

6420 S. CEDAR STREET
LANSING, MICHIGAN

RETAIL FOR LEASE
LAND FOR SALE OR GROUND LEASE
1,200 – 10,000 Square Feet | 1.00 - 4.09 Acres



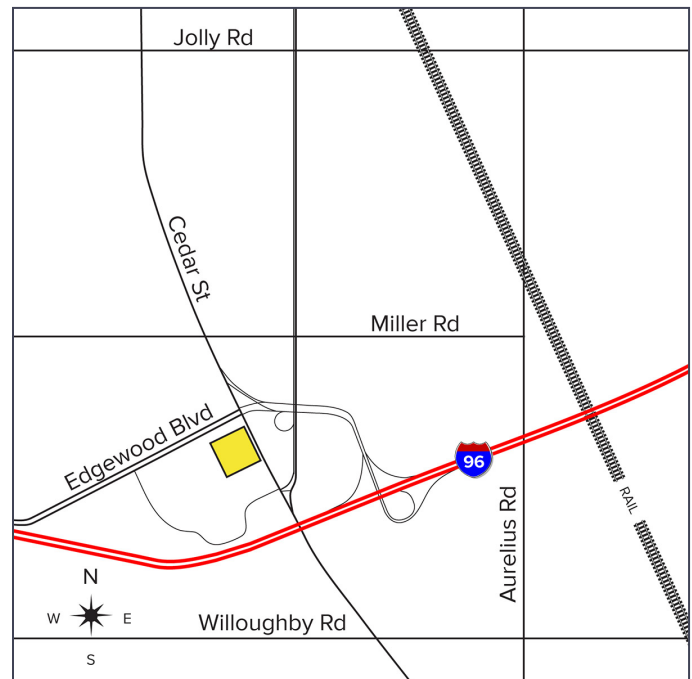
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ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

RETAIL DEVELOPMENT OPPORTUNITY



PROPERTY FEATURES

- 1,200 – 10,000 square feet available for lease
- 1.00 – 4.09 acres available for sale or ground lease
- 7,600 square foot proposed retail building with delivery in 2027
- Exceptional retail development opportunity along S. Cedar Street in Lansing, a high-traffic retail corridor, providing excellent visibility and accessibility
- In close proximity to the I-96 corridor
- Flexible MX-C zoning, allowing for a wide variety of uses including restaurants, retailers, car washes, service stations, and financial institutions
- A new Chick-fil-A opened adjacent to the site in May 2026 increasing traffic and draw to the area
- Contact Broker for Sale & Lease Rate



For more information, please contact:

MARVIN PETROUS
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Additional Rendering



