

FOR SALE OR LEASE

Colliers

5206 & 5210
W Saginaw Highway
Lansing, MI

2,982 – 8,282 SF
Retail Space Available



Jeff Ridenour
Associate Vice President
517 204 7902
jeff.ridenour@colliers.com



Shawn H. O'Brien, CCIM
Senior Vice President
517 303 5554
shawn.obrien@colliers.com



PROPERTY HIGHLIGHTS

- Sale: 21,000 SF Retail Center on 2.14 Acres
- Lease: Three Suites from 2,982 – 7,560 SF
- Located in a Lansing Mall Outlot
- High-Traffic Retail Corridor in West Lansing
- Corner Site with Multiple Points of Egress/Ingress
- USPS Office Neighboring Tenant
- Near Large Area Retailers



Highlights

- Parking Lot Renovation 2022
- Fire Suppression
- 10' x 10' Overhead Door in Suite 5206 B
- 6' x 8' Overhead Door in Suite 5210

Financials



Sale Price \$1,295,000

Sale Price Per SF \$62/SF

Taxes:

Summer 2024 \$25,349

Winter 2023 \$18,875

Value:

Taxable Value \$740,200

SEV \$740,200

Gross SF:	21,000 SF		
Suite 5210:	7,560 SF	\$10.00 NNN	\$2.86/SF
Suite 5206B:	2,982 SF	\$9.50 NNN	\$2.86/SF
Suite 5206A:	5,300 SF	\$10.00 NNN	\$2.86/SF
<i>Suites 5206A & B Combined:</i>	<i>8,282 SF</i>	<i>\$10.00 NNN</i>	<i>\$2.86/SF</i>

