

21,000 SF  
RETAIL



FOR SALE/LEASE

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5206-5210 West Saginaw Highway

Lansing, Michigan 48917

### Property Highlights

- 21,000 SF total building with three available units: 7,560 SF, 2,982 SF, and 5,300 SF, with up to 8,282 SF contiguous
- Flexible space configurations with two overhead doors (10' x 10' and 6' x 8'), allowing for a variety of retail, service, or light manufacturing uses
- High-visibility retail corridor with 26,672 vehicles per day and surrounded by national tenants
- Prime corner location in the Lansing Mall outlot with ±150 parking spaces and multiple access points
- Ideal opportunity for an owner-user or investor seeking a value-add asset
- USPS 30+ year tenant with recent 5 year extension
- 3-phase power, new roof (2012), and updated parking lot (2022) for long-term usability

Sale Price:	\$1,295,000
Lease Rate:	\$10.00/PSF NNN
NNN Estimate:	\$2.40/PSF
Building Size	21,000 SF
Zoning	C-3

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,356	21,294	51,372
Total Population	9,331	46,881	116,161
Average HH Income	\$86,428	\$84,695	\$77,307

**NAI Farbman**

Commercial Real Estate Services, Worldwide.

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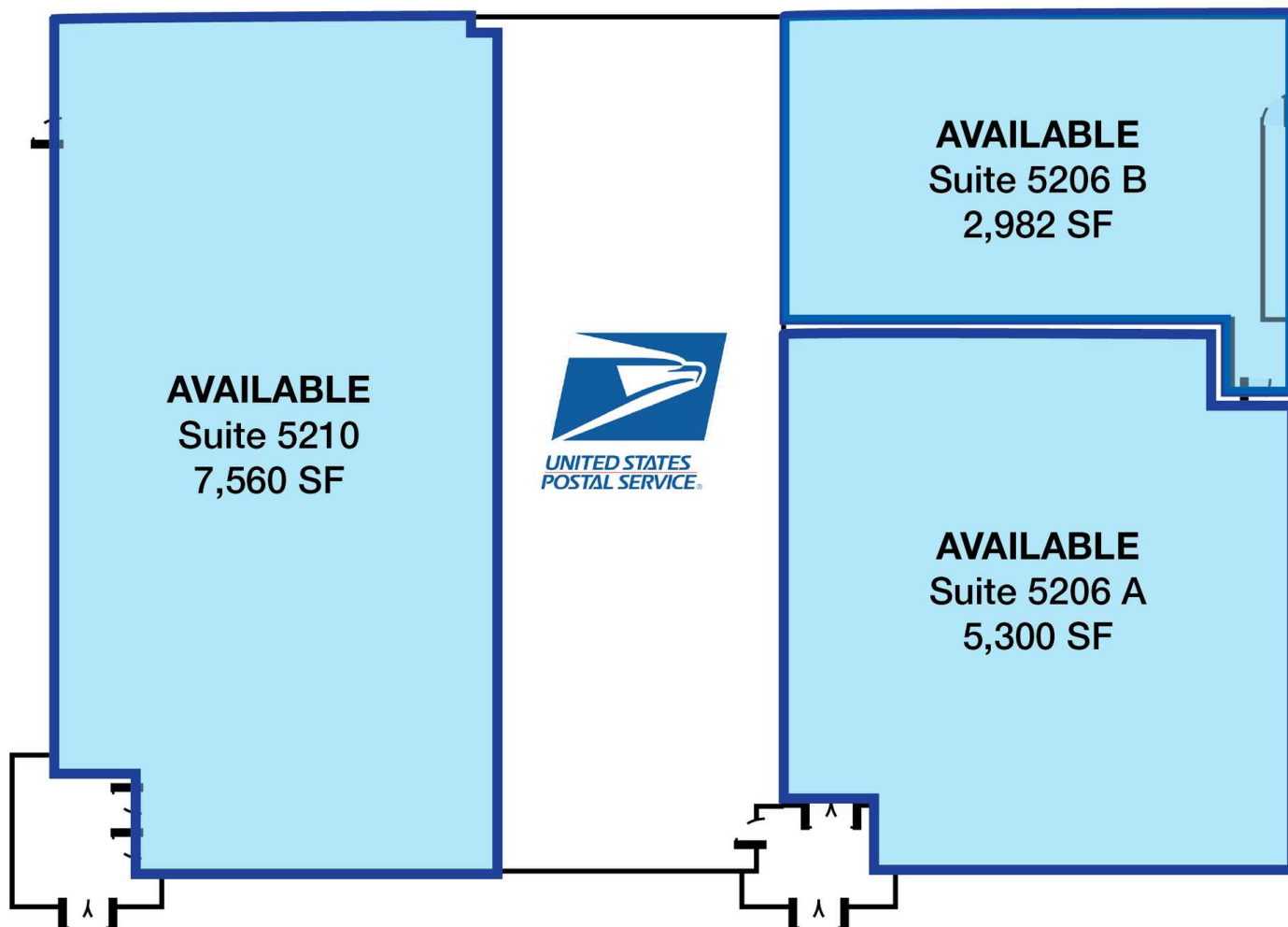
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**FOR SALE/LEASE**

