



2504 E Michigan Ave

Lansing, Michigan 48912

Property Highlights

- High-visibility frontage on East Michigan Avenue
- Direct access to Downtown Lansing and East Lansing / MSU
- Standalone building allows full branding and signage control
- 2,813 SF efficient layout suitable for office, retail, or service use
- MX-3 zoning supports a wide range of business uses
- Near Sparrow Hospital, MSU, and major employment centers
- Strong daily traffic and surrounding population base
- Street presence ideal for customer-facing businesses
- Ownership opportunity at a cost competitive with leasing
- Long-term equity and appreciation potential

Offering Summary

Sale Price:	\$275,000
Building Size:	2,813 SF
Lot Size:	7,748 SF

For More Information

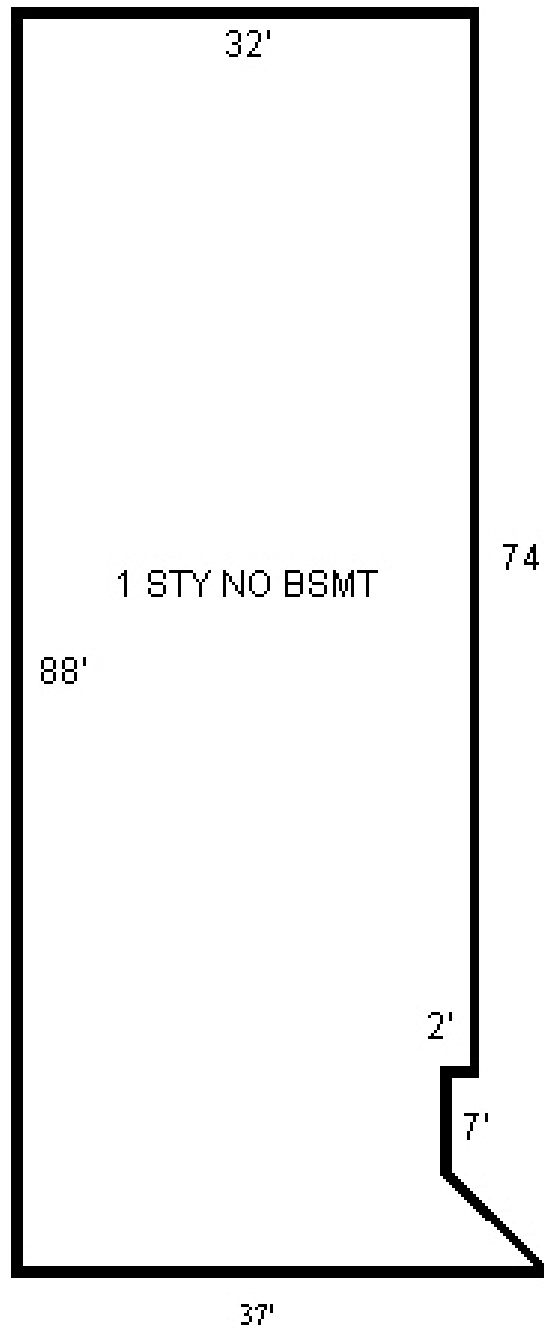


Jerome Abood

Associate Broker

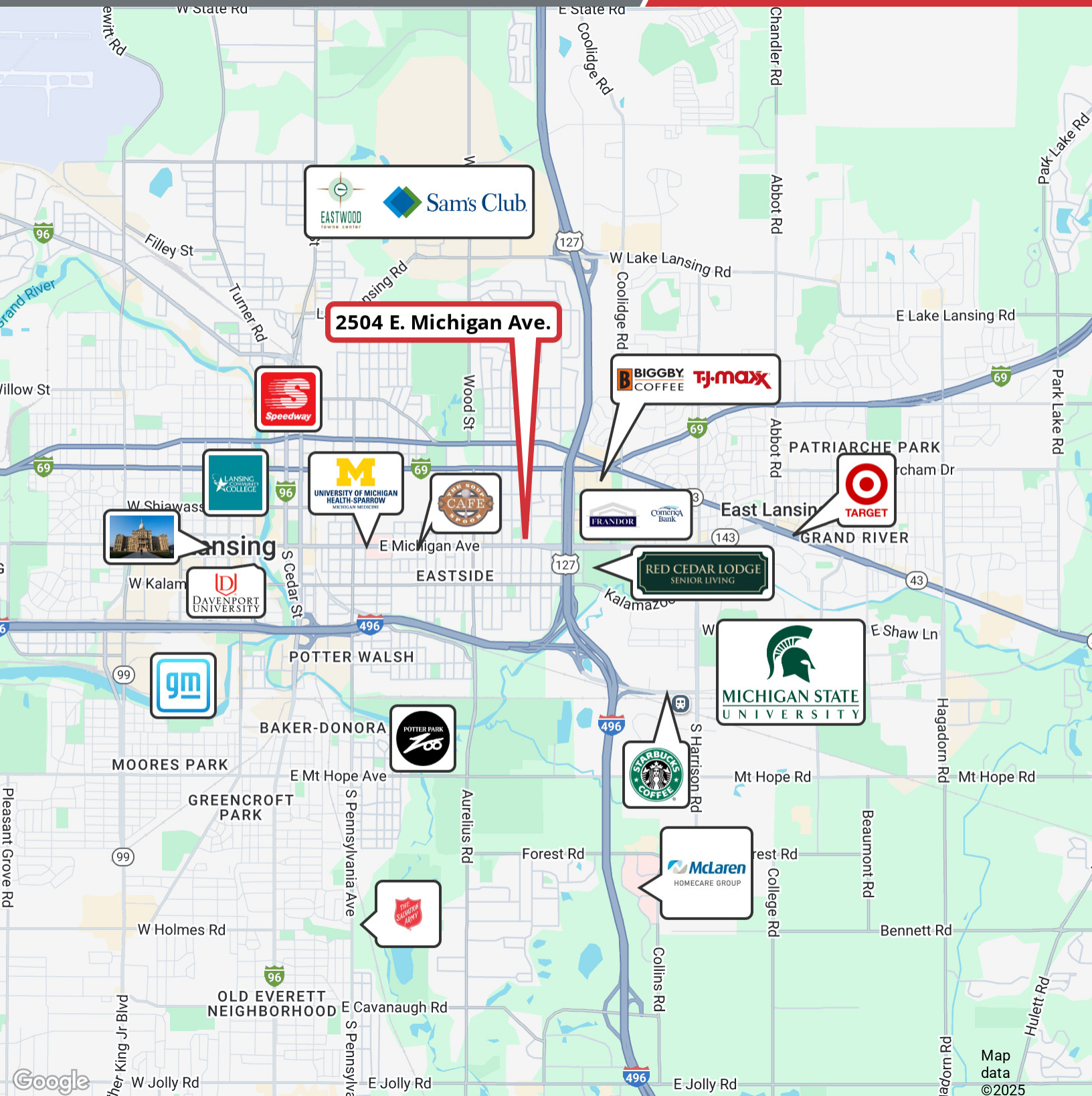
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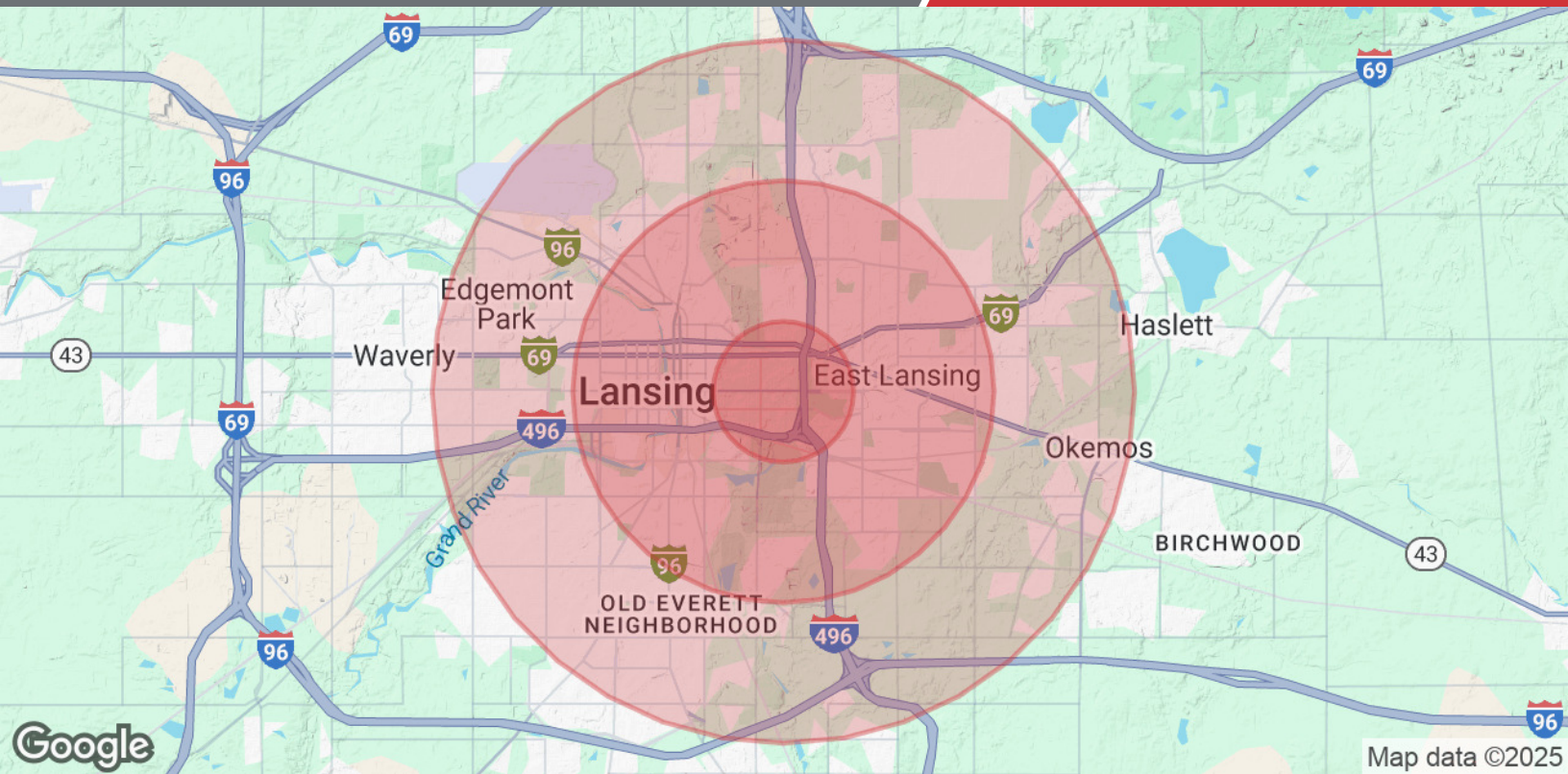
jabood@naimidmichigan.com



E MICHIGAN AVE

S FRANCIS ST





Population	1 Mile	3 Miles	5 Miles
Total Population	14,009	100,936	192,094
Average Age	35	34	36
Average Age (Male)	34	33	35
Average Age (Female)	35	34	37
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,402	39,683	79,765
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$67,622	\$72,074	\$76,661
Average House Value	\$163,343	\$182,414	\$195,786

Demographics data derived from AlphaMap