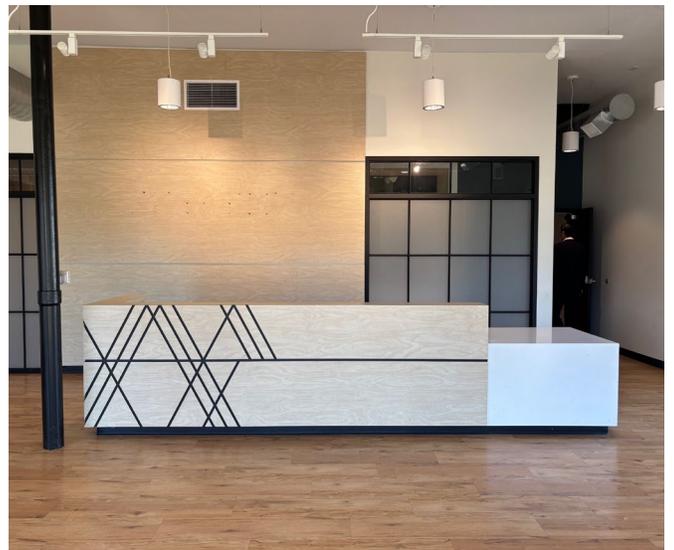
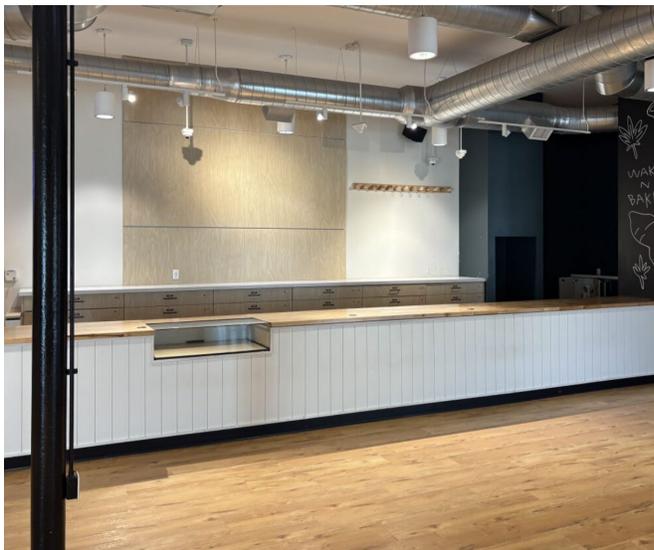
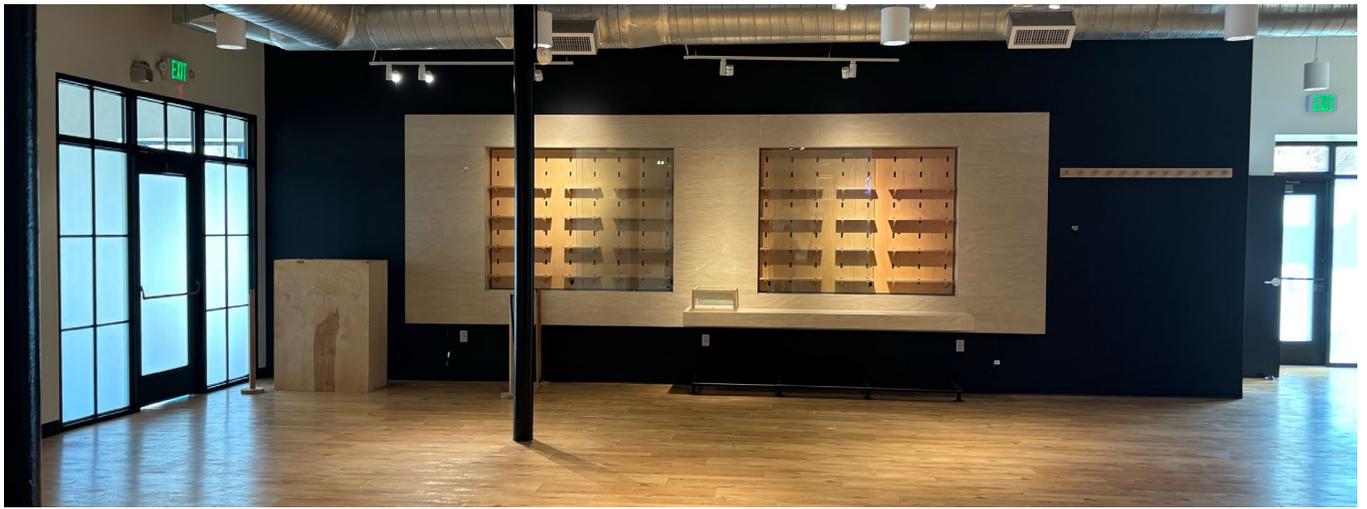
Location Highlights

