

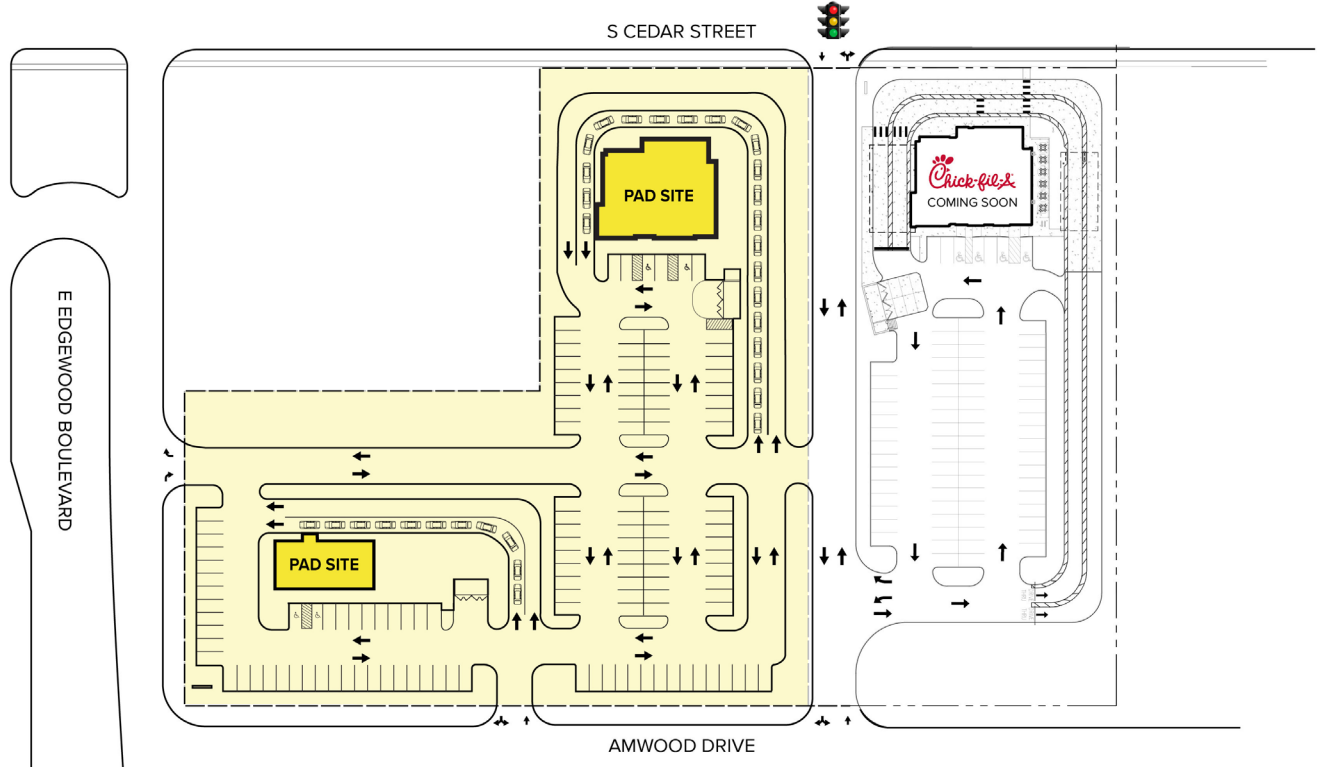
6420 S. CEDAR STREET
LANSING, MICHIGAN

FOR SALE OR GROUND LEASE
1.00 – 3.75 Acres Available



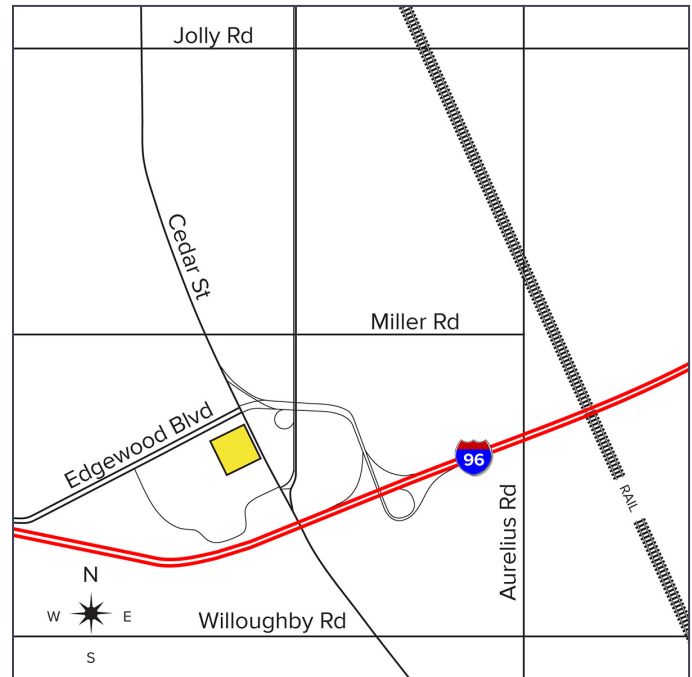
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ASSOCIATES**
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RETAIL DEVELOPMENT OPPORTUNITY



PROPERTY FEATURES

- Pad sites from 1.00 - 3.75 acres available
- Potential for multi-tenant retail building up to 7,600 sq. ft.
- Exceptional retail development opportunity along S. Cedar Street in Lansing, a high-traffic retail corridor, providing excellent visibility and accessibility
- In close proximity to the I-96 corridor
- Flexible MX-C zoning, allowing for a wide variety of uses including restaurants, retailers, car washes, service stations, and financial institutions
- A new Chick-fil-A opening adjacent to the site in early 2026 will further enhance traffic and draw to the area
