

FOR LEASE/SALE

ANCHOR BOX AVAILABLE

5216 W. SAGINAW HWY, LANSING, MI 48861



PROPERTY DETAILS

\$6,250,000.00 (\$136.00/PSF)

\$15.00/SF

SALES PRICE

RENT

LOCATION:	5216 W. Saginaw Hwy, Lansing, MI 48861	
PROPERTY TYPE:	Freestanding	
SALES PRICE:	\$6,250,000.00 (\$136.00/PSF)	
RENT:	\$15.00/SF	
NNN EXPENSE:	\$3.64/SF	
	Taxes:	\$2.21
	CAM:	\$1.18
	Insurance:	\$0.25
PROPERTY TAXES:	\$86,020.82	
LOT SIZE:	4.23 AC	
LOT DIMENSIONS:	±410' x ±465'	
AVAILABLE SPACE:	45,778 SF	
ZONING:	Commercial	
TRAFFIC COUNT:	W. Saginaw Hwy (29,587 CPD) Elmwood Rd (4,683 CPD)	

TENANT ROSTER



HIGHLIGHTS

- Premier Pad Anchor Site to the Lansing Mall.
- Former Best Buy Space.
- 45,778 SF Building Sitting on over 4 Acres.
- Building Includes 2 Truck wells and 2 Grade-Level Doors.
- Multiple Points of Access through W. Saginaw Hwy and Elmwood Rd.
- Available For Sale and For Lease.

EXCLUSIVELY LISTED BY:



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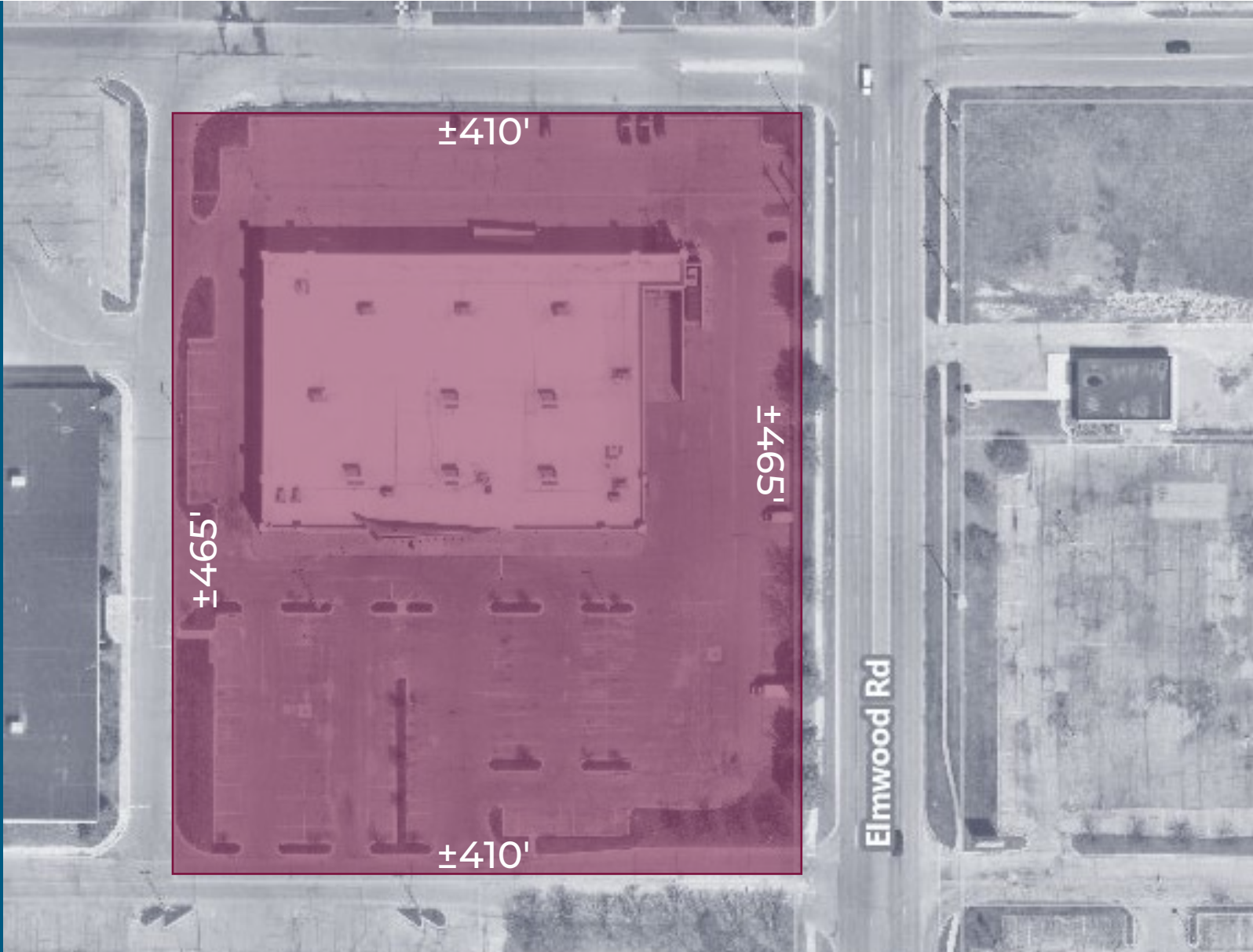
MICRO AERIAL