Small Overhead Door

10' X 10' Overhead Door



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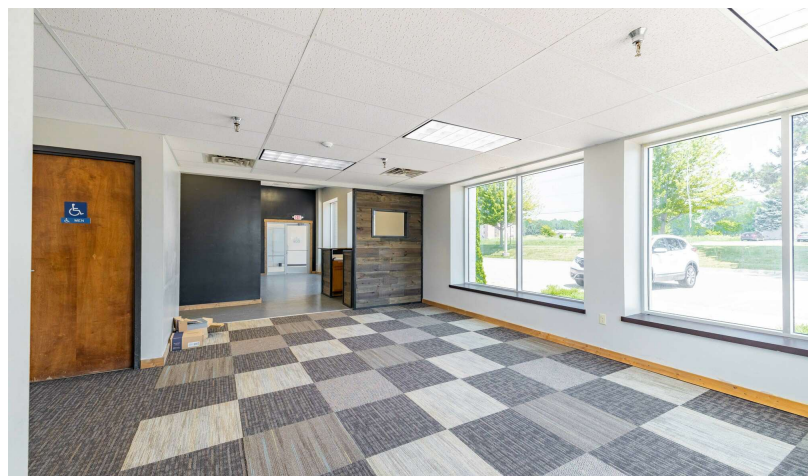
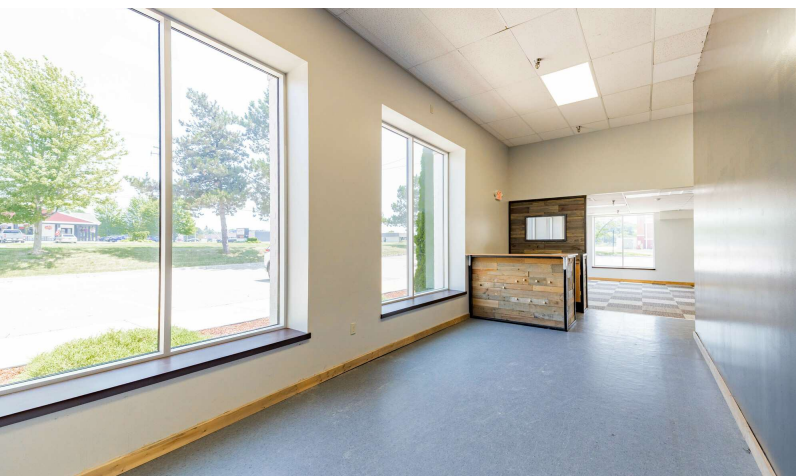
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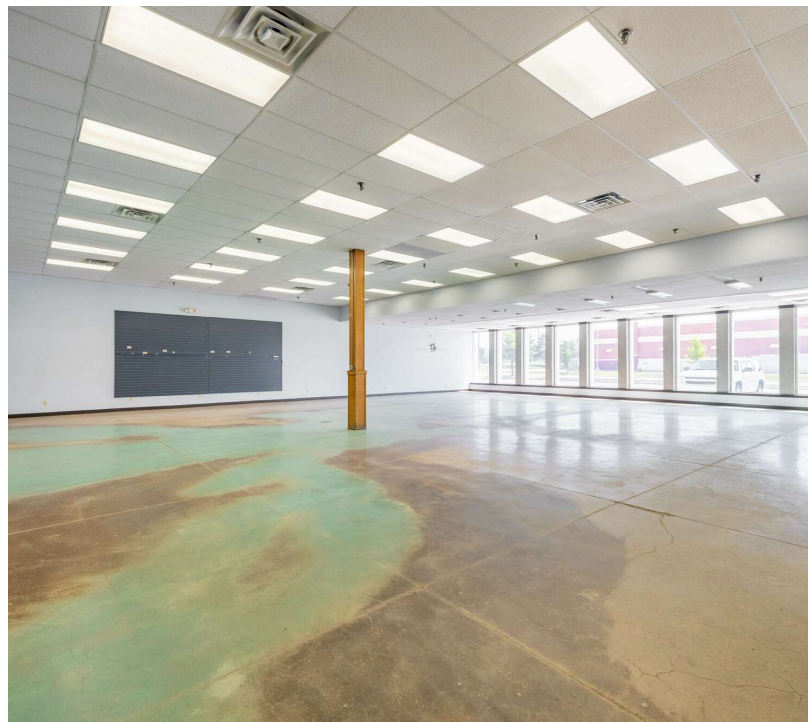
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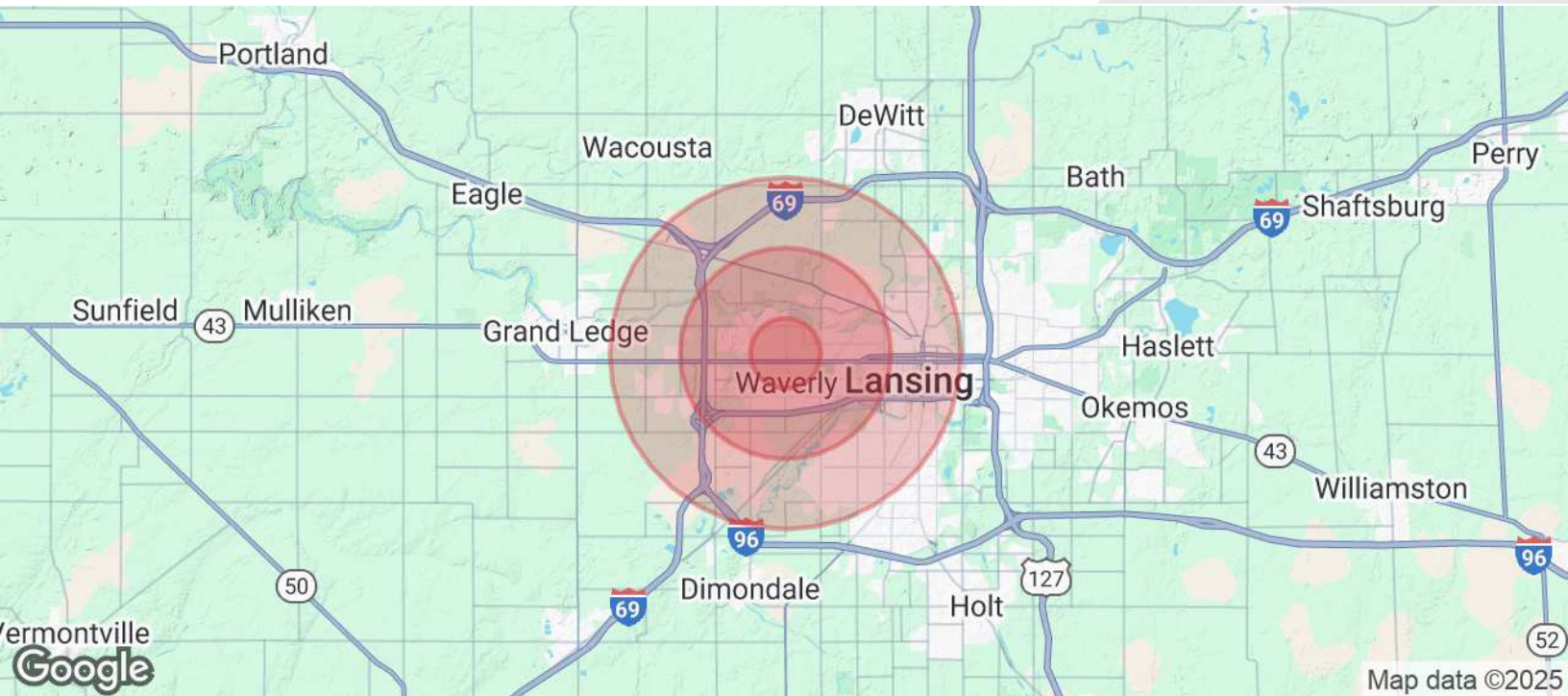
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,331	46,881	116,161
Average Age	42	42	40
Average Age (Male)	40	40	39
Average Age (Female)	43	43	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,356	21,294	51,372
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$86,428	\$84,695	\$77,307
Average House Value	\$232,059	\$202,857	\$179,571

Demographics data derived from AlphaMap



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