

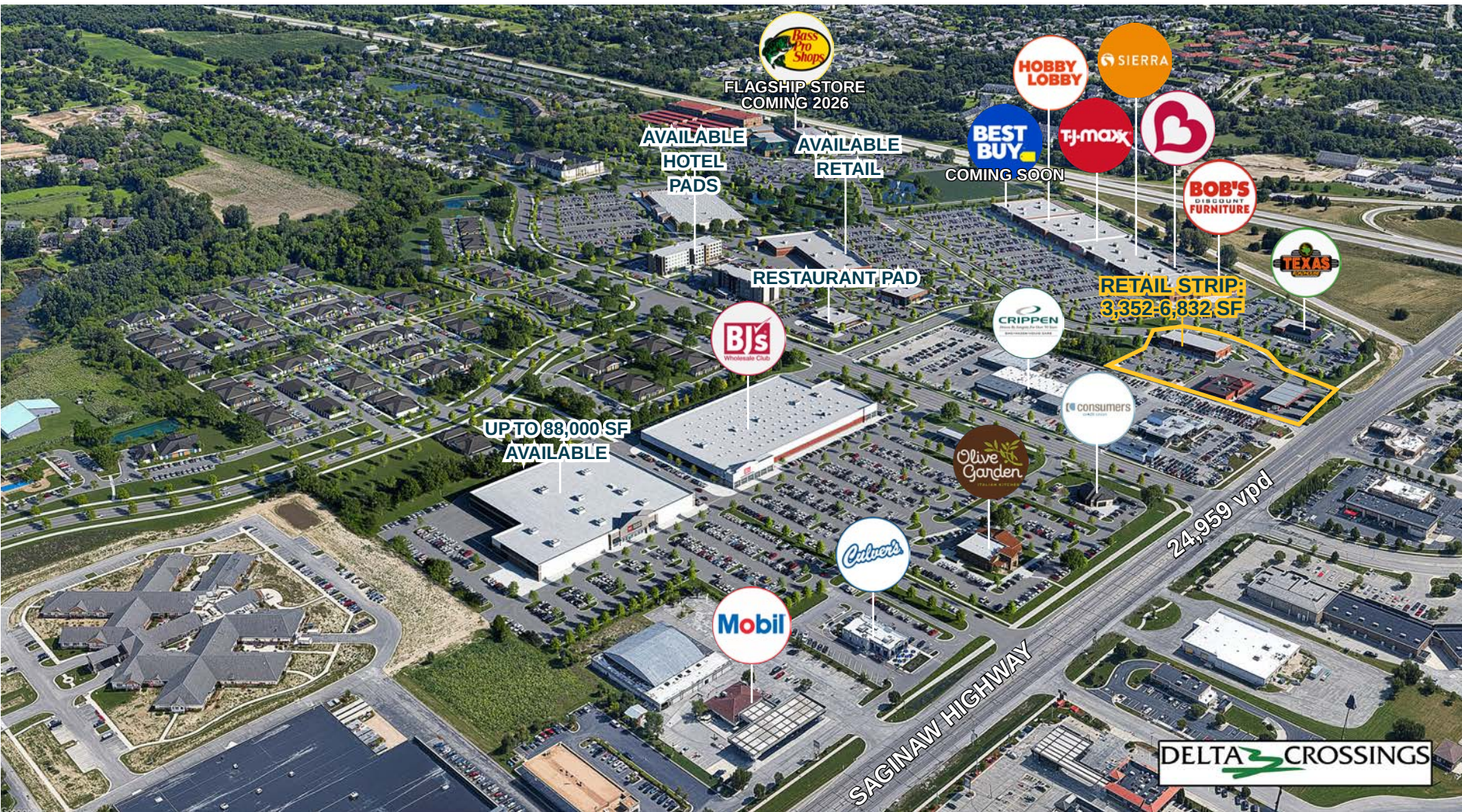
DELTA CROSSING PHASE I STRIP CENTER

NWQ of W. Saginaw Highway & I-96 / Lansing, MI



MID-AMERICA®
Real Estate-Michigan, Inc.

FOR LEASE



RETAIL OPPORTUNITY

DELTA CROSSING - PHASE I STRIP CENTER



Address

NWQ of W. Saginaw Highway & I-96
Lansing, MI 48917

Availability

Retail Strip: 3,352 - 6,832 SF

Features

Brand new retail strip with up to 6,832 SF available for lease. Join BJ's Wholesale, Hobby Lobby, T.J. Maxx, Burlington, and Bob's Discount Furniture in west Lansing's newest power center development. In addition to the premier box line up, Best Buy and Bass Pro are now under construction. The site is positioned in the NWQ of Saginaw Highway and I-96 offering convenient access to one of Michigan's most traveled interstates. Other retailers in close proximity include Walmart, Lowe's, Ross Dress For Less, Menards, Tractor Supply and many others.