- Multiple Points of Ingress and Egress from both Cedar Street (230' of Frontage) and Lincoln Avenue (200' of Frontage)
- Located off Major Road Featuring Heavy Daily Traffic (19,303 VPD)
- Centered in a Significant Commercial Corridor Along South Cedar Street
- High Density Residential and a Surrounding Mix of Commercial Uses Provide a Strong Urban Pulse and Sustainable Growth Potential

FREESTANDING RETAIL FOR SALE & LEASE

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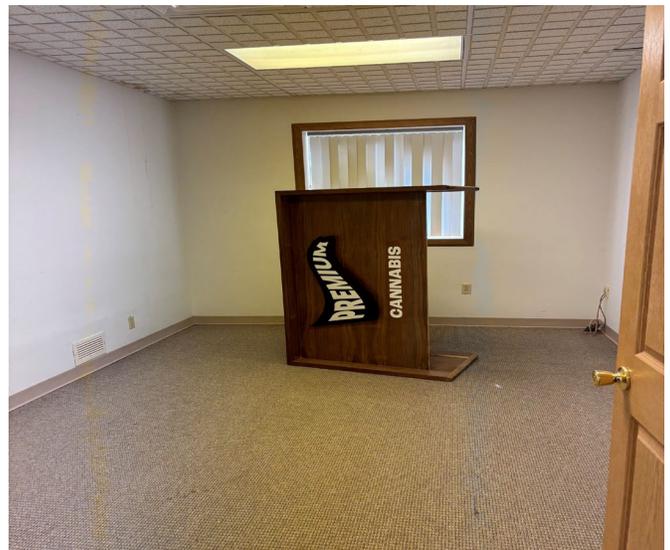
2508 S Cedar St - Interior



