

865-2,500 SF SPACE FOR LEASE

# CEDAR STREET SHOPPING CENTER

6250 S CEDAR ST, LANSING, MI 48911

**CBRE**



# EXECUTIVE SUMMARY

## VIBRANT RETAIL DESTINATION

Cedar Street Shopping Center at 6250 S Cedar St, Lansing, MI presents a premier retail opportunity in a thriving corridor. This well-established center, anchored by national favorites like Applebee's, Harbor Freight Tools, and Goodwill, offers prime retail space with excellent visibility and high foot traffic. Featuring strong daily traffic counts exceeding 32,000 cars and competitive NNN lease rates, Cedar Street Shopping Center is an ideal destination for retail tenants seeking to capitalize on an established customer base and a strategically advantageous location immediately off the I-96 offramp.

4 SUITES AVAILABLE  
865 - 2,500 SF





# PROPERTY DETAILS

## WELL-ESTABLISHED RETAIL CENTER

Cedar Street Shopping Center offers approximately 72,523 square feet of retail space, strategically located on 6.75 acres with excellent visibility and convenient access from the I-96 offramp. Built in 1983, the center benefits from a high-traffic environment and a diverse tenant mix, including prominent national anchors such as Applebee's, Harbor Freight Tools, and Goodwill, alongside local businesses like Mancino's Pizza, Nancy Nails, and UPS Store, drawing consistent customer activity. A brand new, Chick-fil-A is also within walking distance, further enhancing the center's appeal. Available suites range from 865 to 2,500 square feet, offered at a competitive lease rate of \$14 per square foot NNN. The property boasts robust demographics, with a substantial daytime population and thousands of households within a one- to five-mile radius. This combination of national anchors, local services, and a prime location, including its proximity to Meijer, makes Cedar Street Shopping Center an ideal choice for businesses seeking strong exposure and consumer traffic in the Lansing market.

**4**  
VACANT SUITES

**7,845 SF**  
TOTAL AVAILABLE

**\$14/SF**  
LEASE RATE

**NNN**  
LEASE TYPE

**\$5.00-5.25**  
PSF NNN EST.



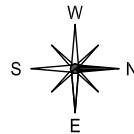
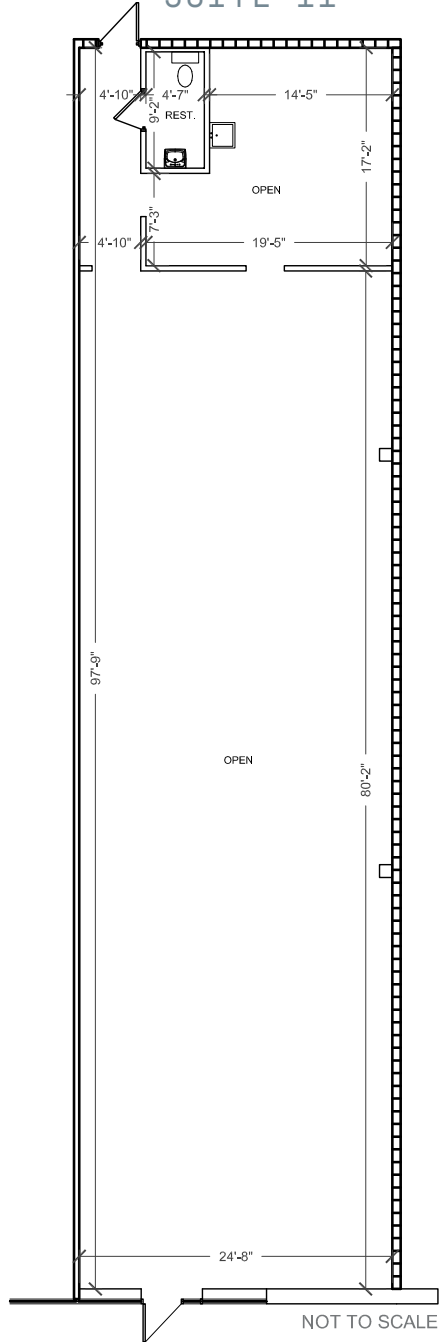
# SITE PLAN



