

FOR LEASE



3280 S Waverly Road, Lansing, MI

1,000 to 3,000 SF Retail Space Available



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FOR LEASE

1,000 to 3,000 SF Retail Space Available

PROPERTY HIGHLIGHTS

Lease Rate \$11 - \$13/SF NNN

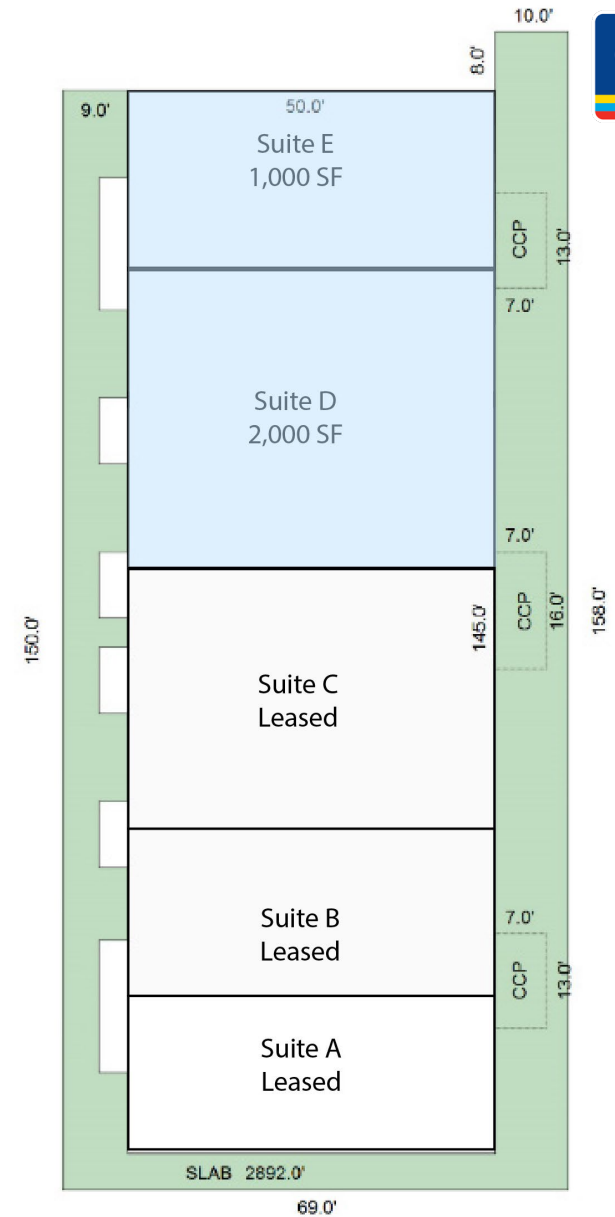
- Suite D: 2,000 SF
- Suite E: 1,000 SF
- Suites can be demised for 3,000 SF
- 24-hour access
- New high security perimeter fence
- ±36 parking spaces
- Signage: Pylon and building
- On a direct bus line
- Frontage: 150' on S Waverly Road
- High traffic location: 17,056 AADT on S Waverly Road
- Zoned C/Commercial



