

FOR LEASE



5400 S Pennsylvania Ave, Lansing, MI

1,000 – 3,400 SF Retail/Office Space for Lease



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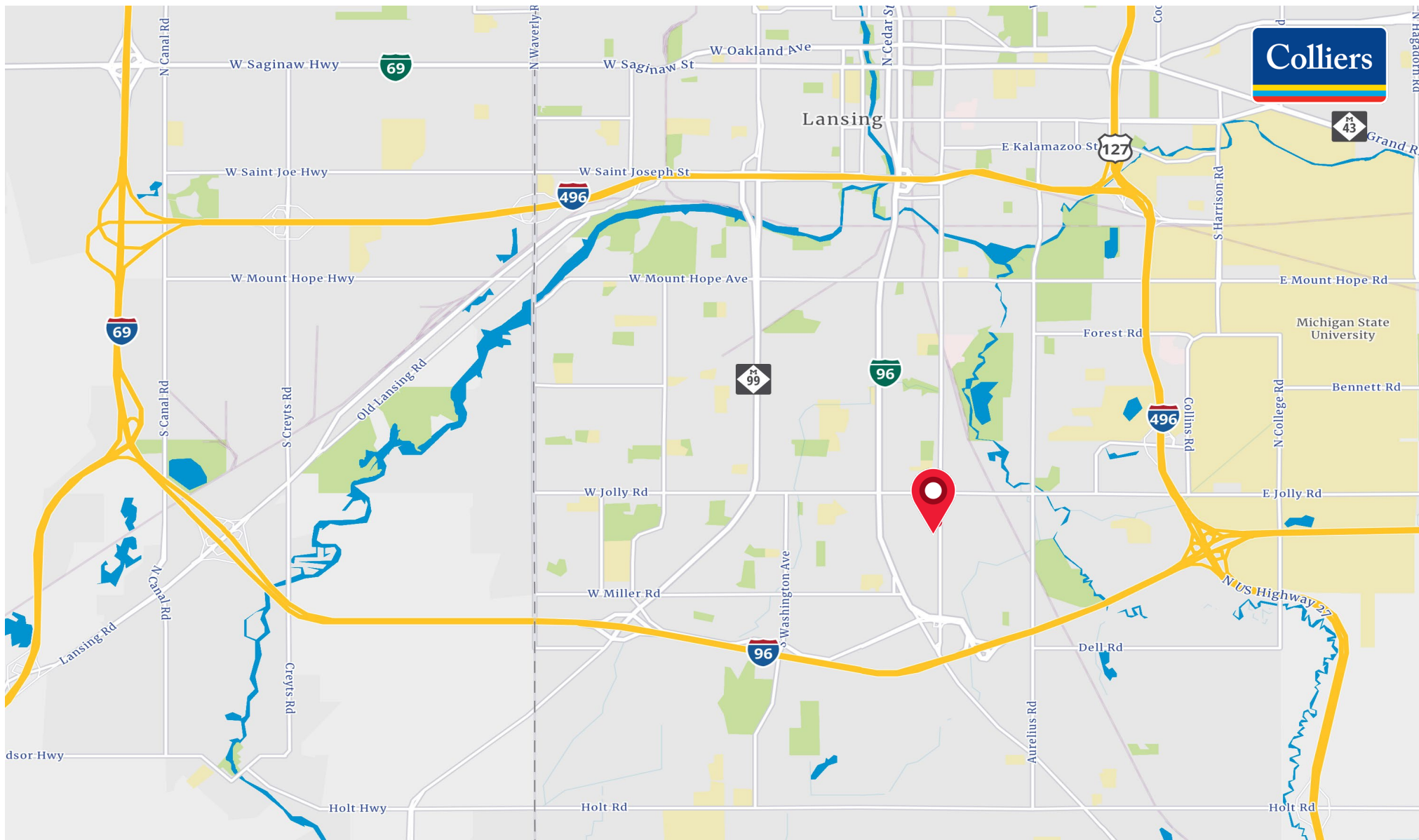
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PROPERTY HIGHLIGHTS