Lease Term: 36 – 60 months

Zoning: C-2 Commercial

Acreage: 2.14 Acres

Parking: 130+/-

Taxing Authority: Eaton County

Parcel #: 040-011-400-115-00

PROPERTY PHOTOS



Colliers

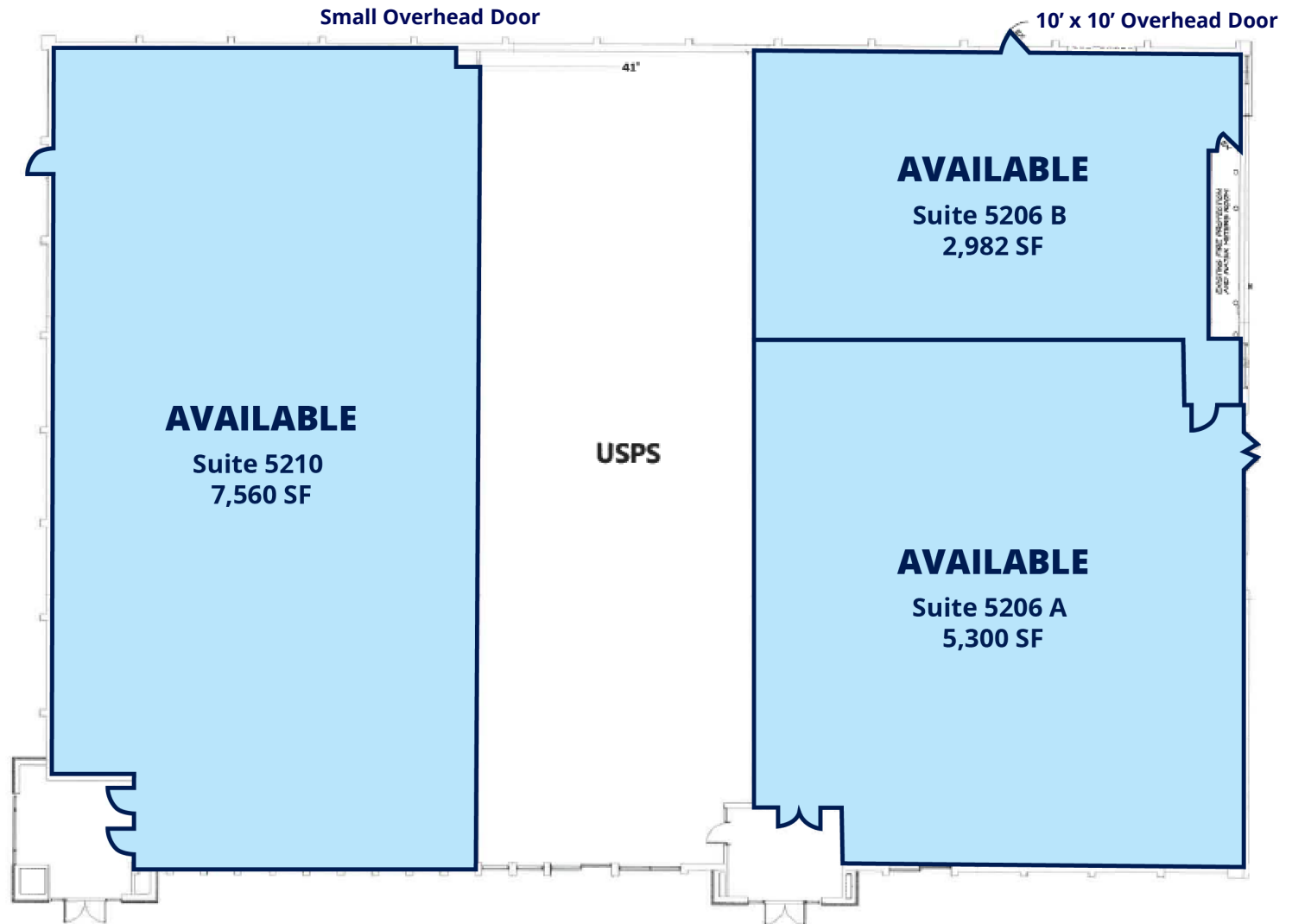
Retail Space | For Sale or Lease

PROPERTY PHOTOS



FLOOR PLAN

Suites 5206 A & 5206 B Can
be Combined for 8,282 SF



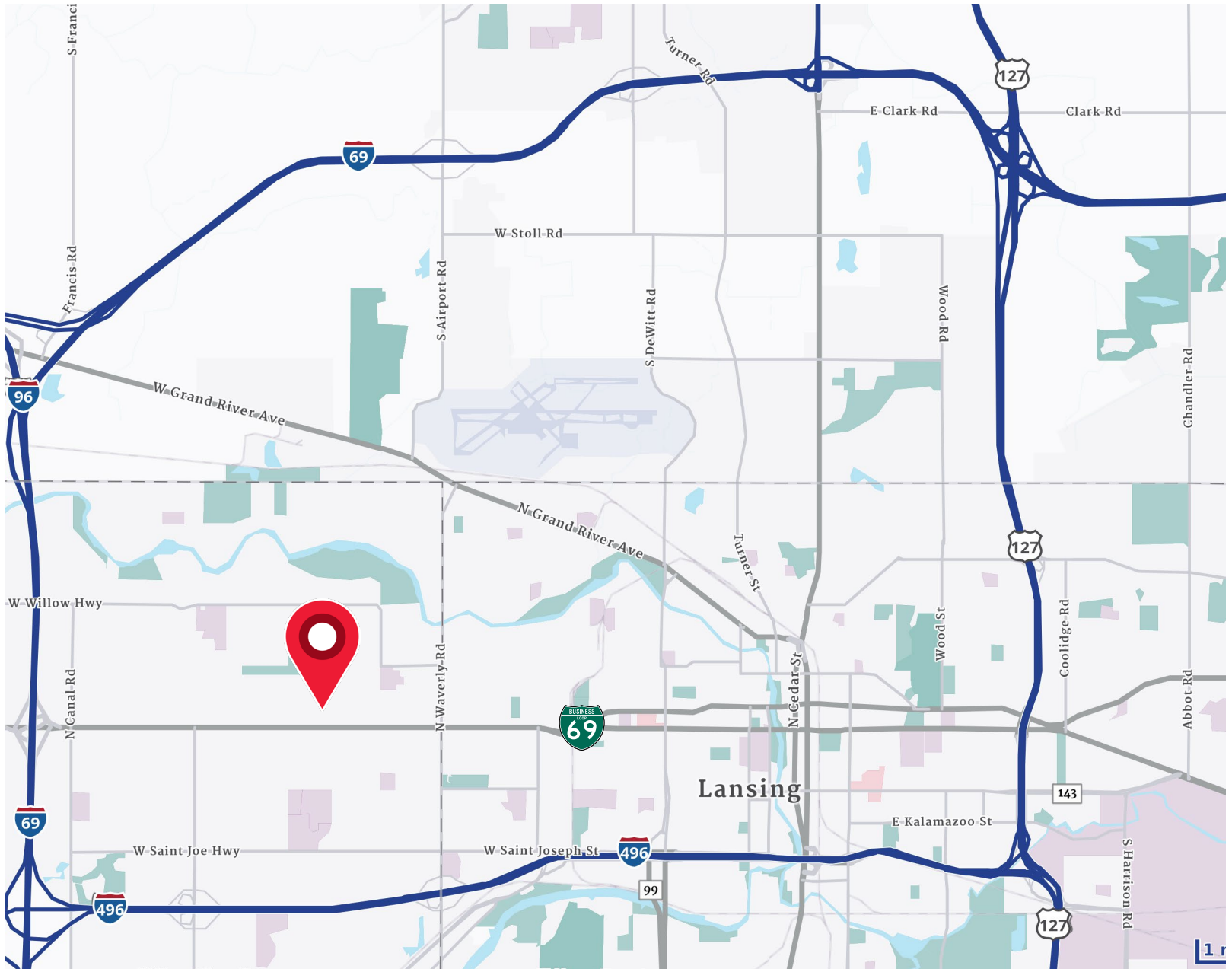
AERIAL MAP



Colliers

Retail Space | For Sale or Lease

LOCATION MAP



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it.
All information should be verified prior to purchase and/or lease.



MERCHANT MAP



Jeff Ridenour
 Associate Vice President
 517 204 7902
 jeff.ridenour@colliers.com



Shawn H. O'Brien, CCIM
 Senior Vice President
 517 303 5554
 shawn.obrien@colliers.com

Colliers
 2501 Coolidge Rd., Suite 300
 East Lansing, MI 48823
 Colliers.com/lansing

