

FOR LEASE  
**ANCHOR BOX AVAILABLE**

5216 W. SAGINAW HWY, LANSING, MI 48861



**PRICE REDUCTION**

# 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  
[lciotti@landmarkcres.com](mailto:lciotti@landmarkcres.com)  
248 488 2620

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.

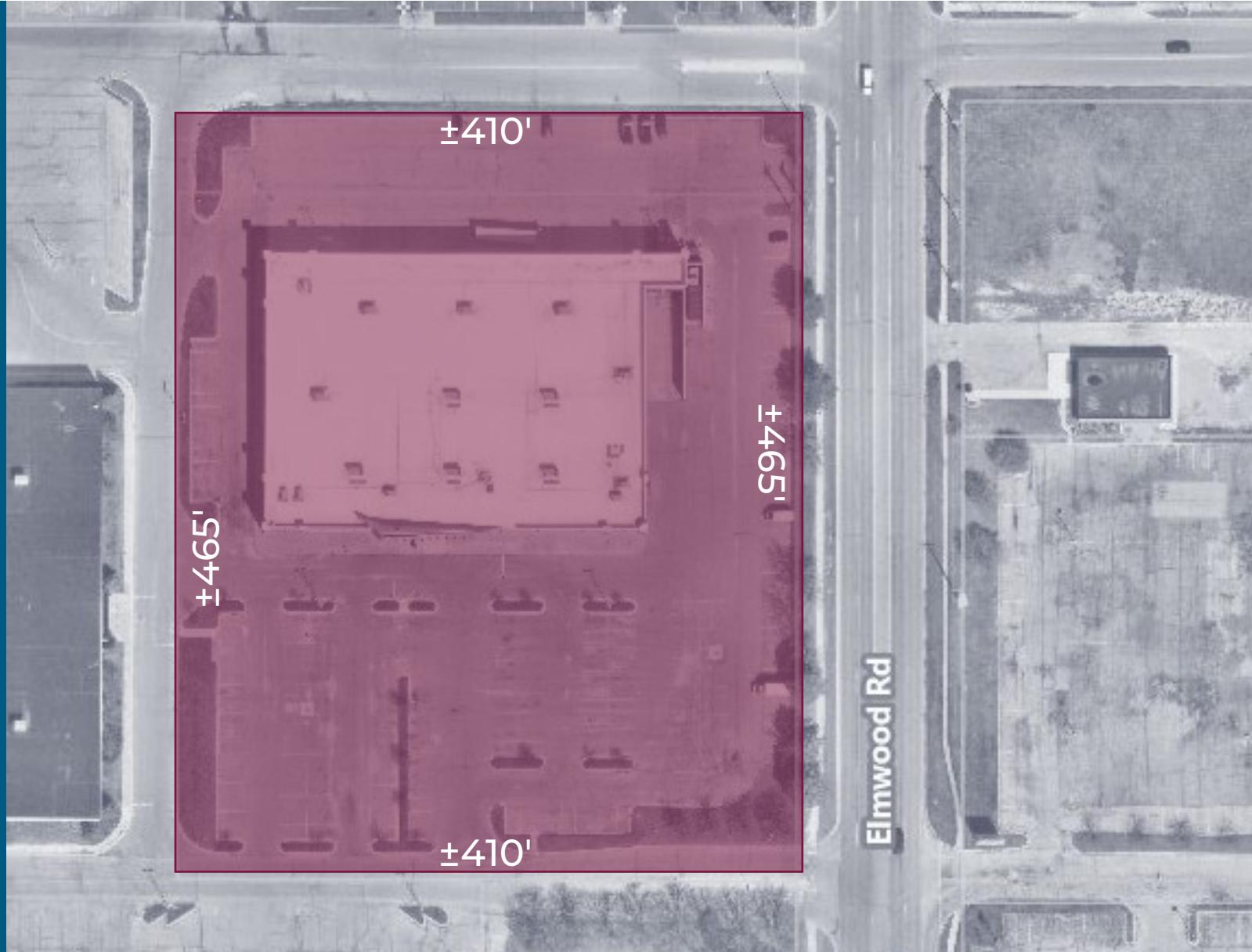
# MICRO AERIAL



# MACRO AERIAL



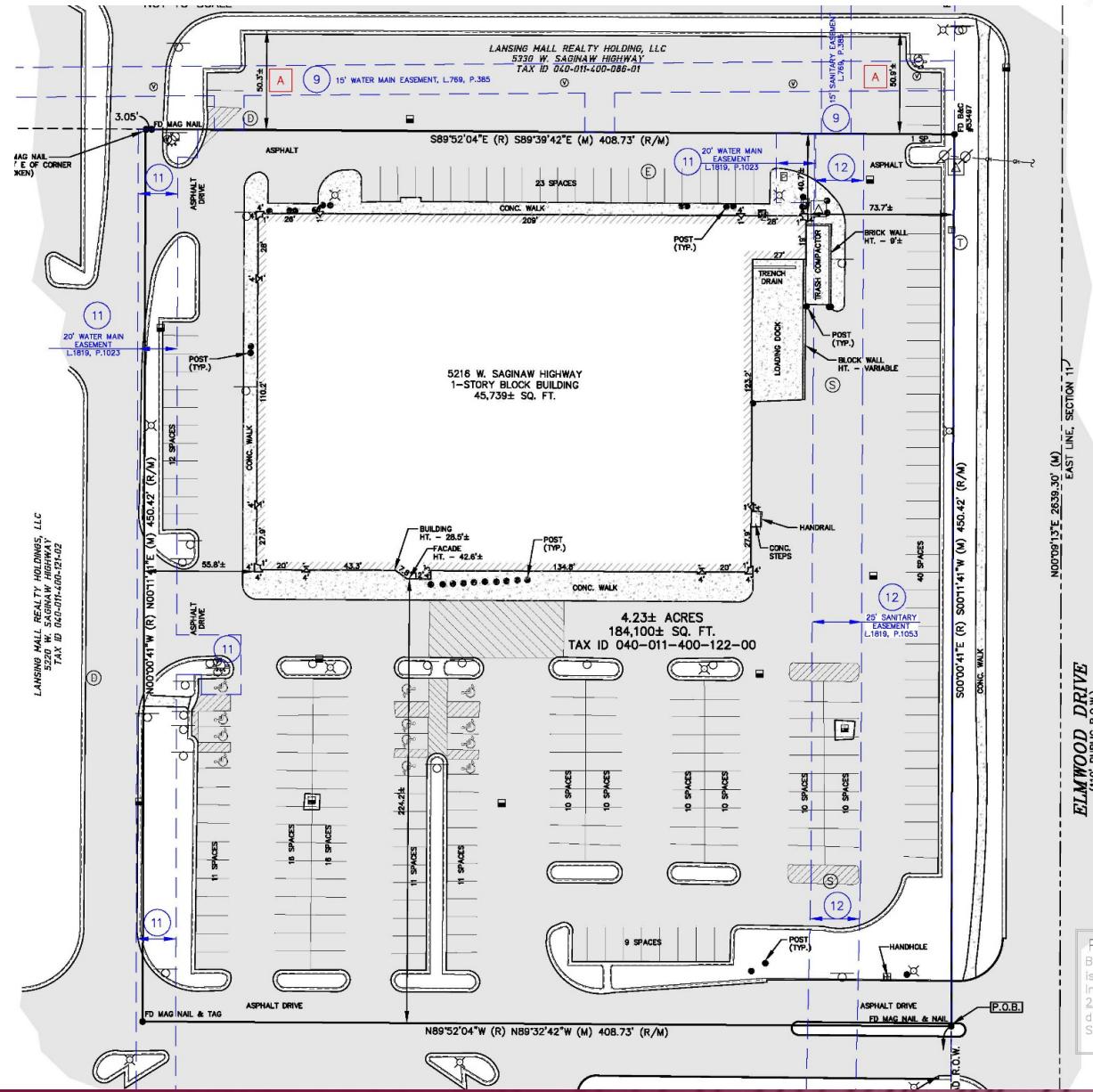
# PLAT



4.23 AC

**ACRES**

## SURVEY



4.23 AC

ACRES

45,778 SF

# AVAILABLE SPACE

## EXTERIOR PHOTO



## TRUCK WELLS



# DEMOGRAPHICS



## ANCHOR BOX AVAILABLE

5216 W. Saginaw Hwy, Lansing, MI 48861

## DEMOCRAPHICS

### 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



**LOUIS J.  
CIOTTI**  
Managing Director  
[lciotti@landmarkcres.com](mailto:lciotti@landmarkcres.com)  
**248 488 2620**

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

---

30500 Northwestern Hwy, Suite 200  
Farmington Hills, MI 48334  
248.488.2620  
[landmarkcres.com](http://landmarkcres.com)

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.