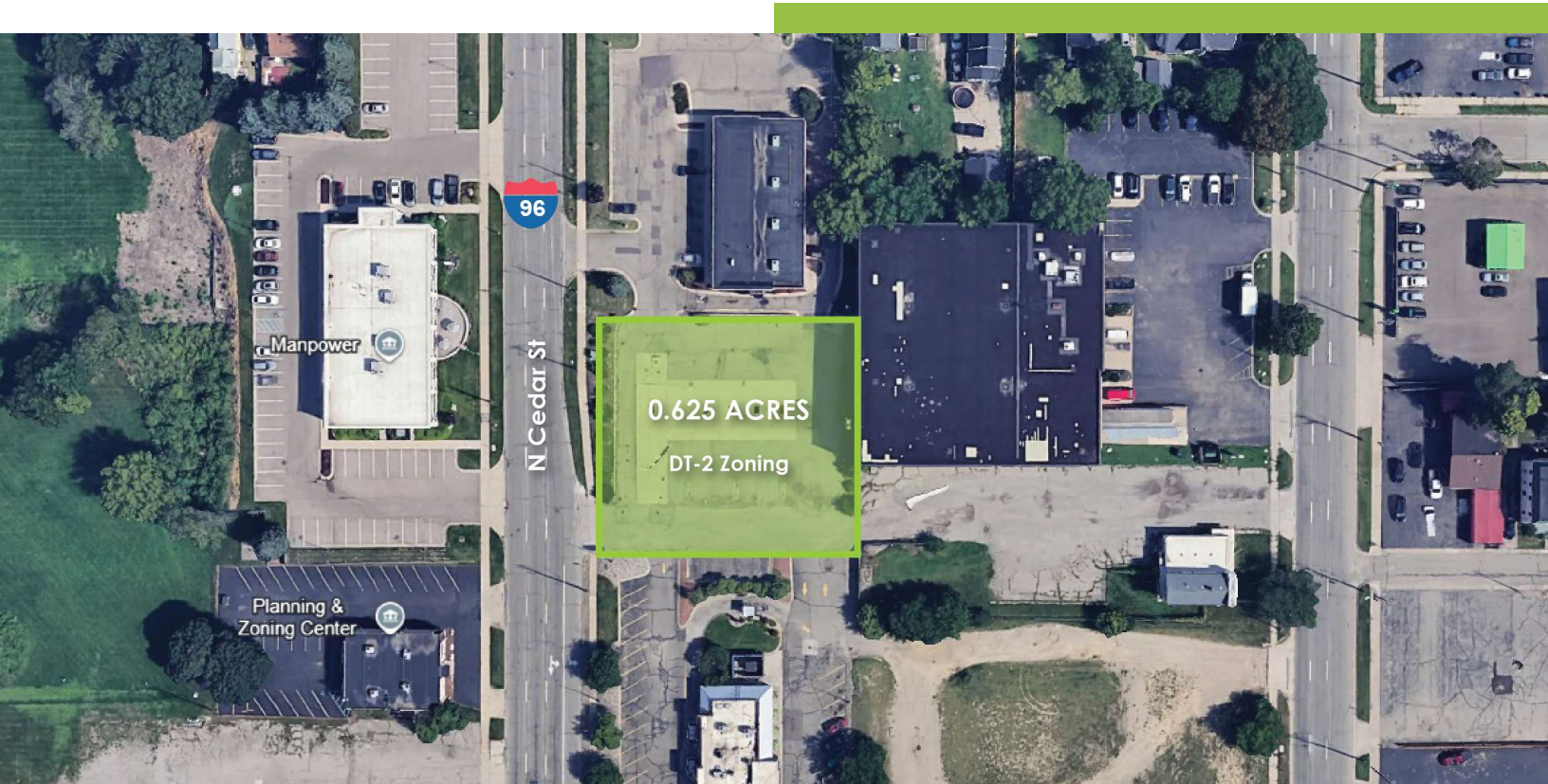


LAND PROPERTY // FOR SALE

0.625 ACRE DEVELOPMENT SITE FLEXIBLE ZONING & HIGH VISIBILITY

728 N CEDAR ST
LANSING, MI 48906



- 0.625-acre development site in the heart of Lansing
- High traffic location adjacent to Burger King
- 13,874 vehicles per day, and is located on a bus line
- 165' of frontage with one curb cut
- All utilities at the site
- DT-2 Zoning
- Urban Flex Use District offers great flexibility for future use
- A recent survey and a clean Phase I Environmental Study are available

