



# FOR LEASE

## BOX SPACE NEXT TO NEW SPORTSMAN'S WAREHOUSE

8757 DELTA MARKET DR, LANSING, MI 48917

**AVAILABLE  
20,000 SF**



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## PROPERTY DETAILS

<b>Location:</b>	8757 Delta Market Dr Lansing, MI
<b>Property Type:</b>	Freestanding Building
<b>Date Available:</b>	Immediately
<b>Building Size:</b>	52,000 SF
<b>Available Space:</b>	Approximately 20,000 SF
<b>Lot Size:</b>	5.95 Acres
<b>Improvements:</b>	"As-Is"
<b>Zoning:</b>	Commercial
<b>Traffic Count:</b>	Saginaw Hwy west of I-96 = 38,947 cpd I-96 south of Saginaw Hwy = 67,400 cpd
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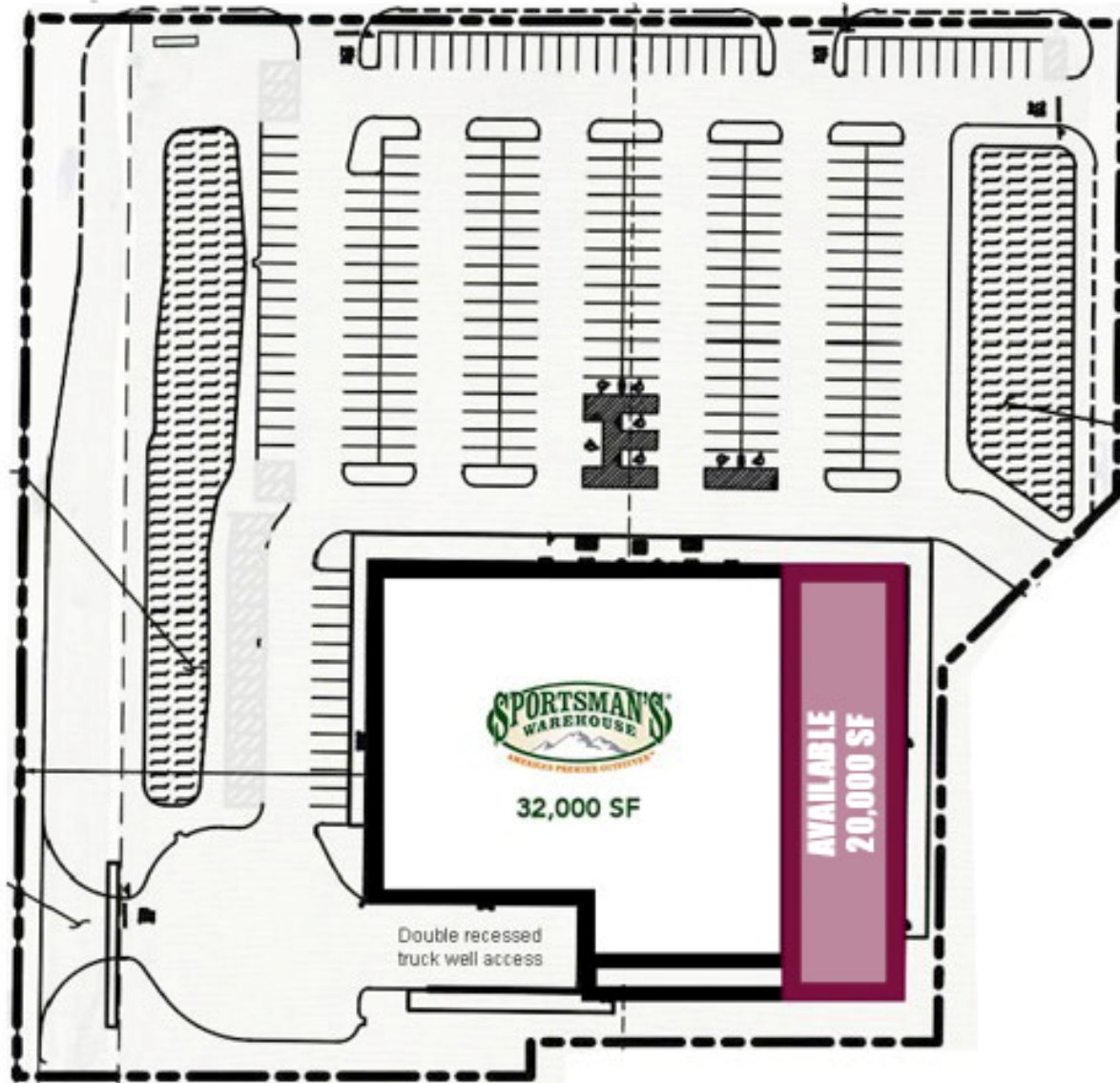
## DESCRIPTION

Join Sportman's Warehouse in a portion of the former Gander Mountain next to new Menards. Built in 2016, this building is like new. Tremendous local and regional draw due to its proximity to the I-96 & Saginaw Hwy interchange. Trade area includes Walmart Supercenter, Menards, Art Van, Lowe's, Michaels, PetSmart, Five Below, ULTA, Tractor Supply, Pier 1, and many other national and regional retail chains. This is an extremely high traffic site with over 38,000 cpd on Saginaw Hwy and almost 68,000 cpd on I-96. Restaurants in the immediate trade area include Culvers, McDonald's, Arby's, and Bob Evans.