Area Tenants



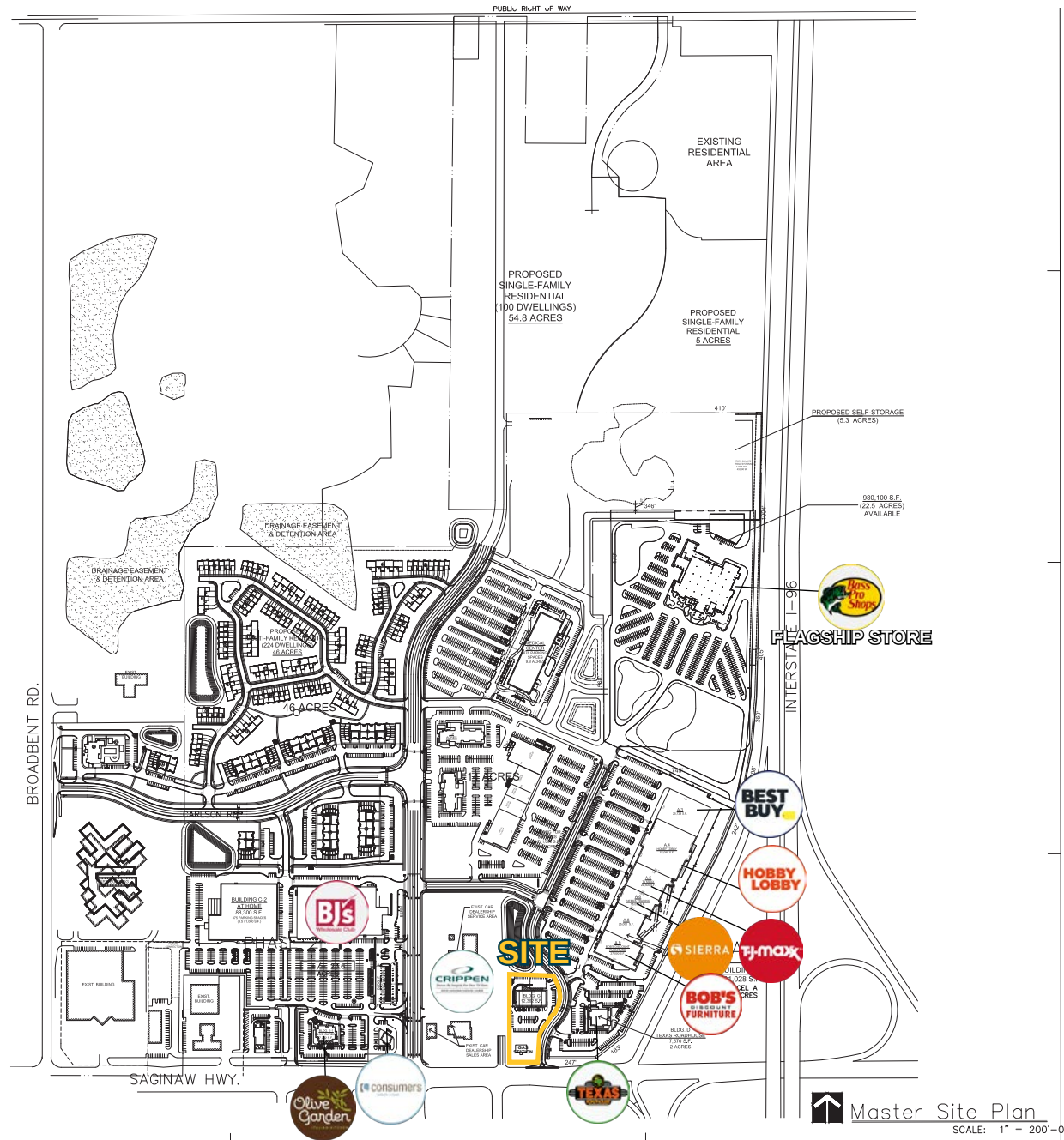
Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	6,224	29,204	70,062
HOUSEHOLDS	3,289	13,447	31,623
AVG HOUSEHOLD INCOME	\$84,341	\$94,941	\$89,709
DAYTIME POPULATION	7,587	35,753	78,654