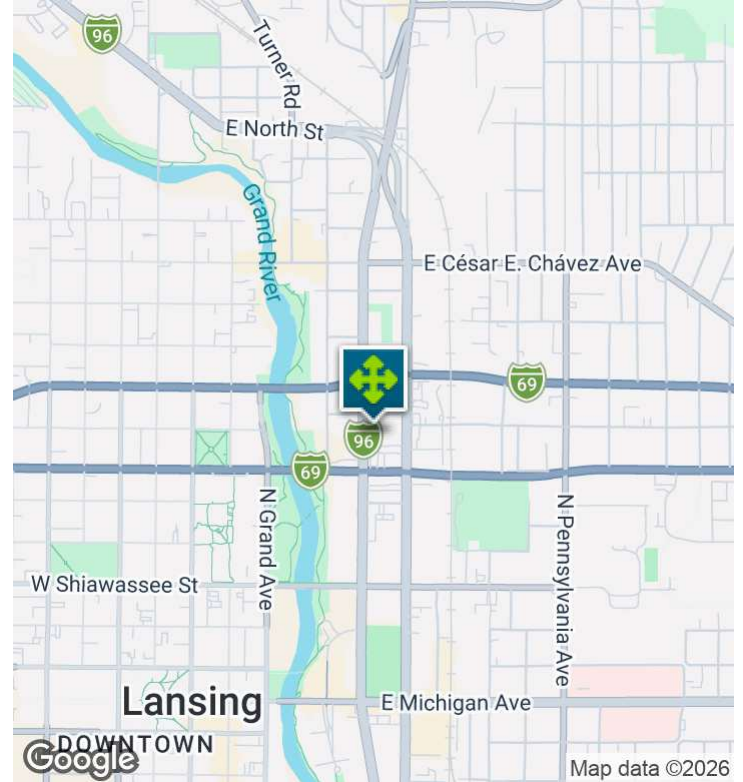
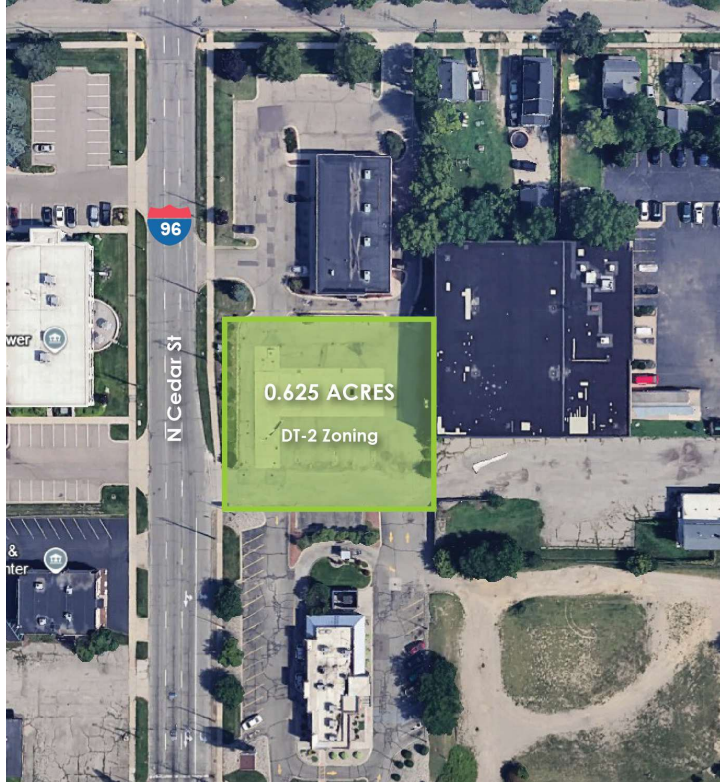


26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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EXECUTIVE SUMMARY

728 N CEDAR ST, LANSING, MI 48906 // FOR SALE



Sale Price	\$200,000
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OFFERING SUMMARY

Lot Size:	0.625 Acres
Price / Acre:	\$320,000
Zoning:	DT-2
Market:	West Michigan
Submarket:	Central Lansing
Traffic Count:	13,874

PROPERTY OVERVIEW

0.625-acre development site is strategically located in the bustling West Michigan area with a high traffic count of 13,874 vehicles per day. With DT-2 zoning and all utilities readily available, this property presents limitless potential within the Urban Flex Use District. A recent survey and spotless Phase I Environmental Study offer peace of mind to discerning investors. Positioned on a bus line between prominent establishments, this site promises excellent visibility and accessibility. Don't miss the chance to shape the future of this thriving location.