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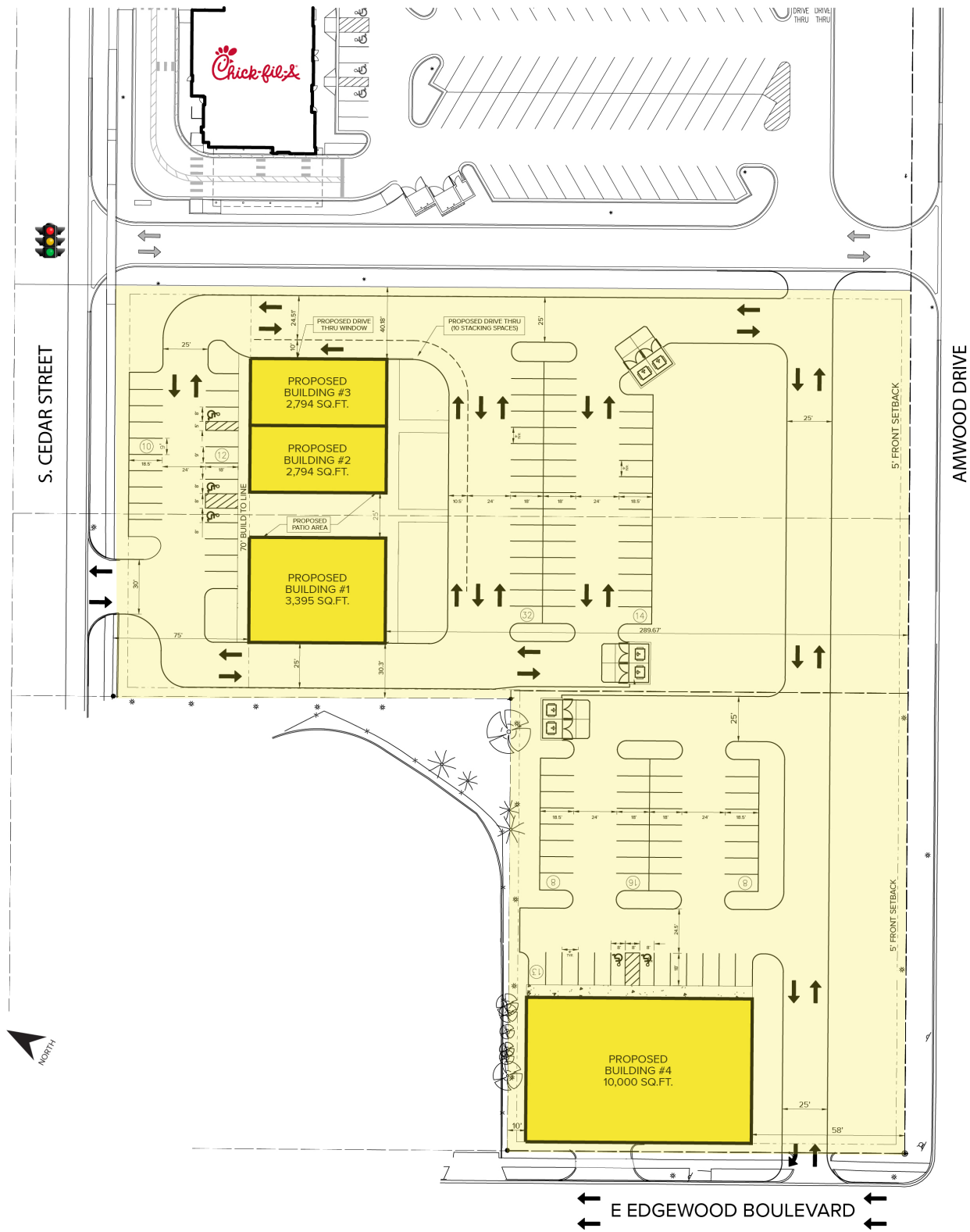
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Site Plan