## DESCRIPTION

Radius:	1 Mile	3 Mile	5 Mile	7 Mile
Pop. Density:	3,187	25,571	59,915	121,227
Avg. HH Income:	\$76,723	\$85,012	\$77,605	\$67,816

# SITE PLAN



Walmart

MENARDS

AVAILABLE  
20,000 SF





I-96 (67,400 CPD)

SAGINAW HWY (38,947 CPD)

BROADBENT RD

CRIPPEN  
RUBBER, VINYL, MATS, FLOOR CARE

Calver's

BELLE  
TIRE

Art Van

DISCOUNT  
TIRE

Pier 1 Imports

Arby's

McDonald's

MICHIGAN  
STATE UNIVERSITY  
FEDERAL CREDIT UNION

BIGGBY  
COFFEE

TRACTOR  
SUPPLY CO.

Michaels

LOWE'S

Walmart

PETSMART  
STAPLES  
FIVE BELOW  
maurices

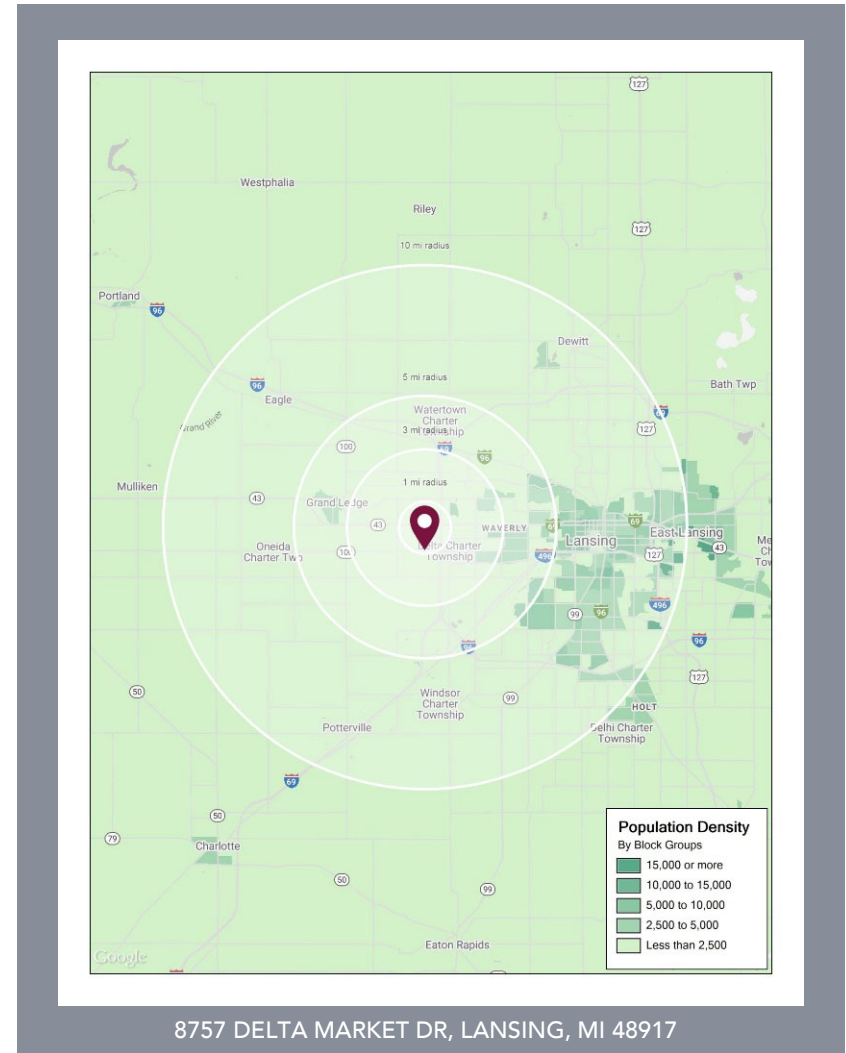
MENARDS

AVAILABLE  
20,000 SF

SPORTSMAN'S  
WAREHOUSE

# DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	2018 Estimated Population	3,124	25,099	59,494	244,461
	2023 Projected Population	3,179	25,583	61,090	254,885
	2010 Census Population	3,005	24,406	58,536	238,292
	2000 Census Population	2,144	21,910	56,184	234,925
	Projected Annual Growth 2018 to 2023	0.4%	0.4%	0.5%	0.9%
	Historical Annual Growth 2000 to 2018	2.5%	0.8%	0.3%	0.2%
HOUSEHOLDS	2018 Estimated Households	1,456	11,488	26,459	102,807
	2023 Projected Households	1,486	11,760	27,190	106,714
	2010 Census Households	1,353	10,857	25,327	97,596
	2000 Census Households	868	9,407	23,404	94,510
	Projected Annual Growth 2018 to 2023	0.4%	0.5%	0.6%	0.8%
	Historical Annual Growth 2000 to 2018	3.8%	1.2%	0.7%	0.5%
RACE	2018 Est. White	84.1%	79.1%	74.6%	70.5%
	2018 Est. Black	6.5%	10.4%	14.2%	15.6%
	2018 Est. Asian or Pacific Islander	4.7%	4.9%	4.2%	5.3%
	2018 Est. American Indian or Alaska Native	0.6%	0.5%	0.5%	0.6%
	2018 Est. Other Races	4.0%	5.1%	6.4%	8.0%
INCOME	2018 Est. Average Household Income	\$78,531	\$87,218	\$78,377	\$68,058
	2018 Est. Median Household Income	\$64,478	\$69,168	\$61,676	\$53,592
	2018 Est. Per Capita Income	\$36,613	\$40,039	\$34,930	\$29,000
BUSINESS	2018 Est. Total Businesses	182	1,117	2,678	10,340
	2018 Est. Total Employees	2,768	24,329	43,225	167,262



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