



## 1623 S Washington Ave

Lansing, Michigan 48910

### Property Highlights

- Freestanding building
- Recently remodeled
- Ample parking
- Access from both Barnes and Washington
- Suitable for retail, service, or high-exposure office use

### Offering Summary

|                |                  |
|----------------|------------------|
| Lease Rate:    | \$14 SF/yr (NNN) |
| Building Size: | 1,326 SF         |
| Available SF:  | 1,326 SF         |
| Lot Size:      | 0.78 Acres       |

### For More Information



#### Dave Robinson

Associate Broker

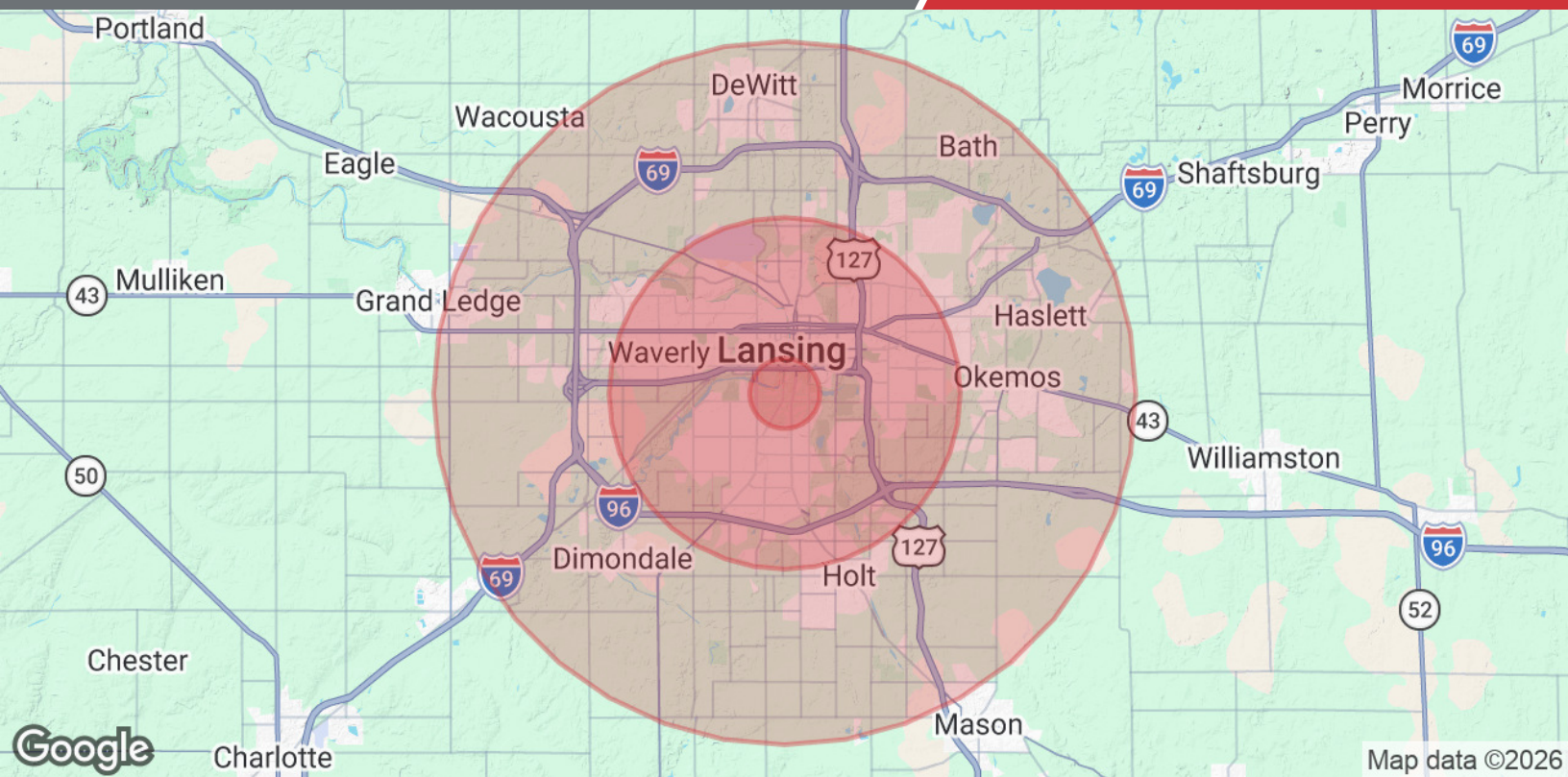
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| Population           | 1 Mile   | 5 Miles   | 10 Miles  |
|----------------------|----------|-----------|-----------|
| Total Population     | 12,309   | 200,889   | 328,535   |
| Average Age          | 33.2     | 33.9      | 36.9      |
| Average Age (Male)   | 31.7     | 32.2      | 35.4      |
| Average Age (Female) | 33.5     | 35.1      | 37.8      |
| Households & Income  | 1 Mile   | 5 Miles   | 10 Miles  |
| Total Households     | 5,934    | 87,456    | 143,565   |
| # of Persons per HH  | 2.1      | 2.3       | 2.3       |
| Average HH Income    | \$46,248 | \$56,280  | \$70,889  |
| Average House Value  | \$71,927 | \$109,920 | \$147,733 |

2020 American Community Survey (ACS)