



## FedEx Building

6240 - 6258 W. Saginaw Hwy  
Lansing, Michigan 48917

### Property Highlights

- 6258 is a built out salon space
- 6250 has 3-phase power
- Fantastic location in Lansing's west sub-market retail corridor
- Heavily travelled M-43 Highway in Lansing
- FedEx & University of Michigan/Sparrow Tenants
- Brick Building with newer roof and well maintained
- Close Proximity to Downtown, Freeway, and Lansing Mall
- Competitive lease rate
- Plenty of parking

### Offering Summary

Sale Price:	\$1,950,000
Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	15,352 SF

Spaces	Lease Rate	Space Size
6242 W. Saginaw Hwy	\$12.00 SF/yr	1,364 SF
6250 W. Saginaw Hwy	\$12.00 SF/yr	3,066 SF
6258 W. Saginaw Hwy	\$12.00 SF/yr	1,369 SF

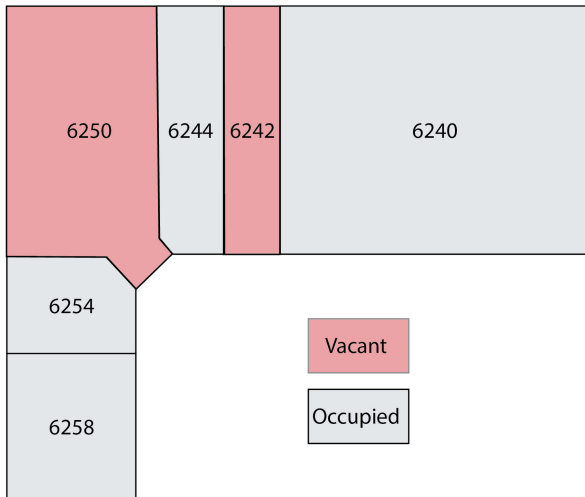
### For More Information



#### Amanda Hopper

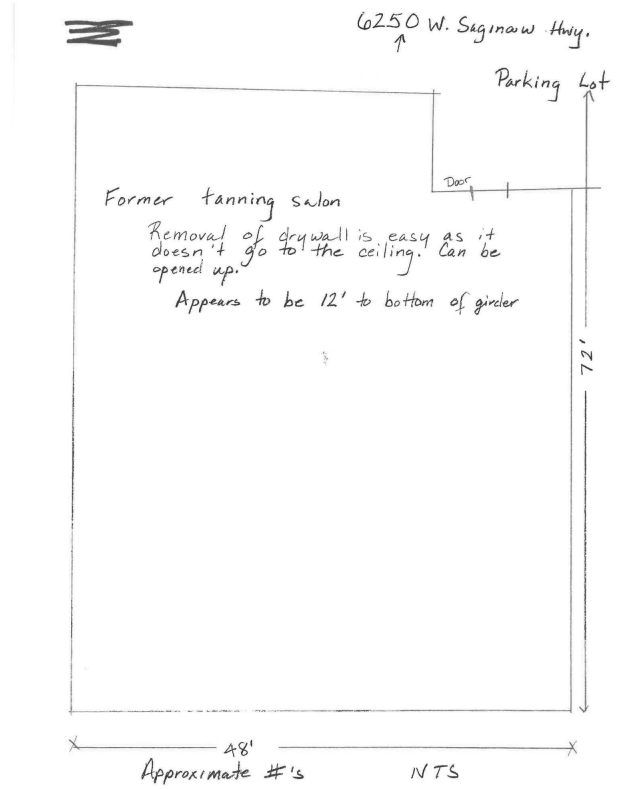
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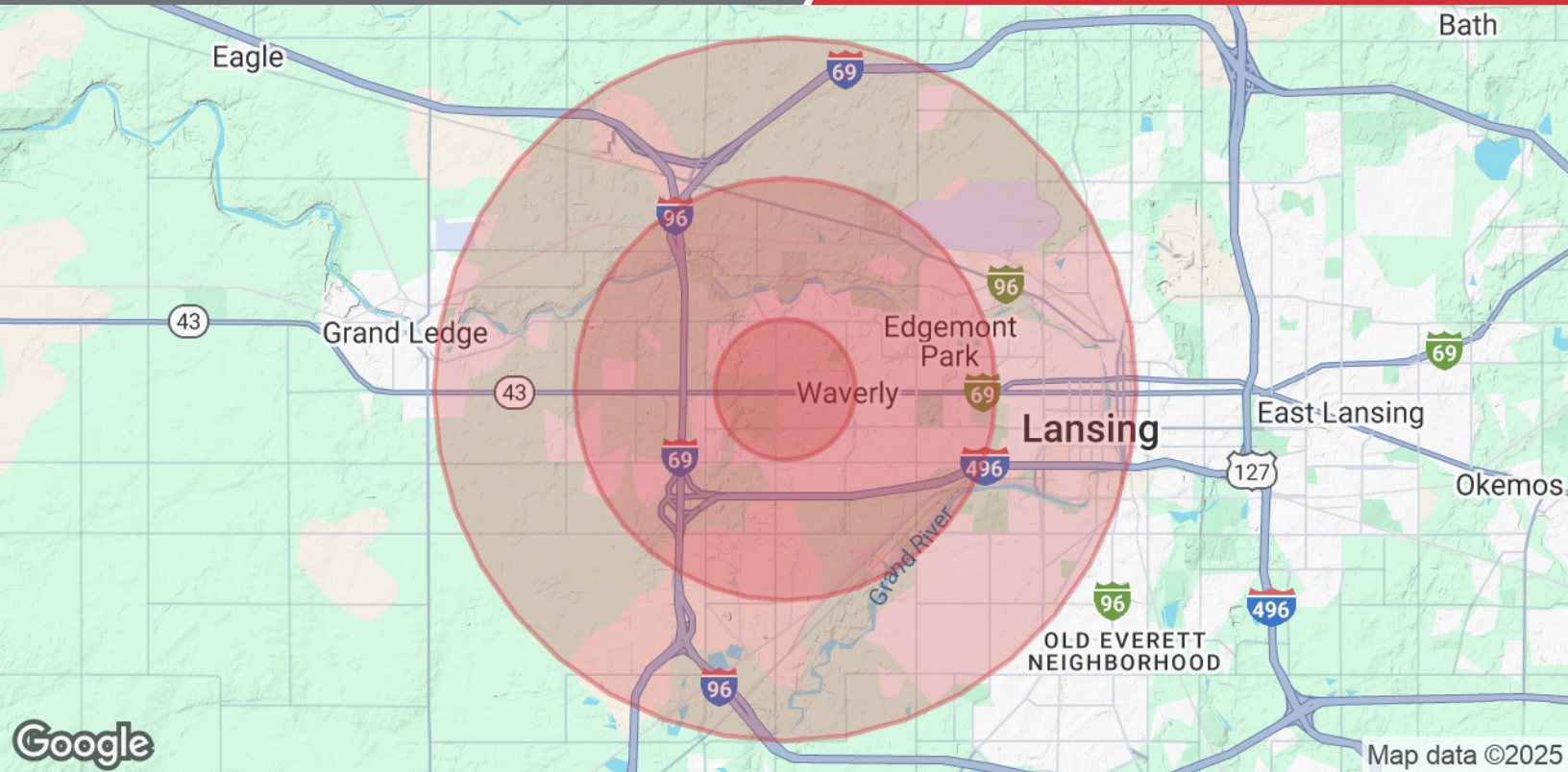
W. Saginaw Highway

Lincoln Ct.









Population	1 Mile	3 Miles	5 Miles
Total Population	7,907	39,255	97,477
Average Age	44	43	40
Average Age (Male)	42	41	39
Average Age (Female)	47	44	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,864	17,732	43,037
# of Persons per HH	2	2.2	2.3
Average HH Income	\$82,378	\$92,644	\$81,306
Average House Value	\$222,406	\$228,040	\$195,388

Demographics data derived from AlphaMap