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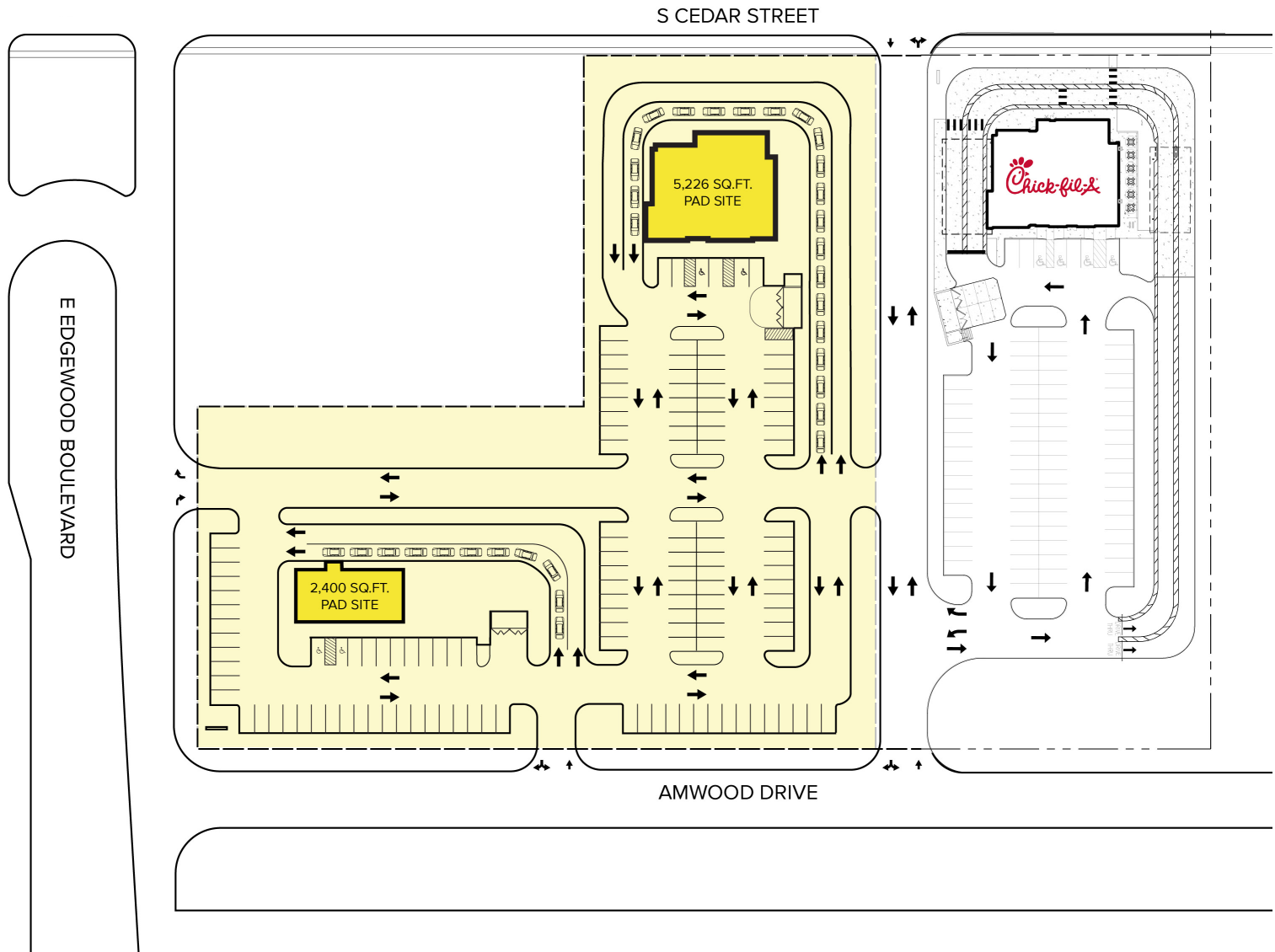
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Proposed Site Plan



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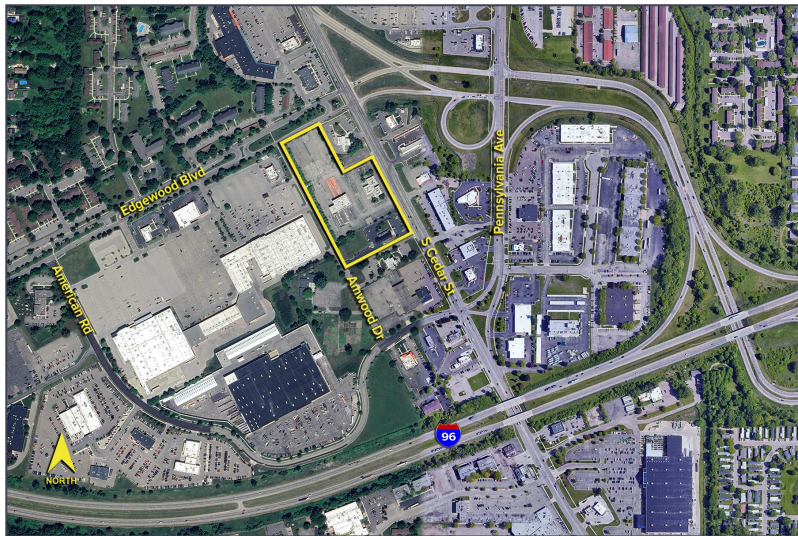
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,850	\$53,421
3 MILE	65,531	\$66,022
5 MILE	122,016	\$66,644

TRAFFIC COUNTS (TWO-WAY)

20,458	S. Cedar St. N of I-96
33,274	S. Cedar St. S of I-96
52,858	I-96 E of S. Cedar St.
52,909	I-96 W of S. Cedar St.



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