LOCATION OVERVIEW

Located on the east side of N Cedar Street, in between S M-43 Highway and E Saginaw St. Immediate proximity to Michigan's state capitol, Lansing Center, Lansing Community College, Cooley Law School, The Outfield Baseball stadium, and American Tooling Center Lansing, makes it a sought-after location for many types of users. Excellent visibility due to busy one-way traffic heading south on Cedar to the Capital.

PROPERTY HIGHLIGHTS

- High traffic location adjacent to Burger King
- 165' of frontage with one curb cut

PROPERTY DETAILS

728 N CEDAR ST, LANSING, MI 48906 // FOR SALE⁹

Sale Price	\$200,000
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LOCATION INFORMATION

Street Address	728 N Cedar St
City, State, Zip	Lansing, MI 48906
County	Ingham
Market	West Michigan
Sub-market	Central Lansing
Cross-Streets	N Cedar St & Saginaw St
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-69

BUILDING INFORMATION

Number of Lots	1
Best Use	Mixed-use

TAXES & VALUATION

Property Taxes	\$6,435.00
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Office/Retail
Zoning	DT-2
Lot Size	0.625 Acres
APN #	01-01-09-480-062
Traffic Count	13874
Traffic Count Street	N Cedar St
Amenities	All Utilities at Site
Waterfront	No
Power	Yes
Rail Access	No
Topography	Flat

PARKING & TRANSPORTATION

Street Parking	Yes
----------------	-----

UTILITIES & AMENITIES

Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

SURVEY

728 N CEDAR ST, LANSING, MI 48906 // FOR SALE

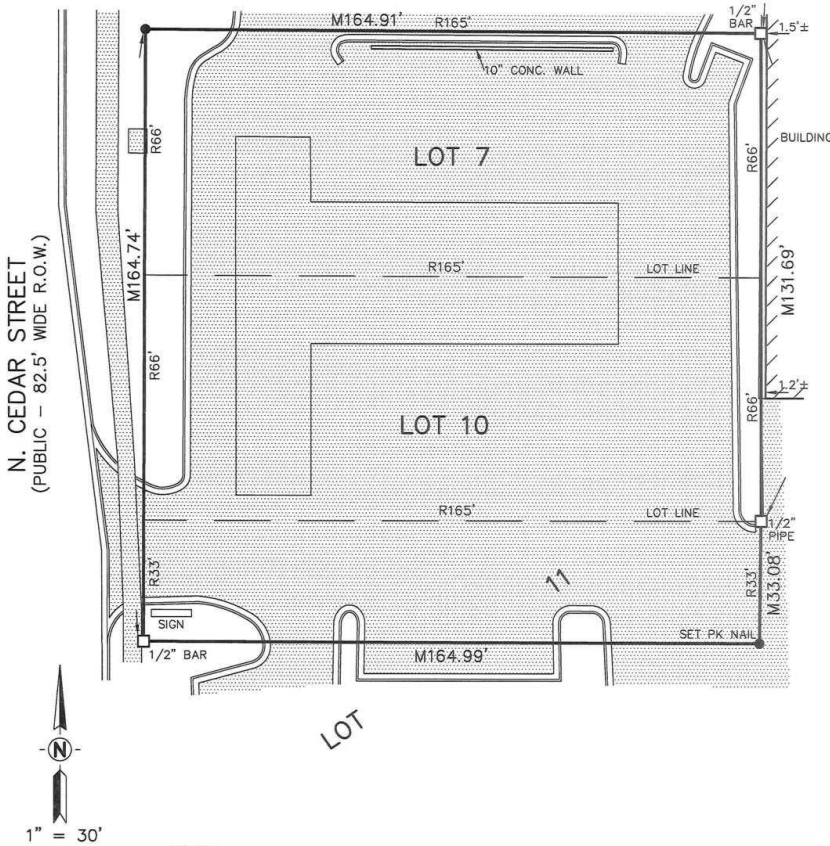
0.625 ACRES

LOT SURVEY

For:
Cedar and Monroe, LLC
316 E. Michigan Avenue
Lansing, MI 48933

Survey Address:
728 N. Cedar Street
Lansing, MI 48906
ID: 33-01-01-09-480-062

Legal Description (as provided): Lots 7, 10, and the North 1/2 of Lot 11, Block 17, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36-38, Ingham County Records.



