

For Lease Charlotte Exchange

1658 Lansing Road
Charlotte, MI 48813

Colliers



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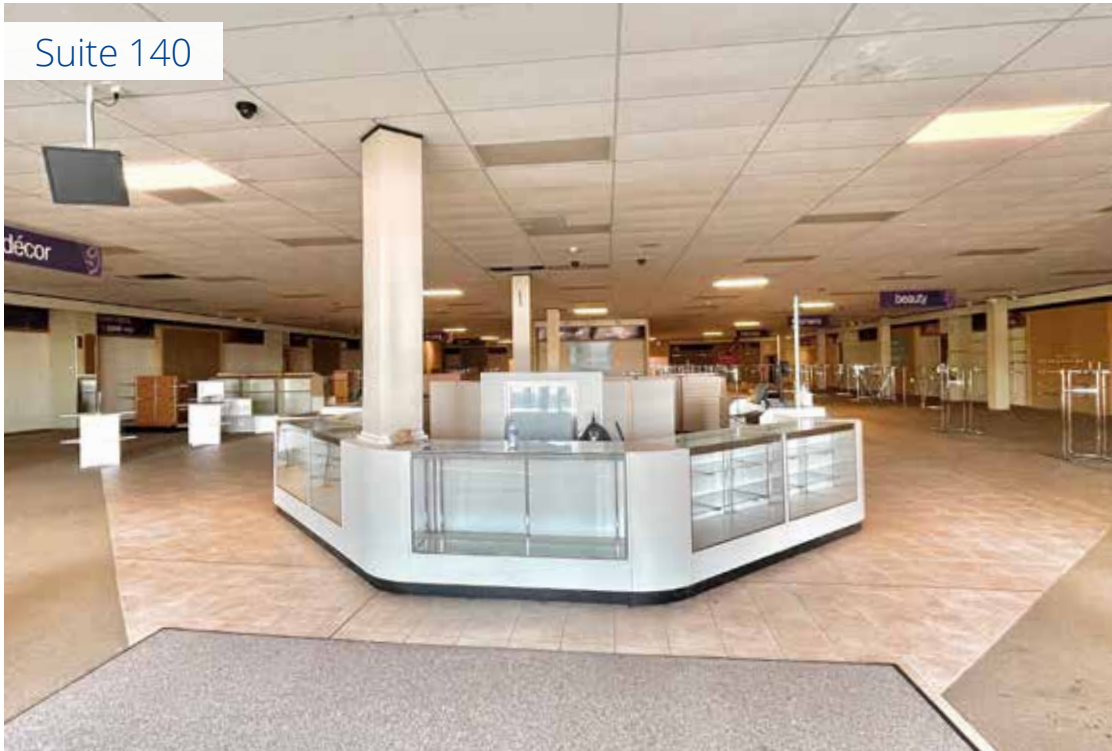
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Colliers | Lansing
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Lease Specifications

Lease Rate (Suite 140)	\$7.50/SF/YR
Lease Rate (Suites 211-251)	\$13.00-16.00/SF/YR
Estimated NNN	\$2.52/SF/YR
Total Size	86,950 SF
Leaseable SF	
Suite 140	18,451 SF
Suite 211	1,200 SF (Office)
Suite 221, 231, 241 & 251	1,200 - 5,445 SF
Year Built	1981
Year Remodeled	2008
Date Available	Immediately
Municipality	City of Charlotte

Suite 140



Building Highlights

- High Visibility from I-69
- Zoned -3 General Business District
- 16 Ft. average ceiling height
- Traffic Count: 8,311 AADT
- Accessible from both Lansing Road & Packard Highway
- 150+ parking spaces available in front & north side of building
- Neighboring retailers include: Dunham's Sports, Family Farm & Home, Snap Fitness, & many more

18,451 SF former Gordmans suite & up to 5,445 SF in-line space available in Charlotte's premier shopping district. Located just 3/4 miles northeast of I-69. 1,200 SF move-in ready suite adjacent to AT&T. Recently built out for financial planner, offers a private office and office / conference room with beautiful finishes.



