



Confidential Offering Memorandum

# Retail Showroom

For Sale

8520 W. Saginaw Hwy Lansing, MI 48917



|            |             |
|------------|-------------|
| Sale Price | \$4,990,000 |
|------------|-------------|

### Location Information

|                  |                     |
|------------------|---------------------|
| Street Address   | 8520 W. Saginaw Hwy |
| City, State, Zip | Lansing, MI 48917   |
| County           | Eaton               |
| Market           | West Lansing        |
| Sub-market       | Delta Township      |
| Cross-Streets    | Canal and Broadbent |

### Building Information

|                        |                 |
|------------------------|-----------------|
| Building Size          | 26,700 SF       |
| Tenancy                | Single          |
| Ceiling Height         | 23 ft           |
| Minimum Ceiling Height | 20 ft           |
| Number of Floors       | 1               |
| Average Floor Size     | 26,700 SF       |
| Year Built             | 2019            |
| Gross Leasable Area    | 26,700 SF       |
| Construction Status    | Existing        |
| Framing                | Steel           |
| Condition              | Excellent       |
| Number of Buildings    | 1               |
| Ceilings               | Open to rafters |

### Property Information

|                  |                    |
|------------------|--------------------|
| Property Type    | Retail             |
| Property Subtype | Street Retail      |
| Zoning           | Commercial         |
| Lot Size         | 2.157 Acres        |
| APN #            | 040-009-300-070-02 |