FREESTANDING RETAIL FOR SALE & LEASE

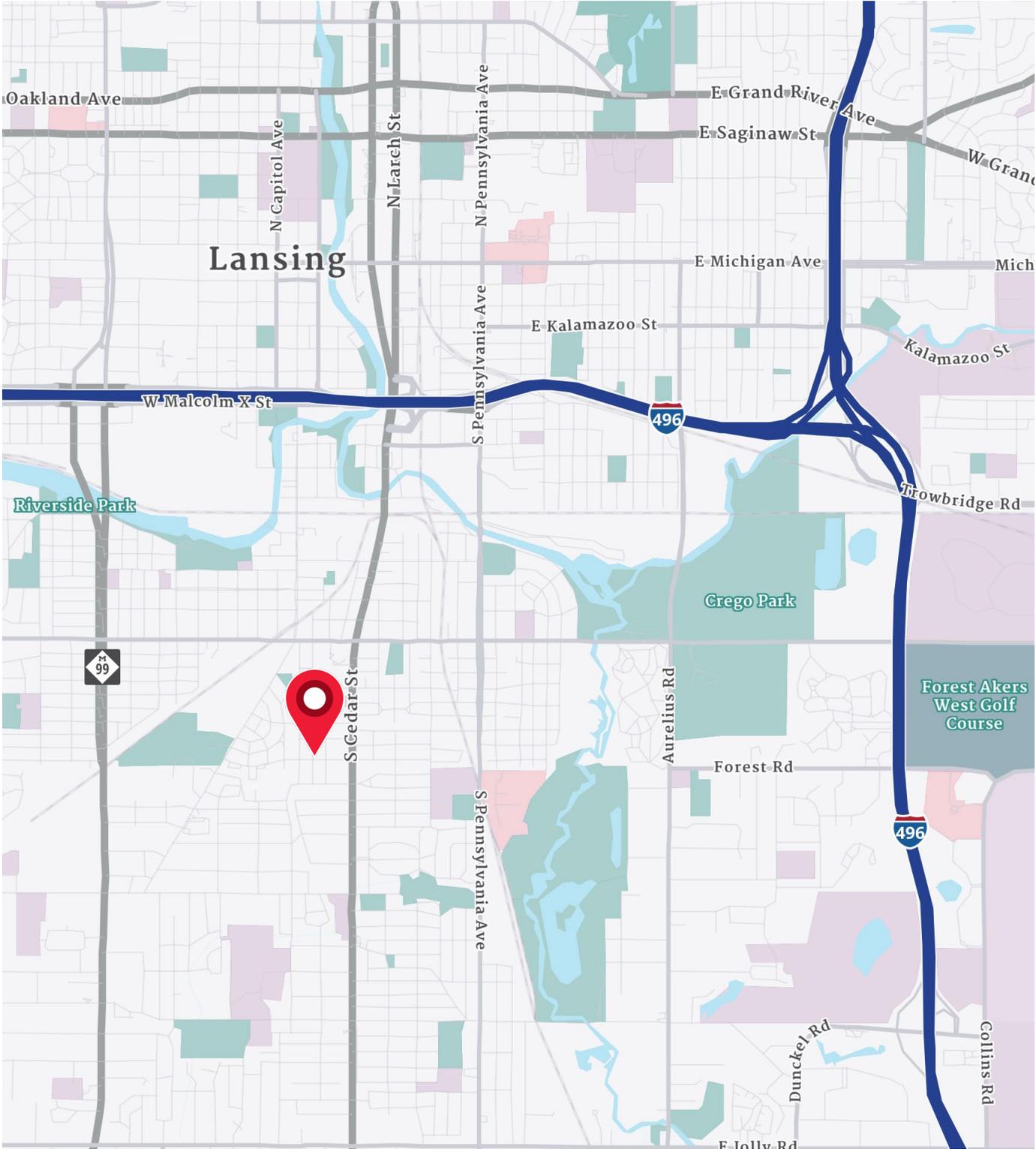


2518 S Cedar St – Exterior & Interior





Location Map



Retailer Map



Aerial Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	12,668	85,956	195,870
Total Households	5,829	39,823	82,365
Total Family Households	2,920	18,626	39,550
Average Household Size	2.16	2.13	2.17
Median Age	37.4	35.4	31.8
Population Age 25+	8,894	58,888	118,119
2010 - 2020 Population: Annual Growth Rate (CAGR)	-0.24%	-0.29%	-0.08%
2020 - 2025 Population: Annual Growth Rate (CAGR)	-0.76%	0.10%	0.05%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	-0.34%	0.05%	-0.03%
Households	0.10%	0.52%	0.43%
Families	-0.13%	0.21%	0.15%
Median Household Income	2.28%	2.21%	2.09%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	6,239	42,682	96,669
Female Population / % Female	6,429	43,274	99,201
INCOME & HOUSEHOLDS SUMMARY			
2020 Median Household Income	\$53,364	\$53,912	\$56,298
Average Household Income	\$68,841	\$66,655	\$74,476
Per Capita Income	\$31,445	\$30,911	\$31,657
SUMMARY BUSINESS DATA			
Total Businesses	342	3,845	7,767
Total Daytime Population	9,238	125,774	247,538
Daytime Population: Workers	3,445	85,606	154,071
Daytime Population: Residents	5,793	40,168	93,467

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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