

FOR LEASE

ANCHOR BOX AVAILABLE

5216 W. SAGINAW HWY, LANSING, MI 48861



PRICE REDUCTION

ECODE #925

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

| | | | |
|------------------|---|--------|--|
| LOCATION: | 5216 W. Saginaw Hwy, Lansing, MI 48861 | | |
| PROPERTY TYPE: | Freestanding | | |
| RENT: | \$12.00/SF NNN | | |
| NNN EXPENSE: | \$3.64/SF | | |
| | Taxes: | \$2.21 | |
| | CAM: | \$1.18 | |
| | Insurance: | \$0.25 | |
| PROPERTY TAXES: | \$86,020.82 | | |
| LOT SIZE: | 4.23 AC | | |
| LOT DIMENSIONS: | ±410' x ±465' | | |
| AVAILABLE SPACE: | 45,778 SF | | |
| ZONING: | Commercial | | |
| TRAFFIC COUNT: | W. Saginaw Hwy (29,587 CPD) Elmwood Rd (4,683 CPD) | | |

EXCLUSIVELY LISTED BY:



**LOUIS J.
CIOTTI**
Managing Director
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45,778 SF

\$12.00/SF NNN

BUILDING SIZE

RENT

TENANT ROSTER



HIGHLIGHTS

- Premier Pad Anchor Site to the Lansing Mall.
- Former Best Buy Space.
- 45,778 SF Building Sitting on over 4 Acres.
 - 21' - 23' Clear Height.
- Building Includes 2 Truck wells and 2 Grade-Level Doors.
 - Limited Columns Throughout.
- Multiple Points of Access through W. Saginaw Hwy and Elmwood Rd.
- Available For Lease.

