

2524 S. CEDAR ST.

2524 S. CEDAR ST., LANSING, MI 48910

PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding 2524 S. Cedar St. in Lansing offers a vibrant and diverse atmosphere, presenting an ideal location for a prospective retail or strip center tenant. The property benefits from its close proximity to a bustling commercial district, hosting a variety of popular retailers, dining establishments, and local businesses, ensuring a steady flow of foot traffic. Additionally, nearby attractions such as Potter Park Zoo and Cooley Law School Stadium contribute to the area's allure, drawing in both residents and visitors. With its convenient access to major roadways and a strong consumer base, the location provides an excellent opportunity for retail businesses to establish a prominent presence and cater to the diverse needs of the Lansing market.

PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements
- Efficient floor plan for streamlined operations and product displays

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	5,980 SF
Building Size:	5,980 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,403	43,829	87,398
Total Population	13,744	89,736	201,101
Average HH Income	\$47,482	\$47,094	\$56,346

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,980 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2524 S Cedar St	Available	5,980 SF	NNN	Contact Broker for Pricing	-

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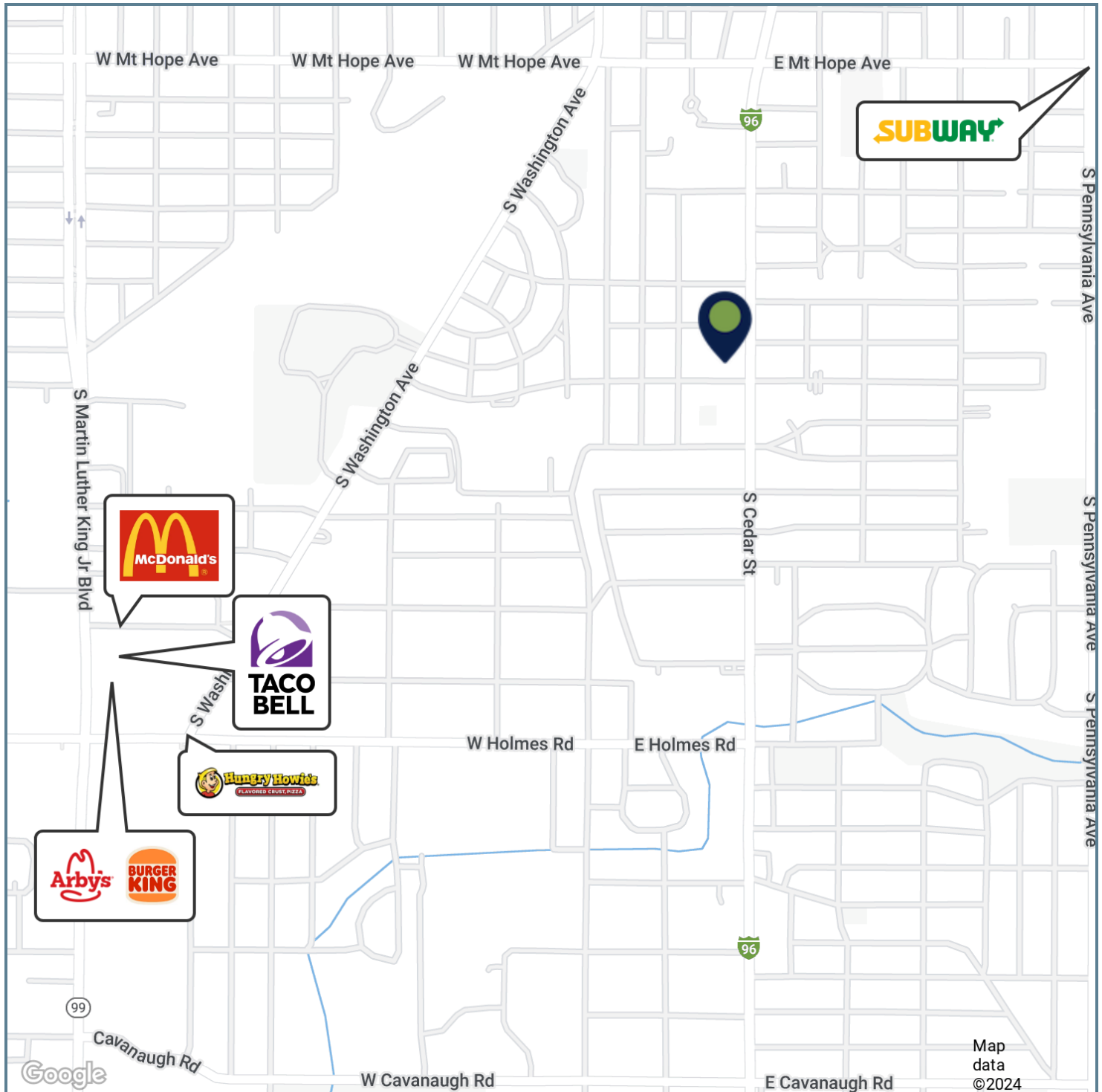
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RETAILER MAP