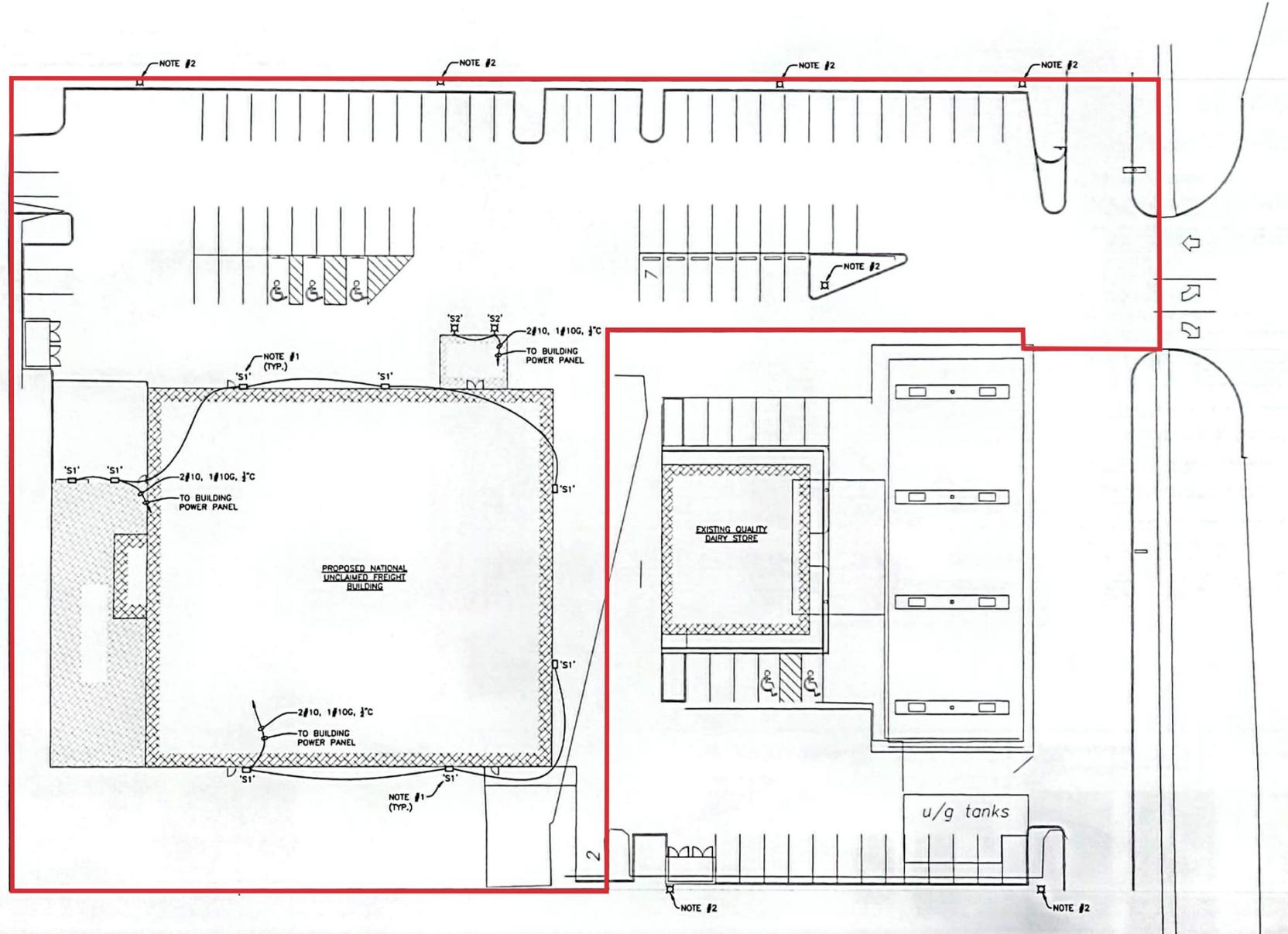
### Parking & Transportation

|                          |         |
|--------------------------|---------|
| Parking Type             | Surface |
| Number of Parking Spaces | 40      |

### Utilities & Amenities

|                      |     |
|----------------------|-----|
| Handicap Access      | Yes |
| Number of Elevators  | 0   |
| Number of Escalators | 0   |
| Central HVAC         | Yes |
| Restrooms            | 3   |





## Delta Township Development

Development started in 2020 with the anchor store of BJs Wholesale being constructed following closely by Hobby Lobby, TJ Maxx, Sierra and Bob's Furniture. Newest to the development is newly constructed Texas Roadhouse with Olive Garden and HomeGoods coming soon. This section of West Saginaw Highway between Canal and Broadbent Roads is only getting more desirable! Across West Saginaw Highway you will find many national retailers including Walmart, Menards, Lowe's, Michaels, Tractor Supply Co and many more. Adjacent to the property you will find Culver's and Belle Tire. With easy access to the 69/96 highway exchange this is a commuter friendly destination.



## Lansing, Michigan

Home to Michigan's State Capital and government, Lansing is a city of over 120,000 people. The Lansing Metropolitan Area is an area of the state dubbed "Mid-Michigan" and extends through Ingham, Eaton, Clinton, and Shiawassee Counties. Lansing is driven by government, educational, automobile, healthcare and insurance sectors.

The Lansing Lugnuts are a Class High-A minor league baseball team that attracts over 310,000 fans each year from April to September.

Horrocks Farm Market located at 7420 West Saginaw Highway boasts fresh produce, fresh meat, a large alcohol selection from all over the world and many other unique treats. The market also has a beer garden, gelato stand, and pizzeria all on the property.





| Population           | 1 Mile   | 3 Miles   | 5 Miles   |
|----------------------|----------|-----------|-----------|
| Total Population     | 2,960    | 25,028    | 60,907    |
| Average Age          | 40.5     | 43.1      | 42.4      |
| Average Age (Male)   | 39.2     | 41.2      | 40.4      |
| Average Age (Female) | 41.2     | 44.2      | 43.3      |
| Households & Income  | 1 Mile   | 3 Miles   | 5 Miles   |
| Total Households     | 1,628    | 12,415    | 28,696    |
| # of Persons per HH  | 1.8      | 2.0       | 2.1       |
| Average HH Income    | \$71,985 | \$83,349  | \$76,944  |
| Average House Value  | \$82,039 | \$151,265 | \$147,973 |

\* Demographic data derived from 2020 ACS - US Census