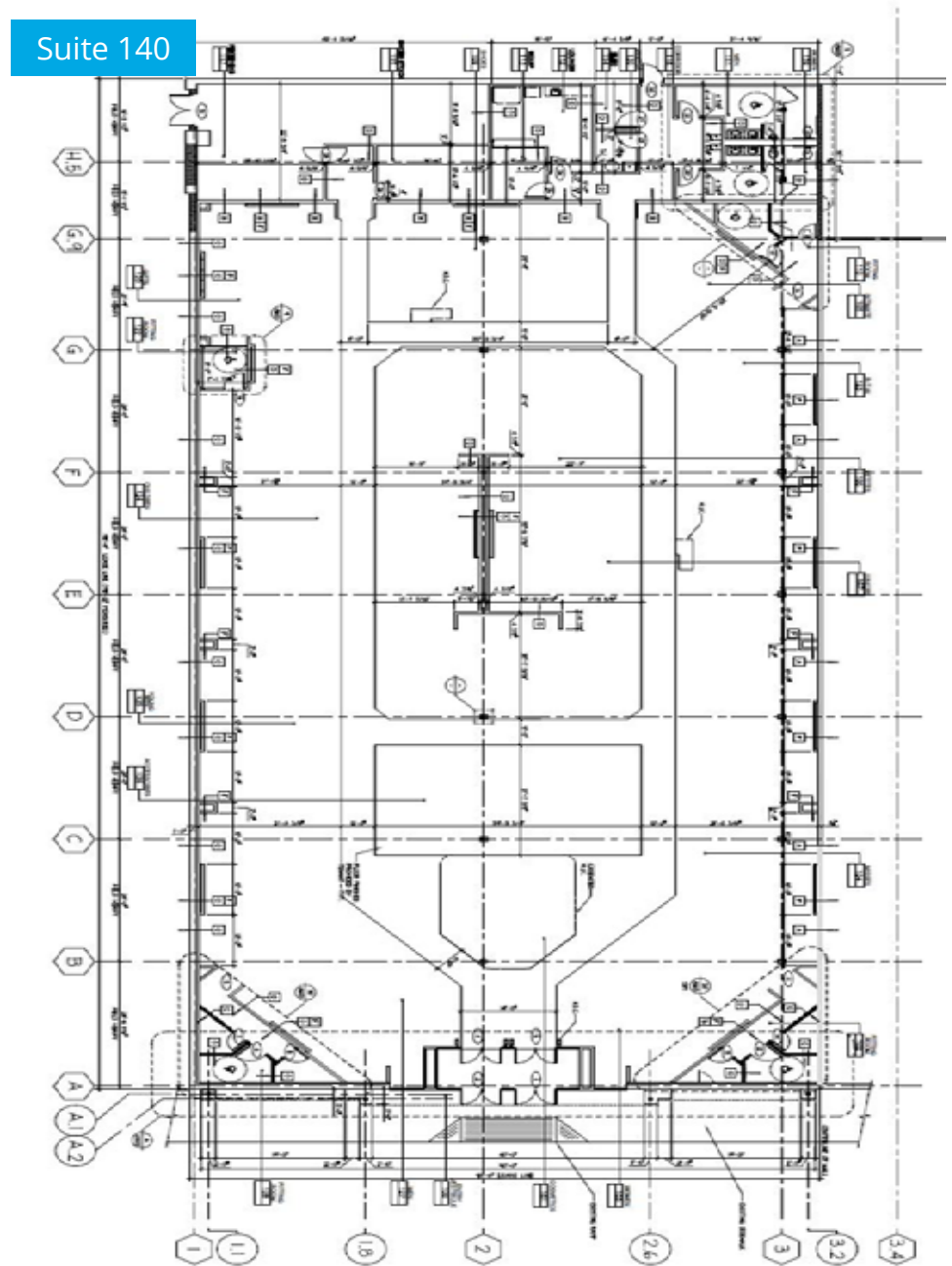