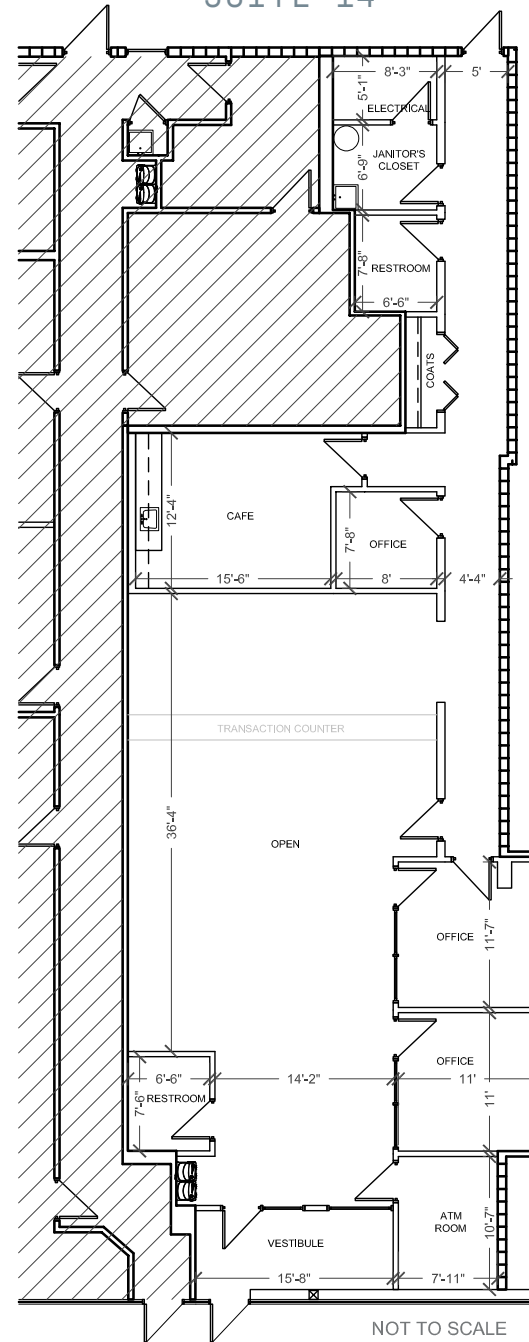
SUITE	TENANT NAME	SIZE	SUITE	TENANT NAME	SIZE	SUITE	TENANT NAME	SIZE
1	Panda Gourmet	2,525 SF	9	Harbor Freight	115,635 SF	14	Available	2,480 SF
1A	FB Door, LLC	930 SF	10	Goodwill	14,500 SF	16A	AB Smokeshop	1,795 SF
2	Genoa Healthcare	2,240 SF	10B	Rent A Center	4,475 SF	16B	Available	865 SF
3	Nancy Nails	1,280 SF	11	Available	2,500 SF	16C	Michigan Public Health	850 SF
4	Baig Dental Group	2,200 SF	12B	Could be Available	3,232 SF	17	Visiting Nurse Services	6,270 SF
4B	Mancinos	2,015 SF	13	UPS	2,625 SF	17C	Available	2,000 SF