MACRO AERIAL



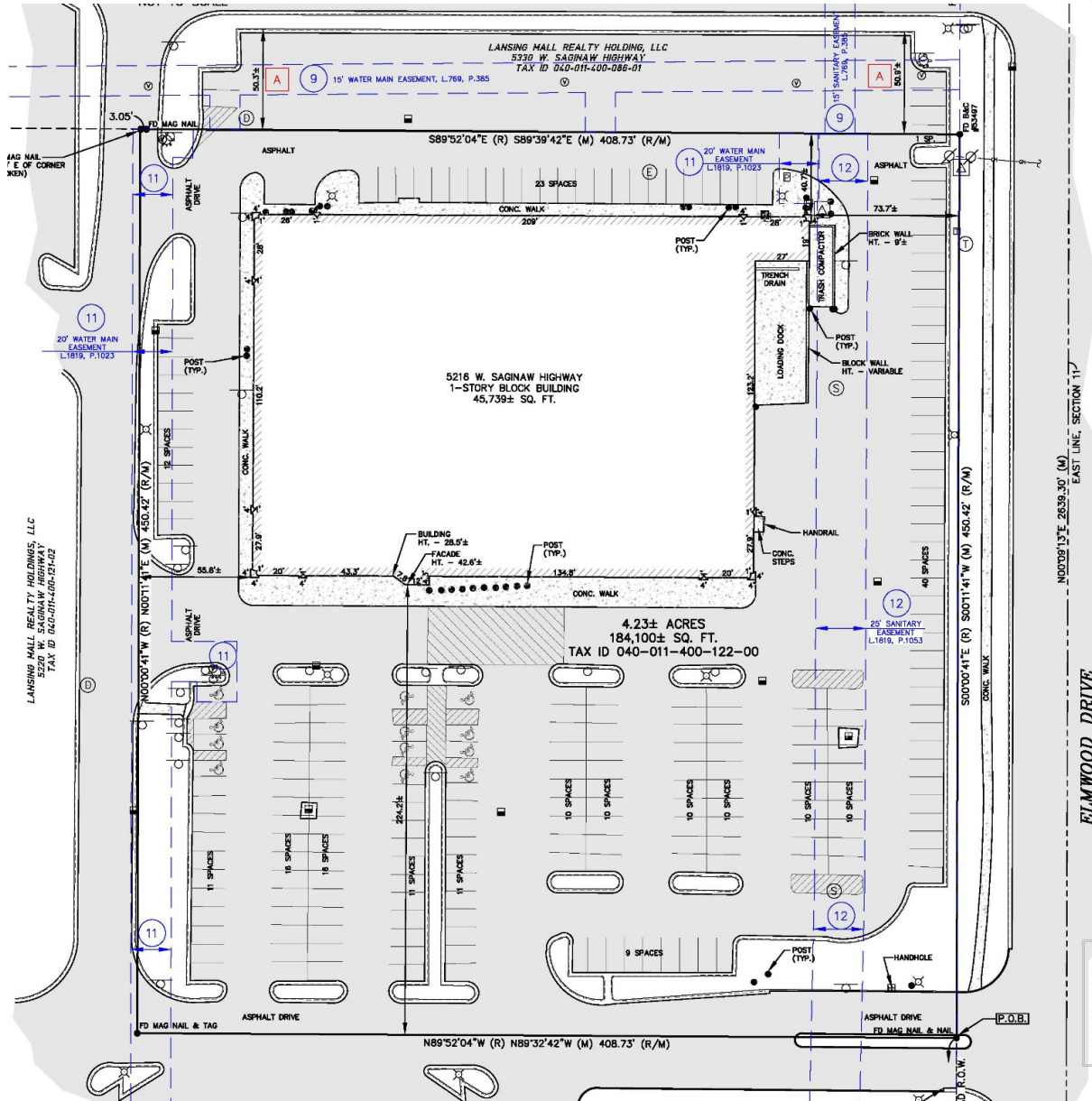
PLAT



4.23 AC

ACRES

SURVEY



4.23 AC

ACRES

45,778 SF

**AVAILABLE
SPACE**

EXTERIOR PHOTO



TRUCK WELLS



DEMOGRAPHICS



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	9,590	46,651	115,526
2029 Projected Population	9,409	45,808	113,210
2020 Census Population	9,827	47,129	116,018
2010 Census Population	9,889	47,534	116,643
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	-0.2%	-0.1%	-

HOUSEHOLDS

2024 Estimated Households	4,627	21,491	51,499
2029 Projected Households	4,585	21,422	51,482
2020 Census Households	4,536	21,257	50,322
2010 Census Households	4,400	20,973	49,339
Projected Annual Growth 2024 to 2029	-0.2%	-	-
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.3%

RACE

2024 Est. White	67.4%	67.5%	64.9%
2024 Est. Black	18.6%	17.6%	19.2%
2024 Est. Asian or Pacific Islander	4.4%	4.9%	4.4%
2024 Est. American Indian or Alaska Native	0.5%	0.4%	0.5%
2024 Est. Other Races	9.1%	9.6%	11.0%

INCOME

2024 Est. Average Household Income	\$78,357	\$82,138	\$73,924
2024 Est. Median Household Income	\$59,331	\$66,527	\$59,898
2024 Est. Per Capita Income	\$37,927	\$37,930	\$33,055

BUSINESS

2024 Est. Total Businesses	427	1,746	4,303
2024 Est. Total Employees	4,523	22,892	64,648

CONTACT US



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