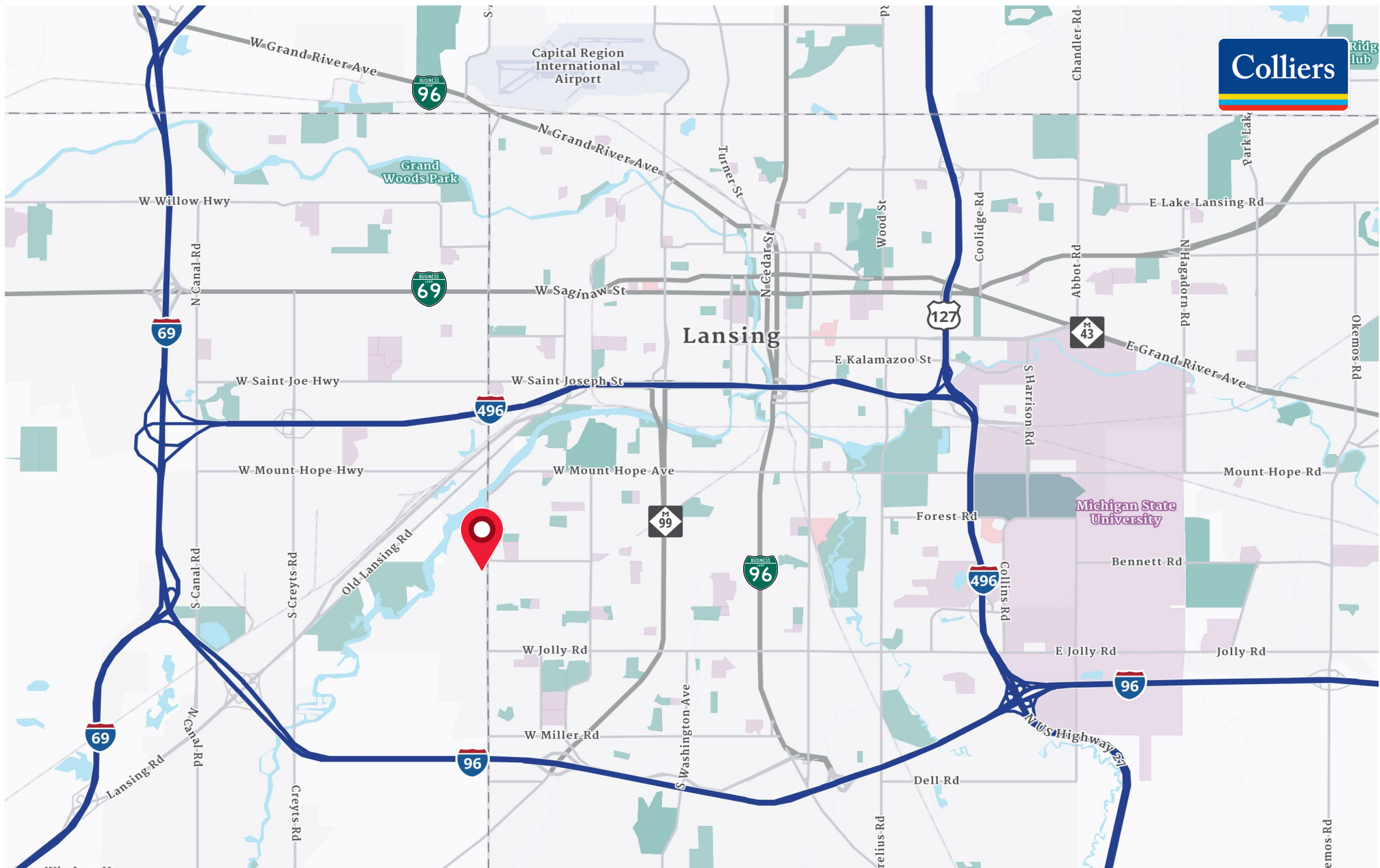
AVAILABLE SUITES

1,000 to 3,000 SF Retail Space Available

Suite	Space Available (SF)	Lease Rate (\$/SF)
D	2,000	\$13.00/SF NNN
E	1,000	\$13.00/SF NNN
D & E Combined	3,000	\$11.00/SF NNN
NNN		Est. ±3.00 SF for 2026



SITE PLAN



LOCATION MAP

1,000 to 3,000 SF Retail Space Available

- 1.57 Miles/3 Minutes – I-496/S Waverly Rd Interchange
- 2.26 Miles/5 Minutes – I-96/MLK Jr Blvd Interchange
- 5.60 Miles/12 Minutes – US-127/Dunkel Rd Interchange
- 5.81 Miles/13 Minutes – I-69/W Saginaw Hwy Interchange
- 4.70 Miles/10 Minutes – Downtown Lansing

DEMOGRAPHICS

1,000 to 3,000 SF Retail Space Available



Household & Population Characteristics



Current Total Population

3 Miles: 61,727
5 Miles: 145,794
10 Miles: 309,563



Current Total Households

3 Miles: 27,305
5 Miles: 66,189
10 Miles: 131,475



Median Home Value

3 Miles: \$145,034
5 Miles: \$164,195
10 Miles: \$222,524



Owner Occupied Housing Units

3 Miles: 60.8%
5 Miles: 57.6%
10 Miles: 59.4%



Median Age

3 Miles: 38.0
5 Miles: 37.7
10 Miles: 34.6

Income & Household Summary



Average Household Income

3 Miles: \$70,324
5 Miles: \$74,942
10 Miles: \$89,533



Per Capita Income

3 Miles: \$31,034
5 Miles: \$33,936
10 Miles: \$38,184

Business



Total Businesses

3 Miles: 1,664
5 Miles: 5,808
10 Miles: 11,934



Total Employees

3 Miles: 27,713
5 Miles: 120,287
10 Miles: 208,076

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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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.