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Deed Line
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- *— = Fence
- 0.0'± = Denotes Distance to the Survey Line

ERF 03/20/18
ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

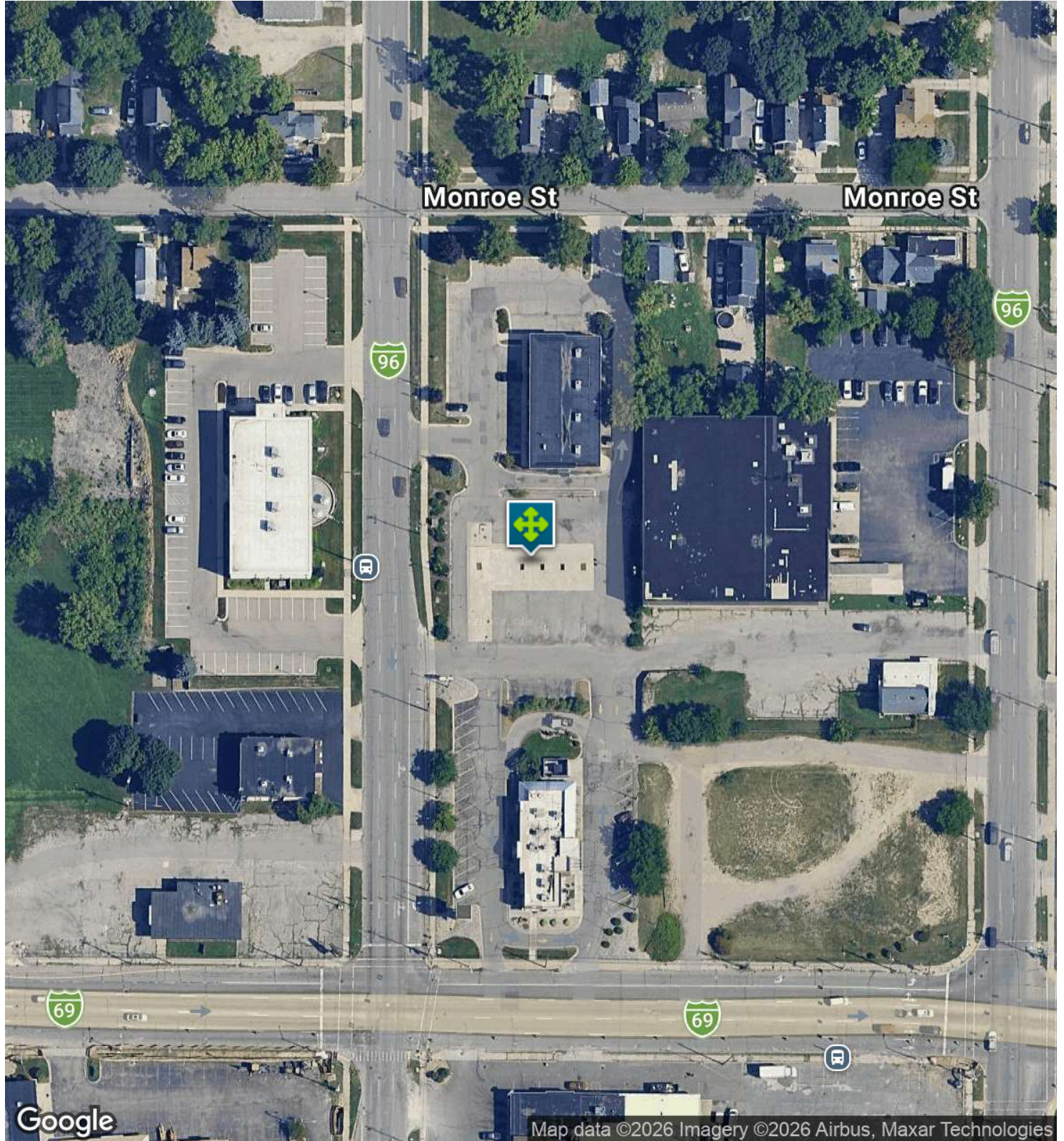
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	SSF	SECTION	9, T4N, R2W
FIELD WORK BY	NAW	JOB NUMBER:	93315.LOT
SHEET	1 OF 1		