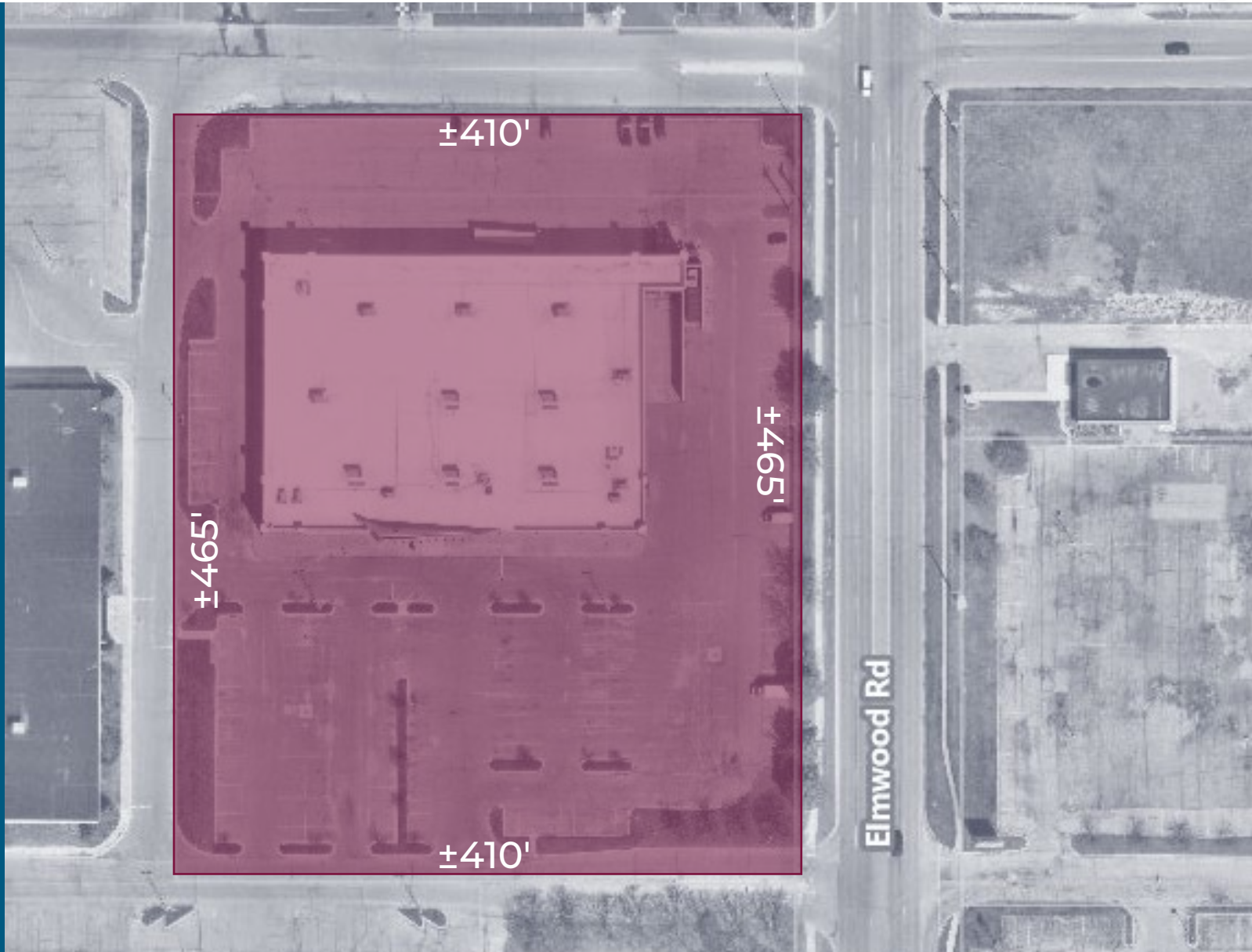
MICRO AERIAL



MACRO AERIAL



PLAT



4.23 AC

ACRES

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ACRES

AVAILABLE SPACE

EXTERIOR PHOTO



TRUCK WELLS



DEMOGRAPHICS



ANCHOR BOX AVAILABLE

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DEMOGRAPHICS

POPULATION

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------------|--------|--------|---------|
| 2024 Estimated Population | 9,590 | 46,651 | 115,526 |
| 2029 Projected Population | 9,409 | 45,808 | 113,210 |
| 2020 Census Population | 9,827 | 47,129 | 116,018 |
| 2010 Census Population | 9,889 | 47,534 | 116,643 |
| Projected Annual Growth 2024 to 2029 | -0.4% | -0.4% | -0.4% |
| Historical Annual Growth 2010 to 2024 | -0.2% | -0.1% | - |

HOUSEHOLDS

| | | | |
|---------------------------------------|-------|--------|--------|
| 2024 Estimated Households | 4,627 | 21,491 | 51,499 |
| 2029 Projected Households | 4,585 | 21,422 | 51,482 |
| 2020 Census Households | 4,536 | 21,257 | 50,322 |
| 2010 Census Households | 4,400 | 20,973 | 49,339 |
| Projected Annual Growth 2024 to 2029 | -0.2% | - | - |
| Historical Annual Growth 2010 to 2024 | 0.4% | 0.2% | 0.3% |

RACE

| | | | |
|--|-------|-------|-------|
| 2024 Est. White | 67.4% | 67.5% | 64.9% |
| 2024 Est. Black | 18.6% | 17.6% | 19.2% |
| 2024 Est. Asian or Pacific Islander | 4.4% | 4.9% | 4.4% |
| 2024 Est. American Indian or Alaska Native | 0.5% | 0.4% | 0.5% |
| 2024 Est. Other Races | 9.1% | 9.6% | 11.0% |

INCOME

| | | | |
|------------------------------------|----------|----------|----------|
| 2024 Est. Average Household Income | \$78,357 | \$82,138 | \$73,924 |
| 2024 Est. Median Household Income | \$59,331 | \$66,527 | \$59,898 |
| 2024 Est. Per Capita Income | \$37,927 | \$37,930 | \$33,055 |

BUSINESS

| | | | |
|----------------------------|-------|--------|--------|
| 2024 Est. Total Businesses | 427 | 1,746 | 4,303 |
| 2024 Est. Total Employees | 4,523 | 22,892 | 64,648 |

CONTACT US



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