

Retail Showroom

For Sale

8520 W. Saginaw Hwy Lansing, MI 48917



Sale Price	\$4,990,000
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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

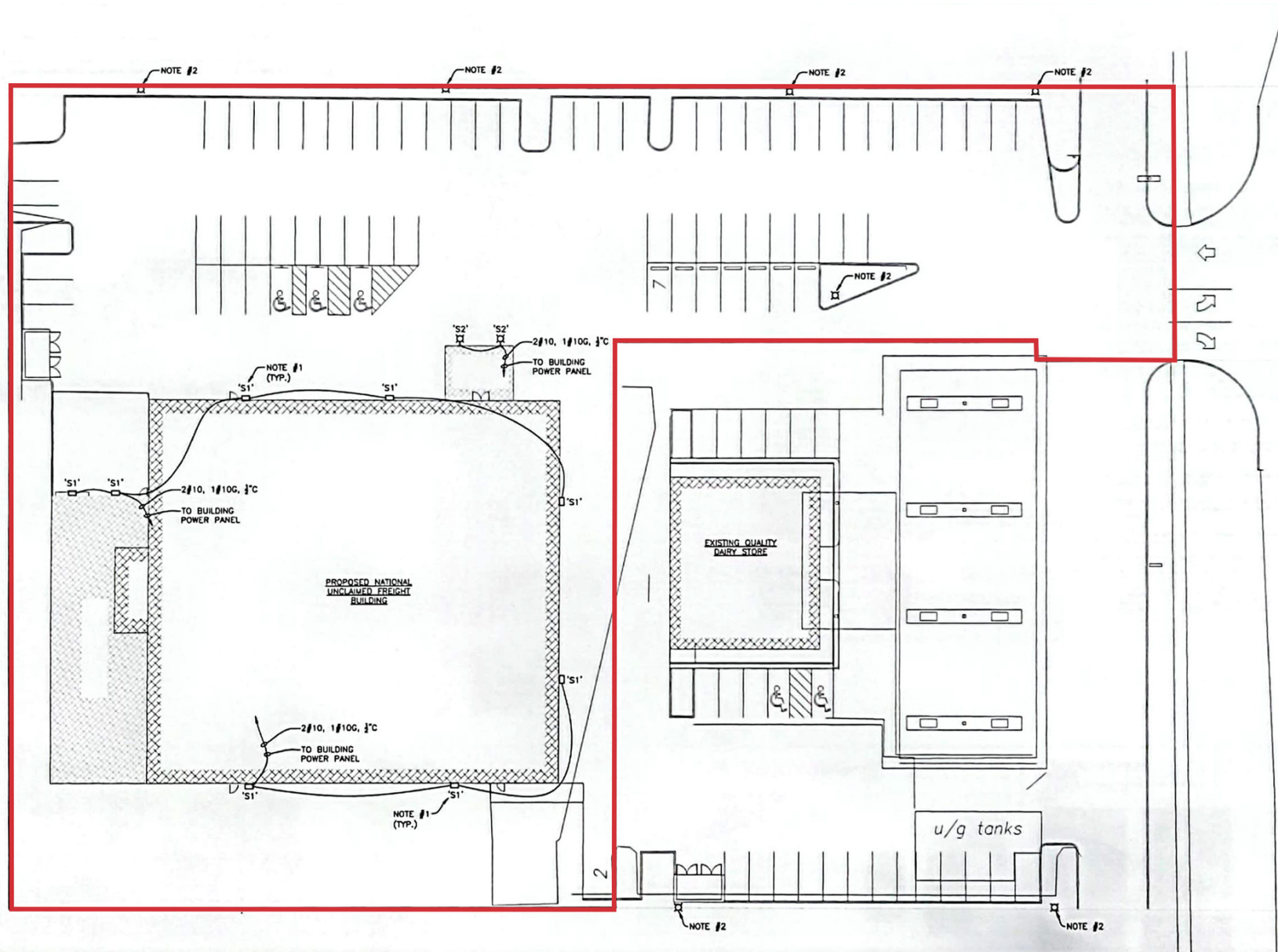
Parking & Transportation

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 BJ's 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.





Redwood Delta Township

Willow Ponds Townhomes

Waters Edge Apartments

Westfield Club Apartments

Westbury Lake Apartments

Canal Club Apartments

Runaway Bay



Devonshire On Canal

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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