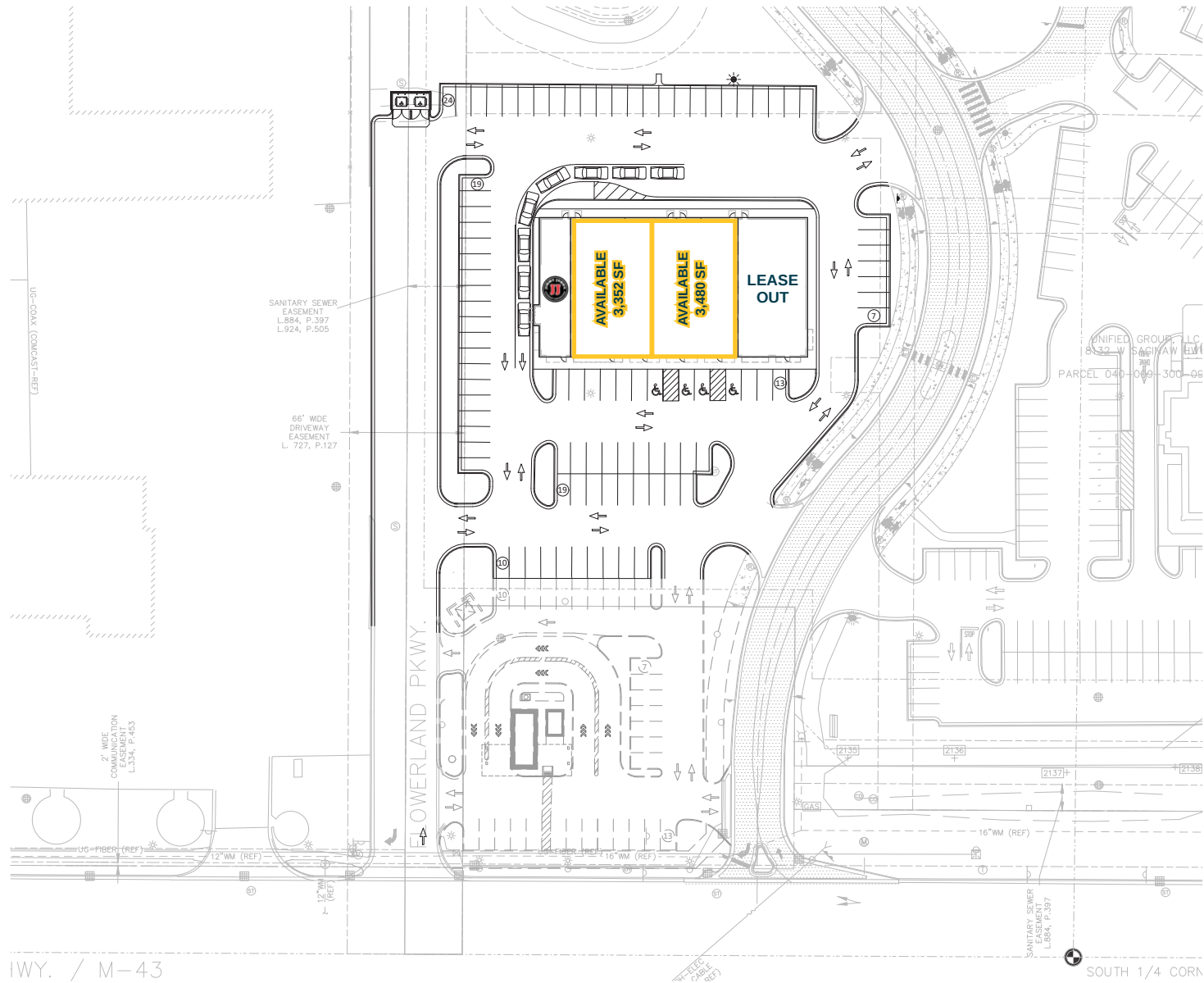
DELTA CROSSING - PHASE I STRIP CENTER



DELTA CROSSING - PHASE I STRIP CENTER



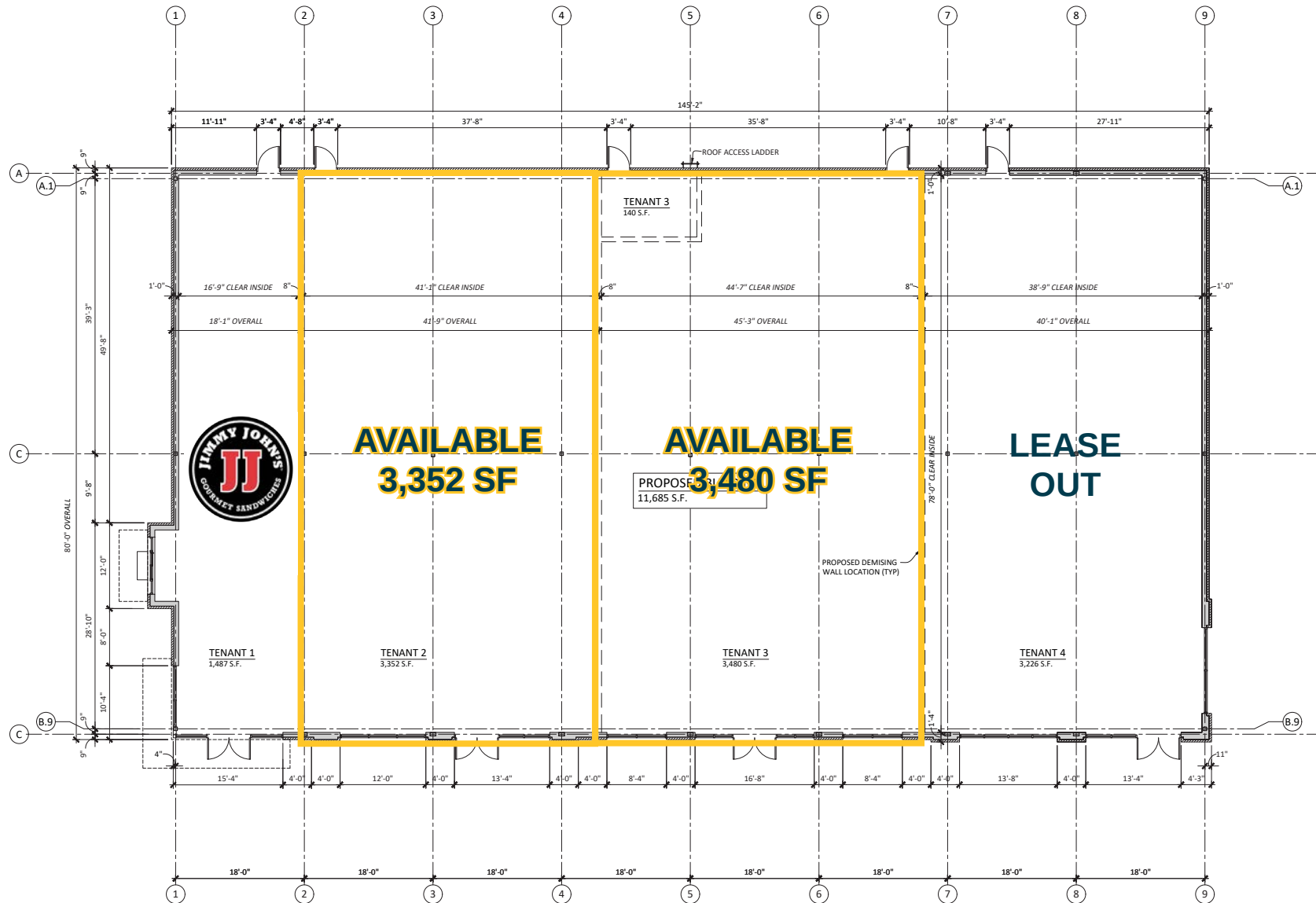
DELTA CROSSING - PHASE I STRIP CENTER



I-405 / I-10

SITE PLAN

DELTA CROSSING - PHASE I STRIP CENTER

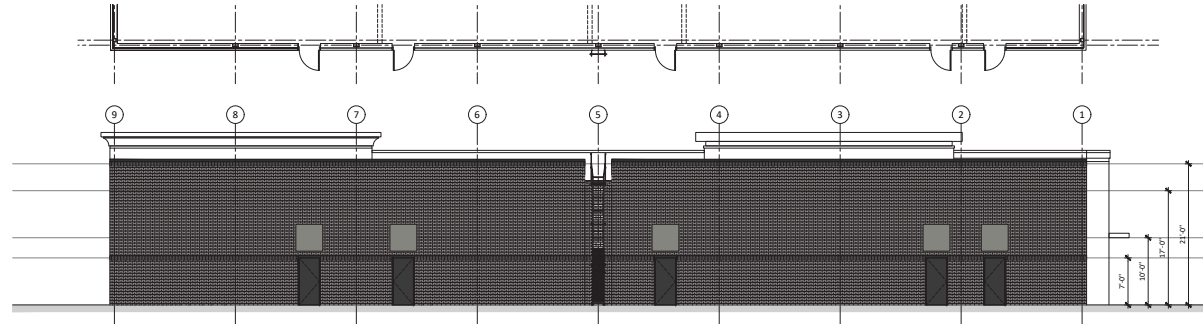


DELTA CROSSING - PHASE I STRIP CENTER



EXTERIOR FINISH KEY

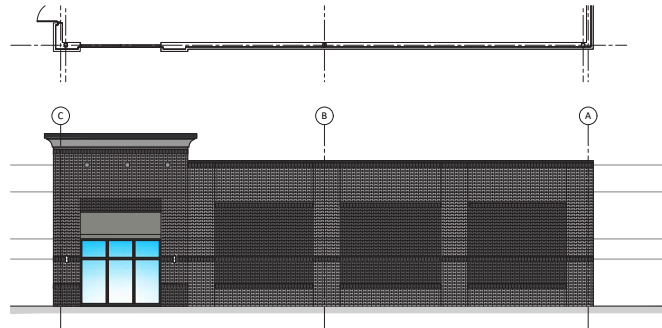
	STOREFRONT THERMO-BROKEN ALUM. FRAME W/INSULATED GLAZING MFR: TBD COLOR: DARK BRONZE DENOTES SPANDREL GLAZING
	MODULAR BRICK VENEER MFR: T.B.D. COLOR: WHITE
	MODULAR BRICK VENEER MFR: T.B.D. COLOR: MEDIUM GRAY
	MODULAR BRICK VENEER MFR: T.B.D. COLOR: DARK GRAY
