### MalMid-Michigan

#### For Sale 16,088 SF | \$1,190,000 Retail/Office Investment Package



### 1703, 1717, And 1723 E. Michigan Ave.

Lansing, Michigan

#### **Property Highlights**

- Properties can be purchased together or individually
- 1703 E. Michigan Ave. 5,052 SF Office
- 1717 E. Michigan Ave. 9,404 SF Retail/Office
- 1723 E. Michigan Ave. 1,596 SF Retail
- Ideal for multi-industry tenant or multiple income streams
- Prime location along Michigan Capitol corridor
- Strategic investment opportunity

#### Offering Summary

| Package Price:        | \$1,190,000 |
|-----------------------|-------------|
| Building Size:        | 16,088 SF   |
| Total Lot Size:       | 1.22 Acres  |
| 1703 E. Michigan Ave. | \$500,000   |
| 1717 E. Michigan Ave. | \$500,000   |
| 1723 E. Michigan Ave. | \$190,000   |

#### For More Information



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Retail/Office Investment Package







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#### For Sale

16,088 SF | \$1,190,000 Retail/Office Investment Package



1703 E. Michigan Ave. (East Facade)



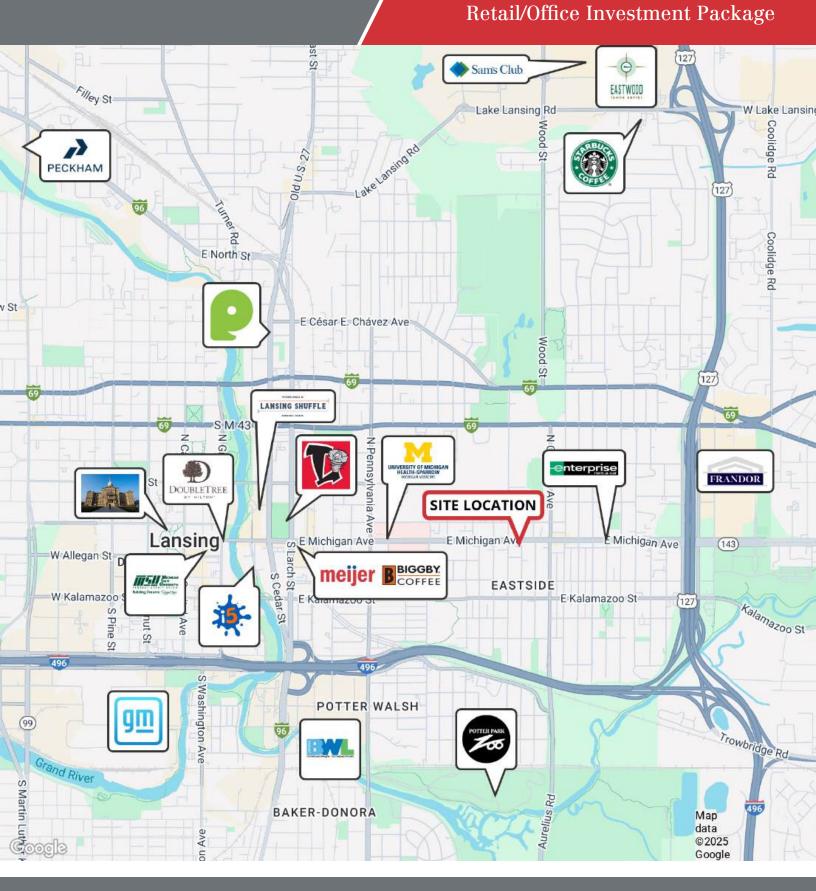
1717 E. Michigan Ave. (West Facade)



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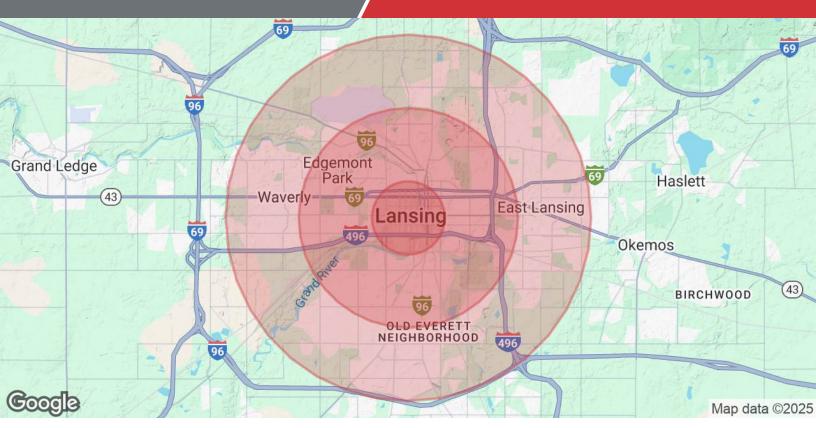
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| Population           | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 13,401    | 93,656    | 190,190   |
| Average Age          | 37        | 35        | 36        |
| Average Age (Male)   | 36        | 34        | 35        |
| Average Age (Female) | 37        | 36        | 37        |
| Households & Income  | 1 Mile    | 3 Miles   | 5 Miles   |
| Total Households     | 6,255     | 38,305    | 79,093    |
| # of Persons per HH  | 2.1       | 2.4       | 2.4       |
| Average HH Income    | \$64,514  | \$71,322  | \$73,378  |
|                      |           |           |           |
| Average House Value  | \$129,470 | \$164,782 | \$182,648 |

Demographics data derived from AlphaMap