



PRICE REDUCED!

Asking Price:

\$850,000

(\$122.92/SF)

CONTACT US



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Colliers Lansing

2501 Coolidge Rd, Suite 300

East Lansing, MI 48823

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FOR SALE

1550 Watertower Place, Suite 200
East Lansing, MI

Office Space Available

Property Highlights

- Available: 6,915 SF Located in a 11,984 SF Building
- Excellent space for professional office users or medical office; large office spaces could be converted to general office fairly easily
- Build-Out Features: (12) Exam Rooms with Sinks, Numerous Medical Amenities, Many Other Specialty Rooms, Suitable for Staff of 17 Members
- Neighboring Tenant: Hall Matson Garver Thomas Law Office
- Ingress/Egress: Multiple Points from West Road and Coolidge Road
- Traffic: Moderate (9,591 VPD) in the Immediate Area; Increases to 25,631 VPD on W Lake Lansing Road
- Parking :±75 Vehicles
- 2025 Taxes: \$26,023
- 2025 SEV and Taxable Value: \$359,400
- Parcel #: 33-20-01-02-226-401

6,915 OFFICE/MEDICAL SPACE FOR SALE

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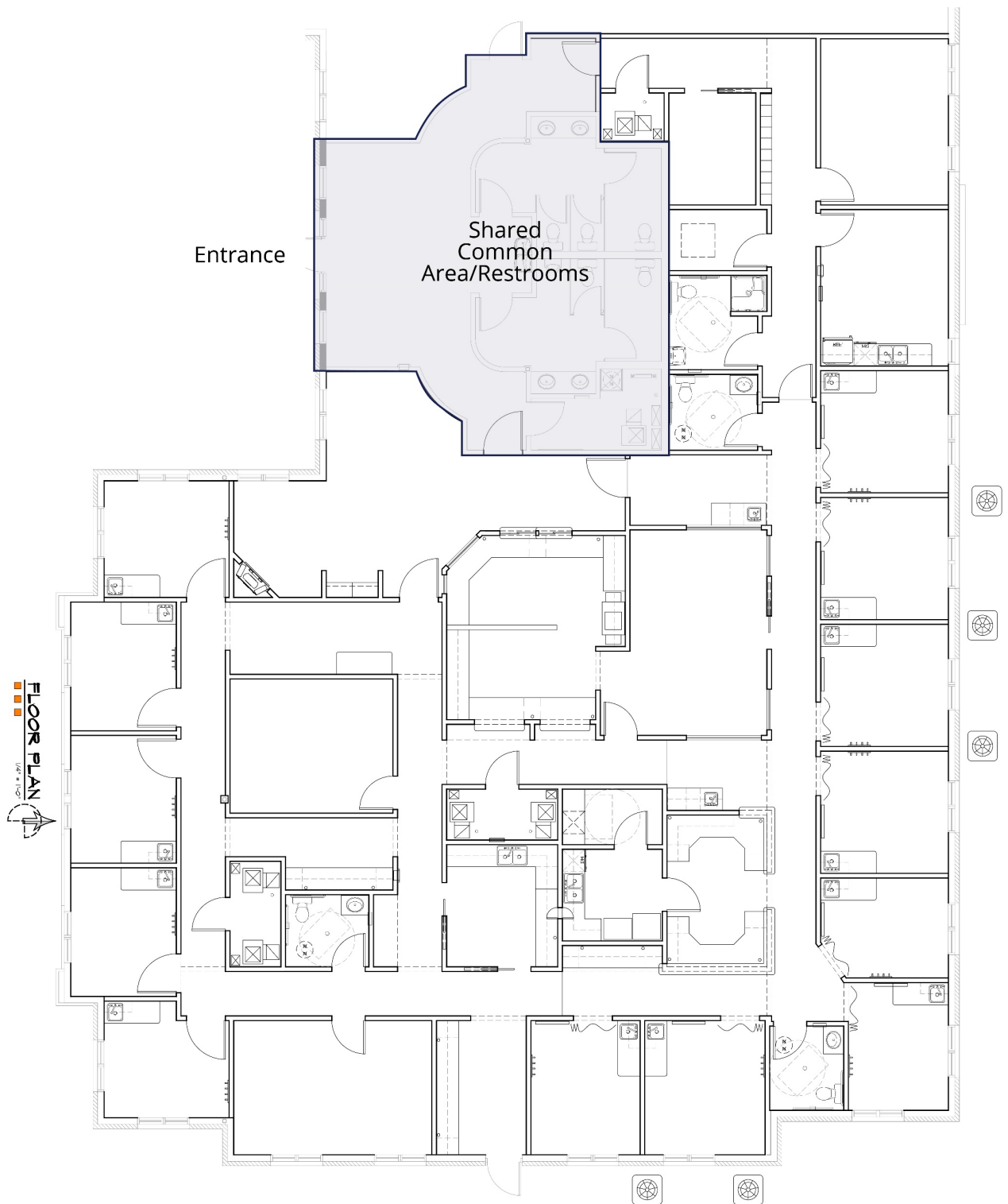
Interior Photos