AERIAL MAP

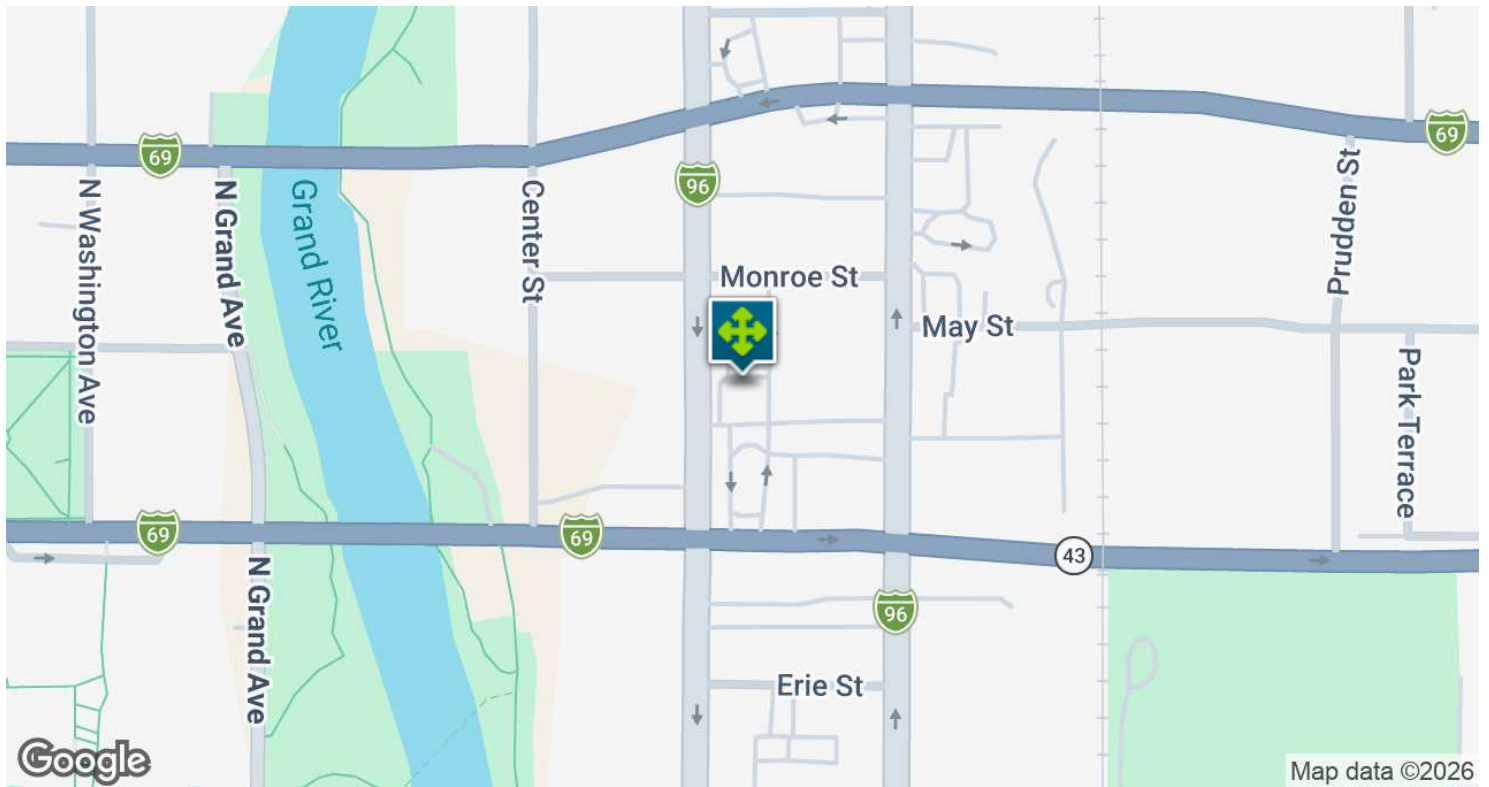
728 N CEDAR ST, LANSING, MI 48906 // FOR SALE