	SOLDIER BRICK COURSE MFR: T.B.D. COLOR: DARK GRAY
	FABRIC AWNING MFR: T.B.D. COLOR: T.B.D.
	METAL CANOPY COLOR: T.B.D. (LIGHTING PER TENANT PLANS & SPECS)
	LIGHTING WALL SCOOZE FIXTURE (KICHLER - 1125BK130)
	SIGNAGE SIGNAGE ALLOWED: VERIFY MAX. SQ. FT. SIGNAGE SHALL BE SUBMITTED PER TENANT.
	PREFINISHED METAL COPING MFR: FIRESTONE COLOR: CHARCOAL GRAY
	PAINT MFR: T.B.D. COLOR: SW7009 - IRON ORE



PRELIMINARY NORTH ELEVATION

SCALE: 1/8" = 1'-0"

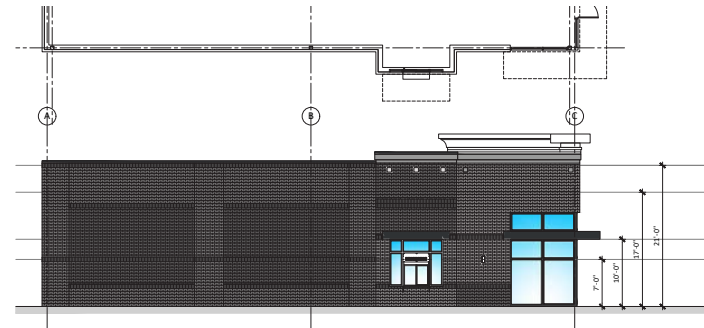
4



PRELIMINARY EAST ELEVATION

SCALE: 1/8" = 1'-0"

3



PRELIMINARY WEST ELEVATION

SCALE: 1/8" = 1'-0"

2



PRELIMINARY SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1

DELTA CROSSING - PHASE I STRIP CENTER



PHASE I & II - RENDERINGS

DELTA CROSSING - PHASE I STRIP CENTER



DELTA CROSSING - PHASE V
BIG BOX / JUNIOR BOX / HOTELS AVAILABLE



NEW BASS PRO 2026



PHASE IV & V - RENDERINGS



DELTA CROSSING - PHASE I STRIP CENTER



Tony
Schmitt

Mid-America Real Estate -
Michigan, Inc.
T: 248.855.6800
TSchmitt@MidAmericaGrp.com

Eric
Unatin

Mid-America Real Estate -
Michigan, Inc.
T: 248.855.6800
EUnatin@MidAmericaGrp.com

Anthony
Mekani

Mid-America Real Estate -
Michigan, Inc.
T: 248.855.6800
AMekani@MidAmericaGrp.com



MID-AMERICA®
Real Estate-Michigan, Inc.

38500 Woodward Ave, Suite 100
Bloomfield Hills, Michigan 48304
248.855.6800
MidAmericaGrp.com

CONTACT