6,915 OFFICE/MEDICAL SPACE FOR SALE

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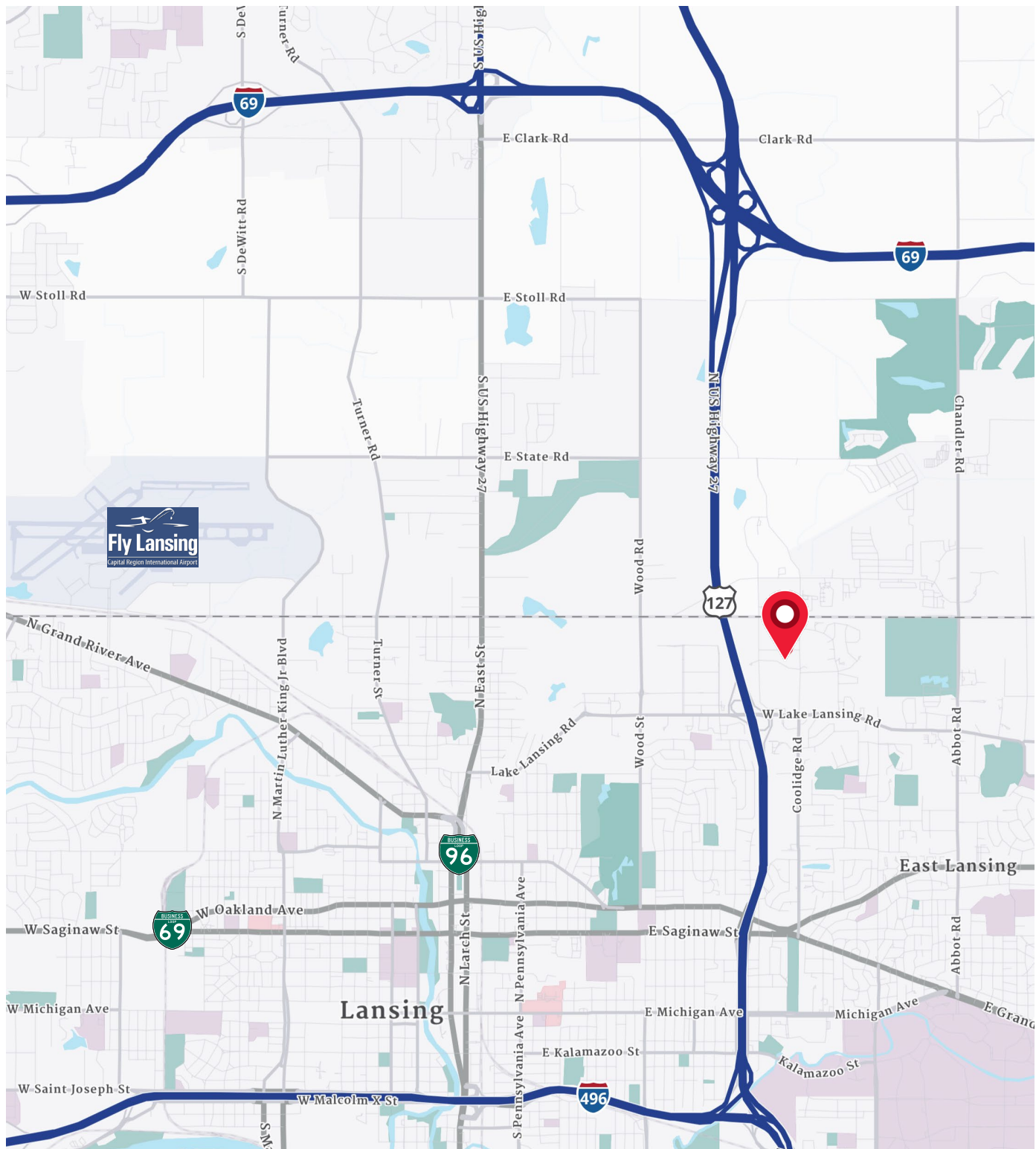
Floor Plan



Unit 1

6,915 SF

Location Map



Location:

- 0.6 Miles NW of US-127
- 2.4 Miles NE of US-127 and Business 69 Interchange
- 1.1 Miles from Eastwood Towne Center

6,915 OFFICE/MEDICAL SPACE FOR SALE

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Aerial Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	11,893	75,782	134,260
Total Households	4,000	27,553	54,118
Total Family Households	1,386	12,126	24,833
Average Household Size	2.06	2.13	2.15
Median Age	22.8	24.3	28.0
Population Age 25+	4,181	35,020	73,637
5 YEAR PROJECTED TRENDS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	0.07%	0.02%	0.03%
Households	0.57%	0.48%	0.51%
Families	0.30%	0.22%	0.21%
Median Household Income	2.60%	2.00%	2.11%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	49.1%	49.4%	49.6%
Female Population / % Female	50.9%	50.6%	50.4%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2024 Median Household Income	\$45,538	\$65,202	\$64,439
Average Household Income	\$79,444	\$102,483	\$98,801
Per Capita Income	\$27,277	\$37,820	\$40,282
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	444	2,672	5,187
Total Daytime Population	11,666	79,488	147,522
Daytime Population: Workers	4,807	42,502	85,208
Daytime Population: Residents	6,859	36,986	62,314

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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