

For Sale or Lease

530 E Saginaw Hwy
Grand Ledge MI 48837



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Property Information

SF Available	2,752 SF
Lot Size	1.12 Acres
Zoning	B-1 Commercial
Year Built	1995
Frontage	125' (E Saginaw)
Traffic Counts (2022)	21,399 VPD (W Saginaw Hwy) 12,775 VPD (N Hartel Rd)
Parcel #	400-014-200-010-00
SEV (2022)	\$289,500
Taxable Value (2022)	\$253,239
Annual Taxes (2023)	\$17,129.00
Lease Service (Modified Gross)	Tenant pays snow removal, lawn care and utilities Landlord pays taxes
Amenities	Waiting area, rest room, and office with shower



Sale Price \$399,000.00

Lease Price \$13.08/SF
Modified Gross
(\$3,000/Month)

Demographics



Population

(1 Mile)

5,573

(3 Mile)

15,088

(5 Mile)

28,542



Avg Household Income

(1 Mile)

\$107,245

(3 Mile)

\$111,571

(5 Mile)

\$106,582



Median Age

(1 Mile)

45.3

(3 Mile)

44.0

(5 Mile)

44.0

W Saginaw Highway

21,399 VPD

Site



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Aerial

Service Bays



Drive Thru Oil Change Bays w/ Full Basement



Property Gallery - (3) 10'x12' and (3) 10'x10' overhead doors

Location Highlights

» Property can be accessed Saginaw Highway
Convenient access to:

- » I-96 (4.3 miles)
- Lansing Mall (6 miles)
- I-96/I-69 Interchange (7 miles)
- I-69/I-496 Interchange (7 miles)
- Downtown Lansing (10 miles)



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