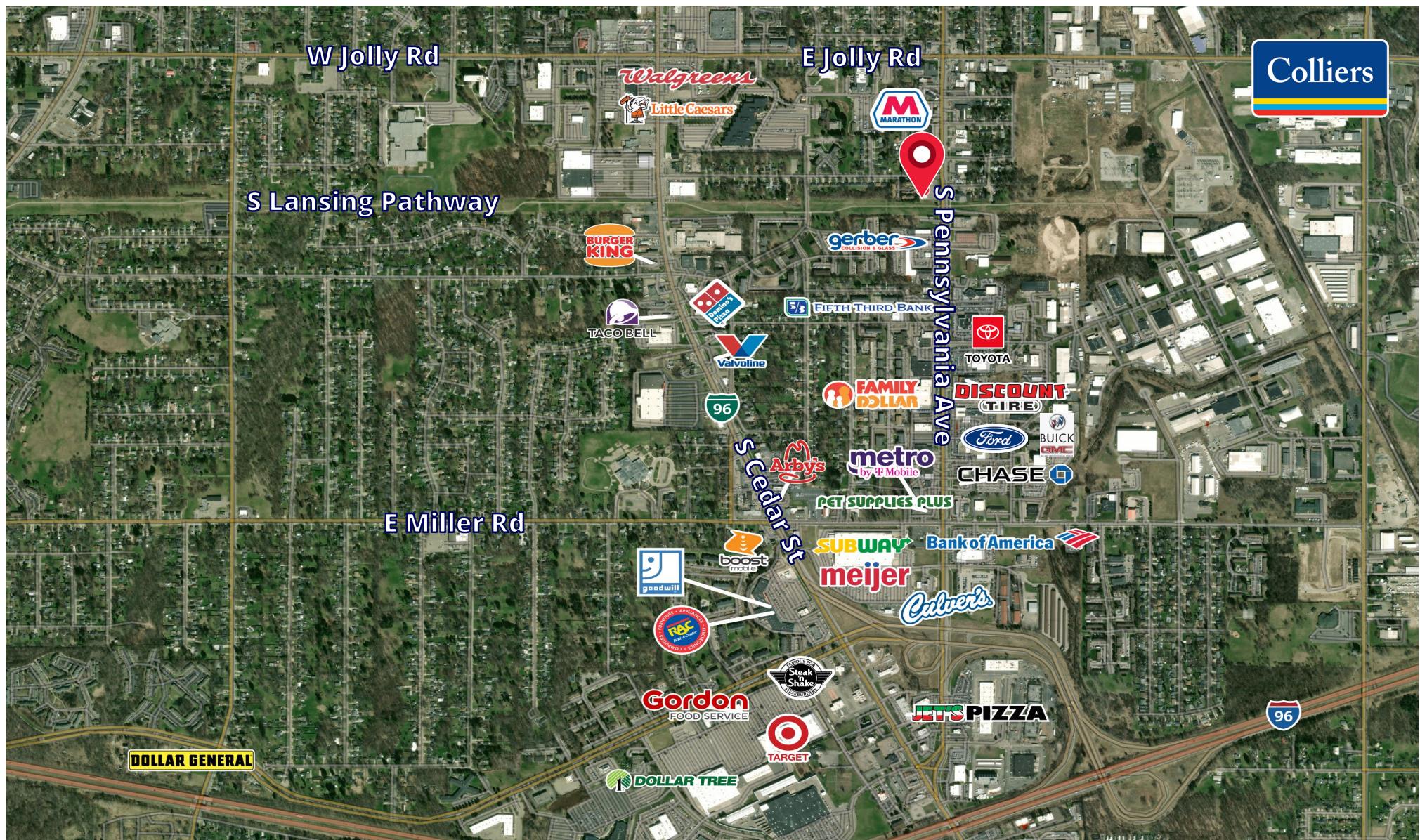
- Available for lease
 - Suite A: 2,400 SF
 - Suite C: 1,000 SF
 - *(up to 3,400 SF combined)*
- Lease rate: \$9.00 - \$10.00 SF NNN
Estimated NNN expenses: \$5.50/SF
- High traffic location with strong daily vehicle counts – 14,129 AADT at S Pennsylvania Ave & Jolly Rd
- Excellent visibility and frontage along S Pennsylvania Ave
- Ample on-site parking for customers and staff
- Accessible via S Pennsylvania Ave and Armstrong Rd
- Less than (1) mile to I-96 interchange
- Adjacent to South Lansing Pathway trail

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LOCATION MAP

1,000 – 3,400 SF Retail/Office Space



MERCHANT MAP

1,000 – 3,400 SF Retail/Office Space

DEMOGRAPHICS

1,000 – 3,400 SF Retail/Office Space

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Household & Population Characteristics



Current Total Population

1 Mile: 8,071

3 Miles: 68,300

5 Miles: 160,947



Current Total Households

1 Mile: 3,764

3 Miles: 30,862

5 Miles: 65,597



Median Home Value

1 Mile: \$122,126

3 Miles: \$142,151

5 Miles: \$161,919



Owner Occupied Housing Units

1 Mile: 53.9%

3 Miles: 55.9%

5 Miles: 53.4%



Median Age

1 Mile: 39.5

3 Miles: 36.6

5 Miles: 31.8

Income & Household Summary



Average Household Income

1 Mile: \$62,940

3 Miles: \$73,503

5 Miles: \$76,198



Per Capita Income

1 Mile: \$29,407

3 Miles: \$33,061

5 Miles: \$31,435

Business



Total Businesses

1 Mile: 496

3 Miles: 2,085

5 Miles: 5,946



Total Employees

1 Mile: 9,720

3 Miles: 29,803

5 Miles: 112,722

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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**View Full
Demographics**

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.