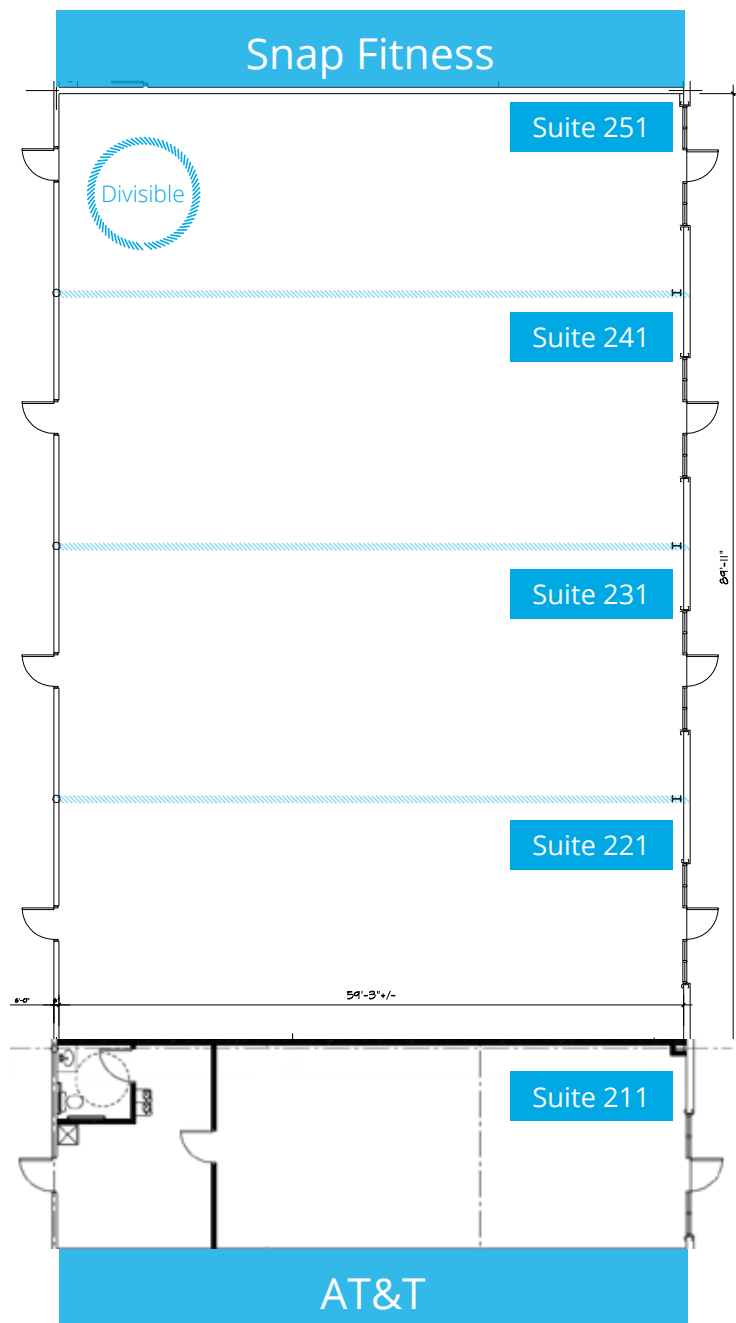
Suite 140 Photos