0.625 ACRES



LOCATION MAP

728 N CEDAR ST, LANSING, MI 48906 // FOR SALE

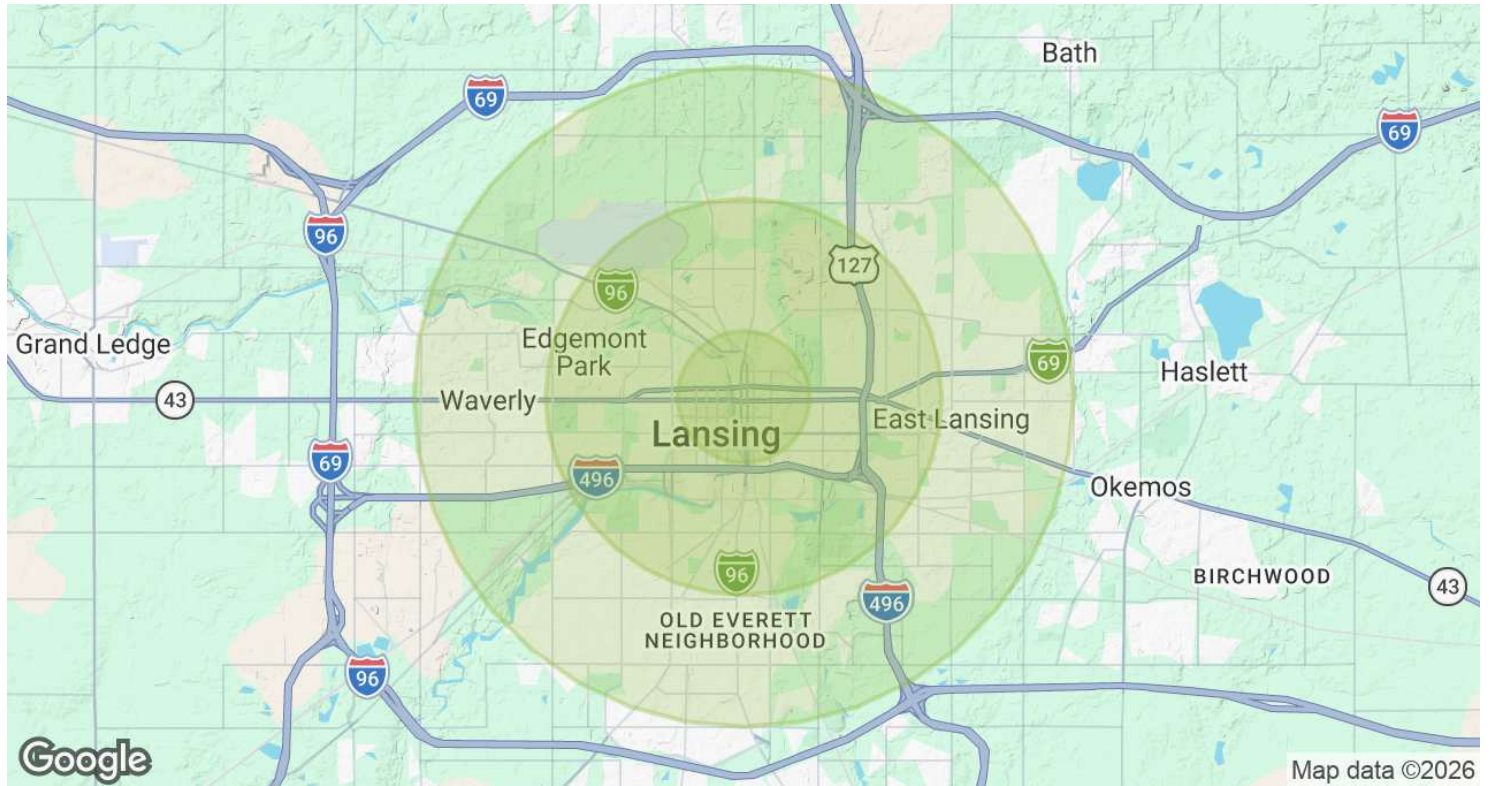


John E. De Wald, CPA PARTNER
D: 248.663.0504 | C: 313.510.3777
johned@pacommercial.com