- Build-to-suit, ground lease and purchase options are available



For more information, please contact:

MARVIN PETROUS

(248) 359 0647

mpetrous@signatureassociates.com

RICHARD PIFER

(248) 799 3158

rpifer@signatureassociates.com

BRUCE BAJA

(248) 799 3177

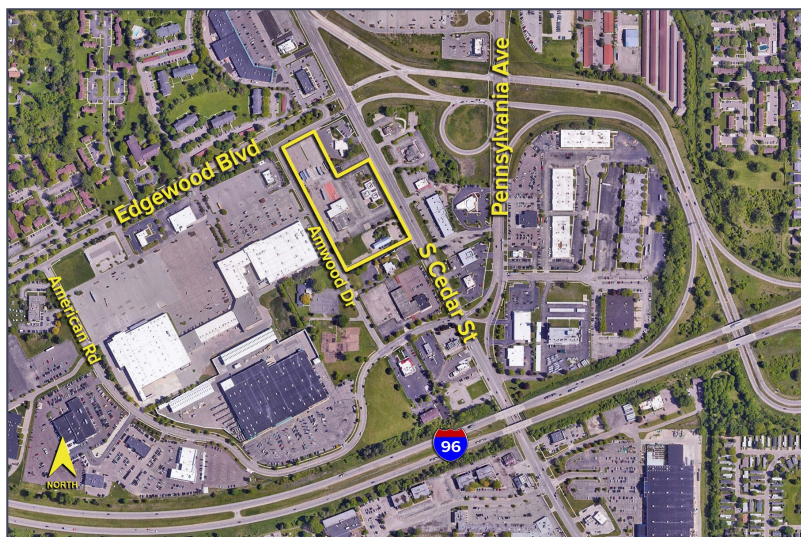
bbaja@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

6420 S. Cedar Street – Lansing, Michigan

Retail/Land For Sale or Ground Lease

1.00 - 3.75
Acres
AVAILABLE



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,843	\$51,330
3 MILE	65,505	\$63,436
5 MILE	121,540	\$63,565

TRAFFIC COUNTS (TWO-WAY)

20,458	S. Cedar St. N of I-96
33,274	S. Cedar St. S of I-96
52,858	I-96 E of S. Cedar St.
52,909	I-96 W of S. Cedar St.



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SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com