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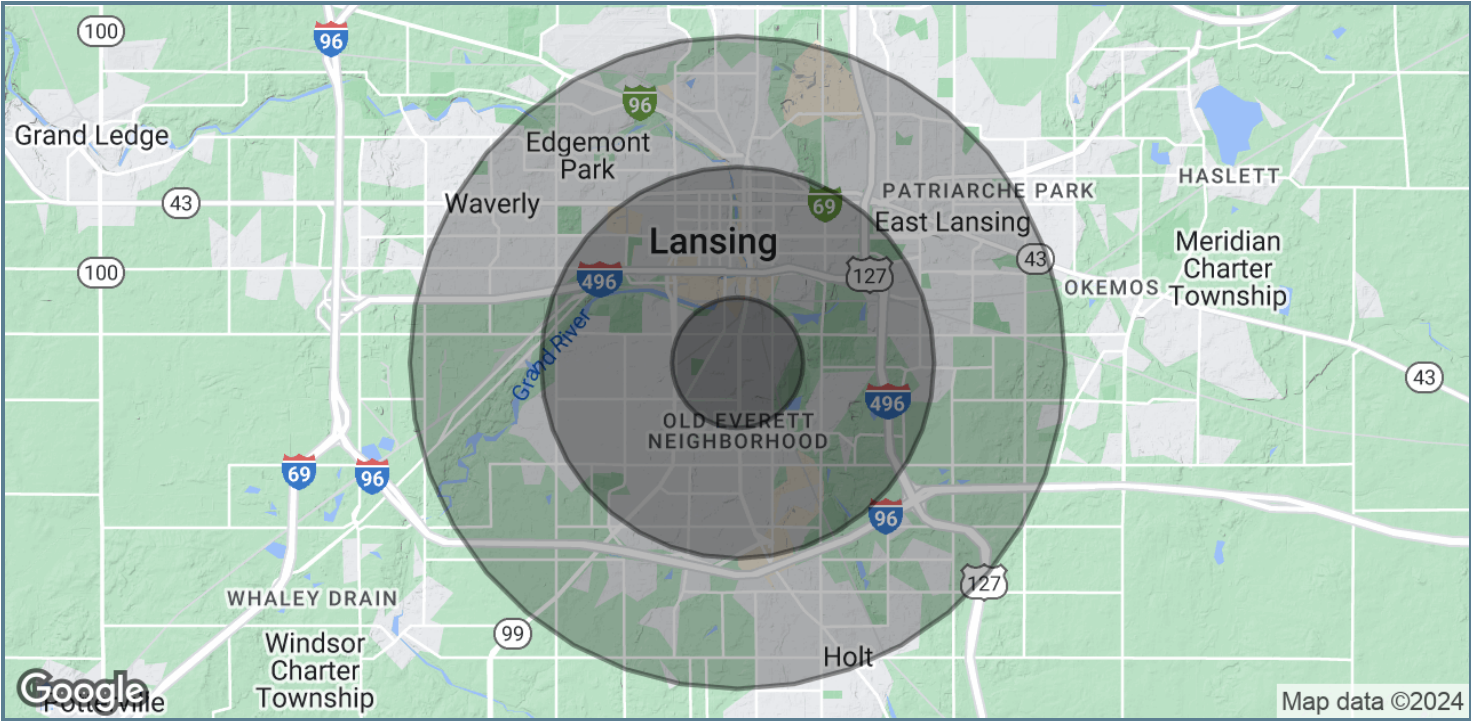
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,744	89,736	201,101
Average Age	34.1	34.8	34.0
Average Age (Male)	32.4	33.0	32.4
Average Age (Female)	35.5	36.3	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,403	43,829	87,398
# of Persons per HH	2.1	2.0	2.3
Average HH Income	\$47,482	\$47,094	\$56,346
Average House Value	\$76,587	\$85,558	\$109,052

2020 American Community Survey (ACS)

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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