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DEMOGRAPHICS MAP & REPORT

728 N CEDAR ST, LANSING, MI 48906 // FOR SALE

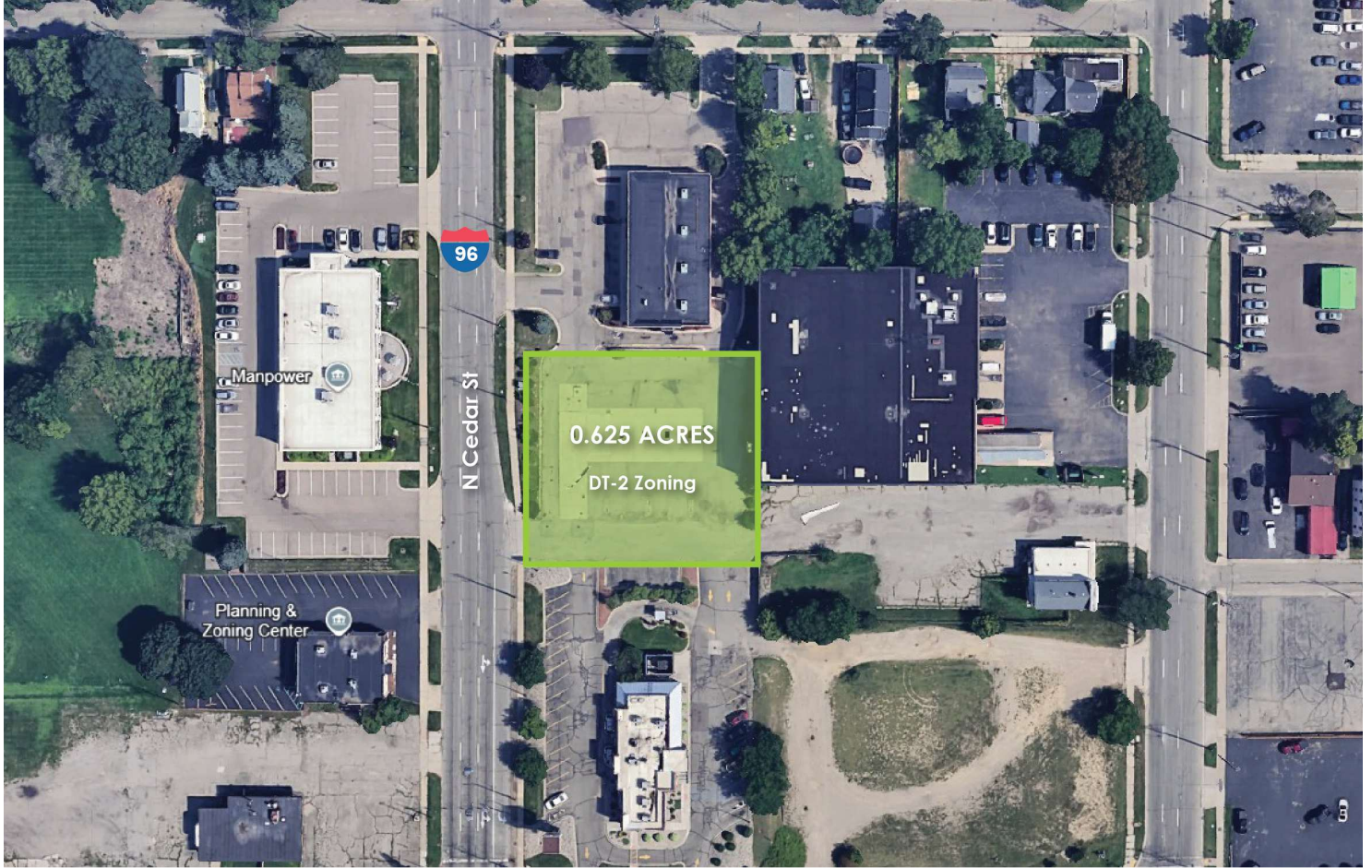


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,493	84,659	183,165
Average Age	30.2	33.9	33.9
Average Age (Male)	31.0	33.1	32.7
Average Age (Female)	30.0	35.5	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,603	37,795	76,839
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$53,771	\$71,429	\$73,462
Average House Value	\$103,513	\$145,828	\$172,477

2023 American Community Survey (ACS)

CONTACT US

728 N CEDAR ST, LANSING, MI 48906 // FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT:



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PARTNER

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Follow Us!



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