# FLOOR PLANS

SUITE 11

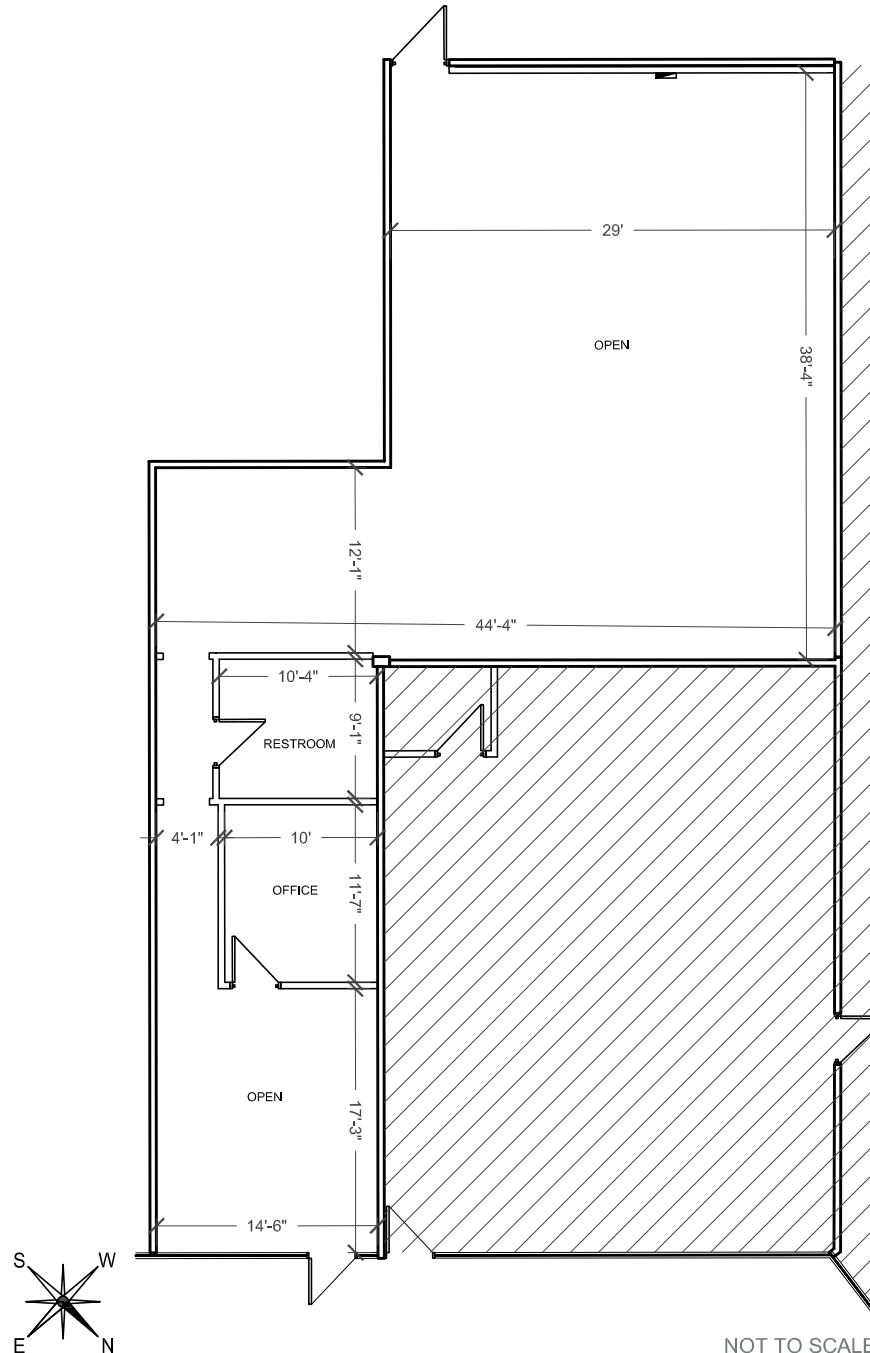


SUITE 14



# FLOOR PLANS

ALL SUITES AVAILABLE ON AN INDIVIDUAL BASIS



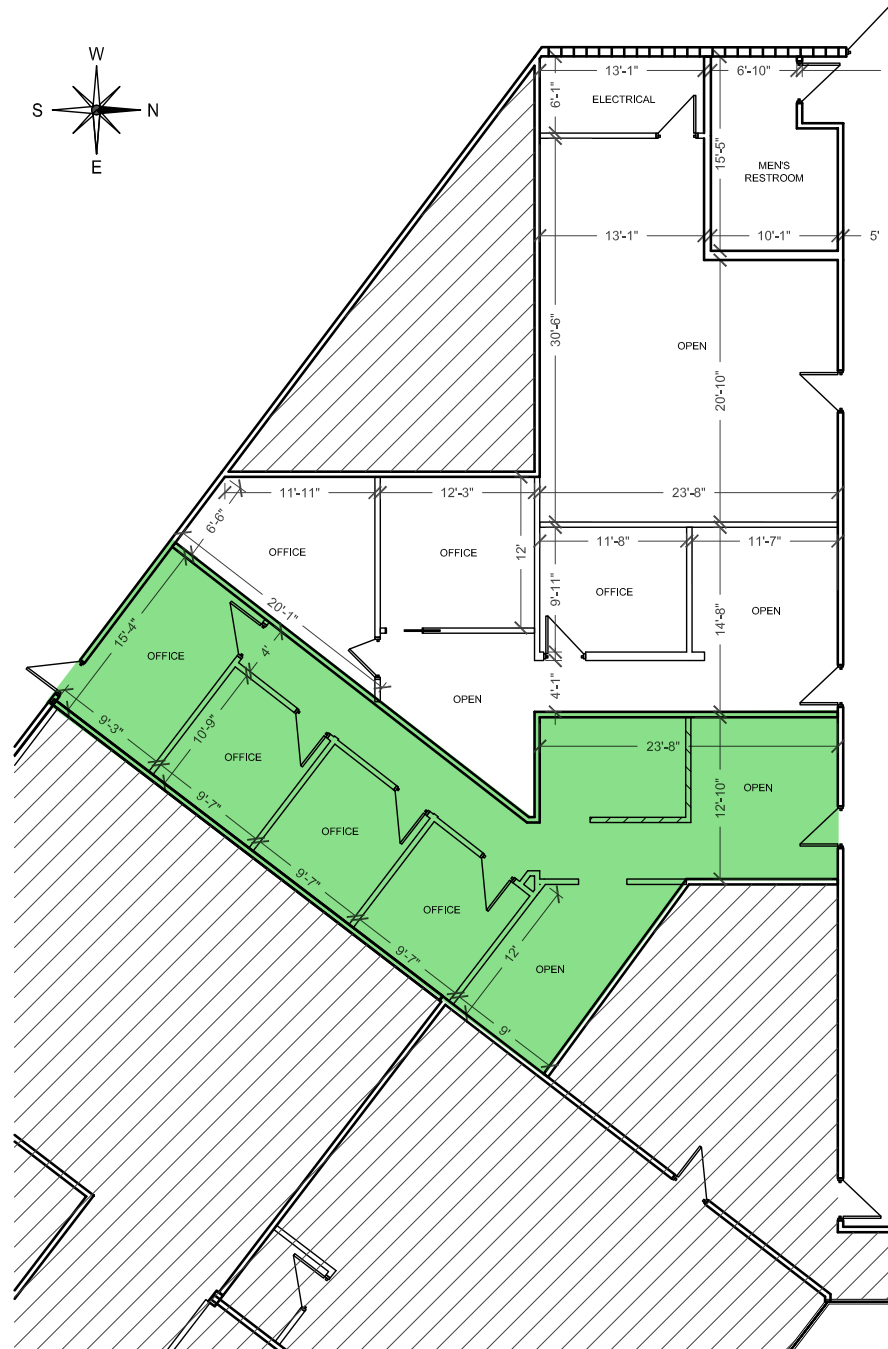
SUITE 17C

NOT TO SCALE

# FLOOR PLANS

## OFFICE SUITES AVAILABLE FOR \$500/MONTH MODIFIED GROSS

SUITE 16B  