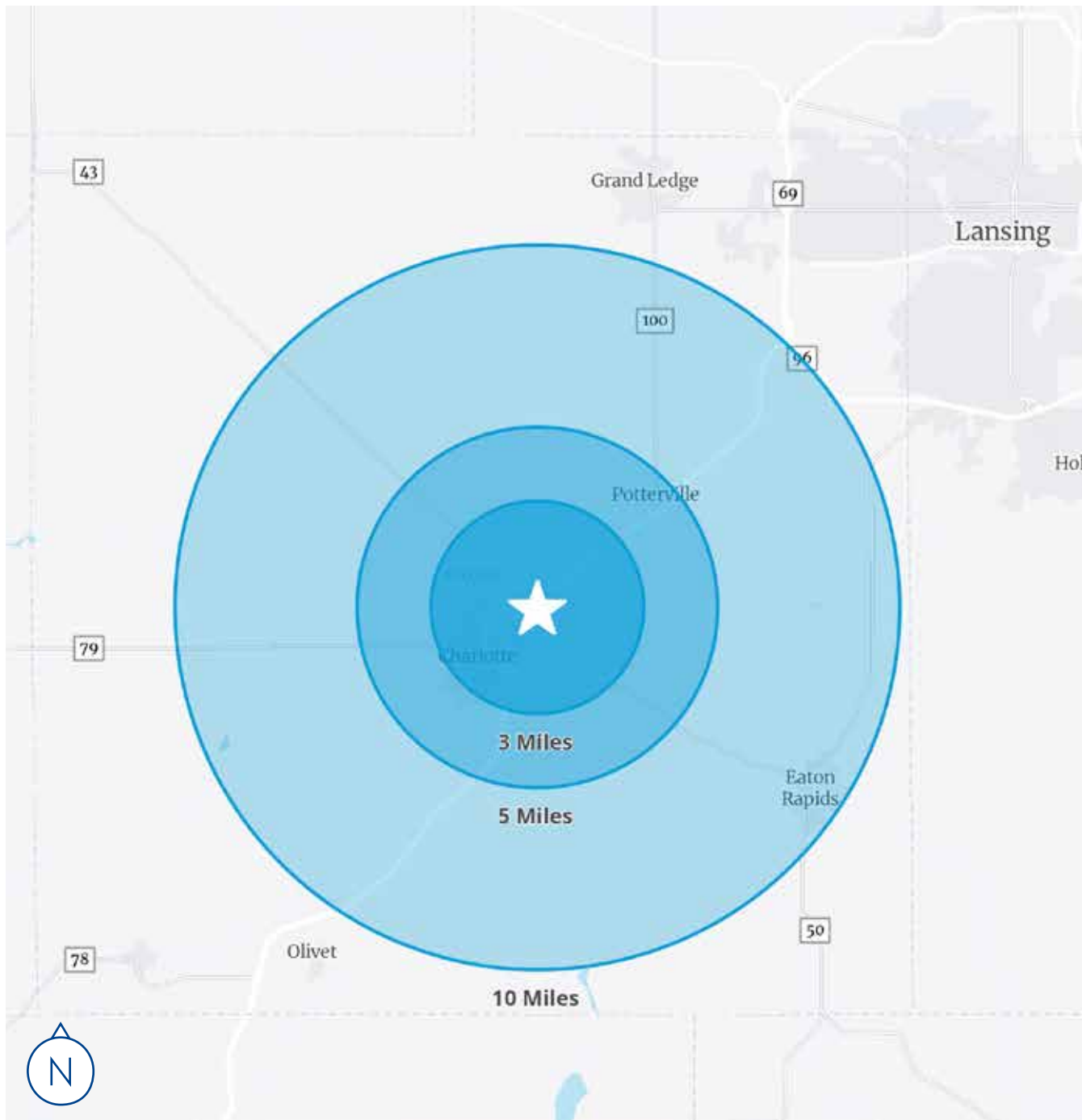
Suites 211 (Office Suite) Photos



Suites 221-251 Photos



Floor Plans



Total Population

(3 Miles)

10,887

(5 Miles)

19,164

(10 Miles)

43,813



Income

(3 Miles)

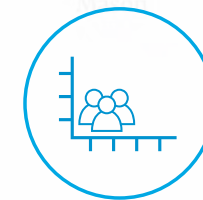
\$63,617

(5 Miles)

\$65,510

(10 Miles)

\$69,674



Median Age

(3 Miles)

39.9

(5 Miles)

40.1

(10 Miles)

43.8



[View Full Demographics](#)

Demographics



Accelerating success.

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