OFFICE SPACE



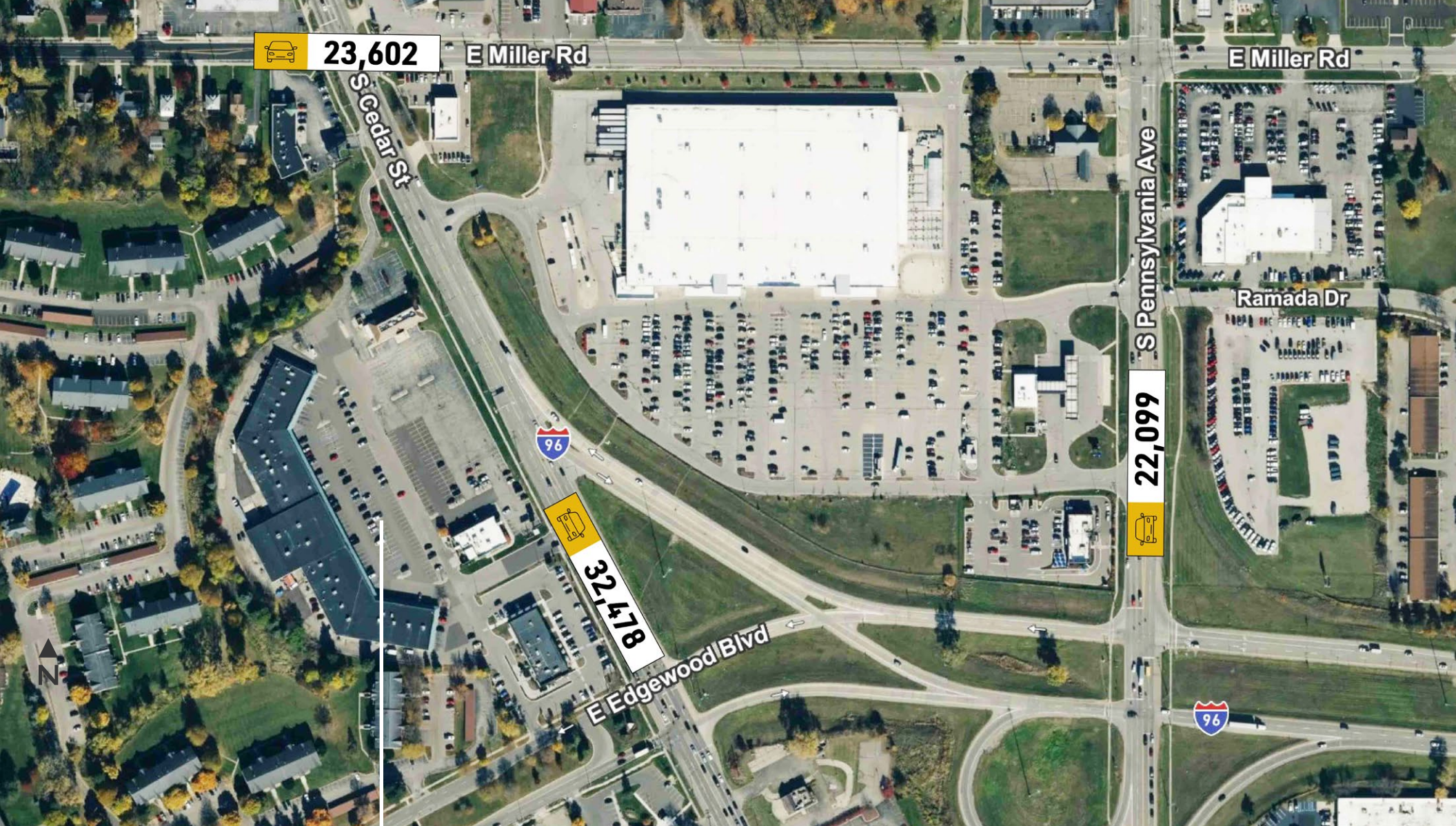


# TRADE MAP

## CEDAR STREET SHOPPING CENTER







CEDAR STREET SHOPPING CENTER

## DAILY TRAFFIC

32,478

CEDAR ST  
EDGEWOOD BLVD

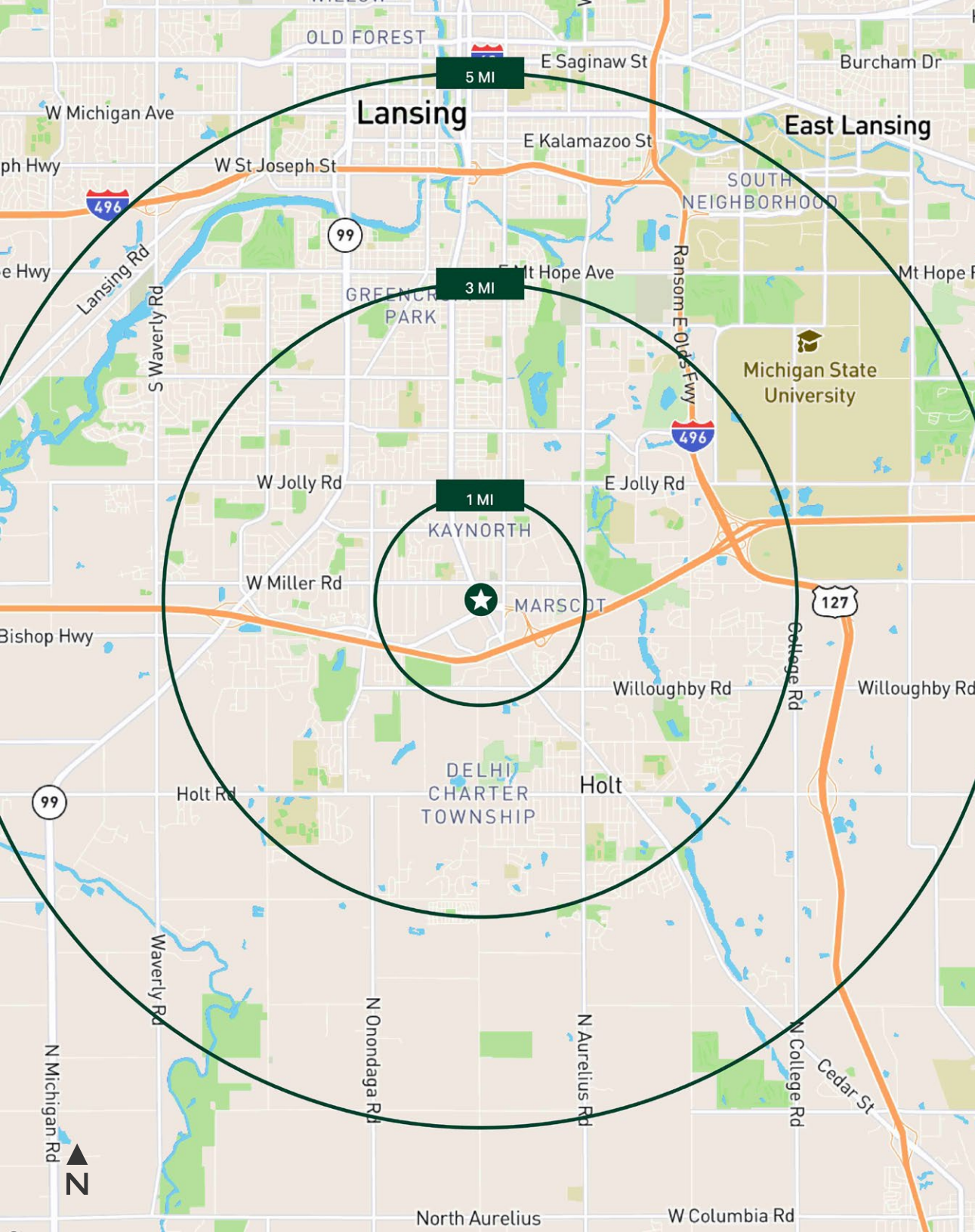
23,602

CEDAR ST  
MILLER RD

22,099

PENNSYLVANIA AVE  
RAMADA DR





# DEMOGRAPHICS

## 2024

	1 MILE	3 MILES	5 MILES
Population	8,497	66,533	123,277
Daytime Population	12,873	59,970	145,691
Businesses	471	1,940	4,509
Average Household Income	\$61,449	\$78,077	\$77,753
Median Household Income	\$53,137	\$61,016	\$60,456
Median Age	37.4	36.7	35.2
Households	3,994	29,474	52,674









# CEDAR STREET SHOPPING CENTER

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865-2,500 SF  
SPACE FOR LEASE

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