

6420 S. CEDAR STREET  
LANSING, MICHIGAN

RETAIL FOR LEASE  
1,200 – 10,000 Square Feet



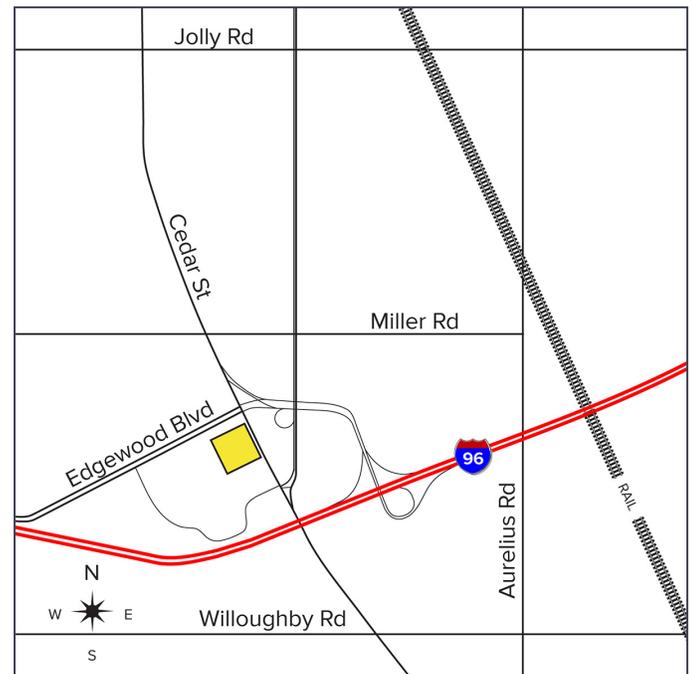
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**RETAIL DEVELOPMENT OPPORTUNITY**



## PROPERTY FEATURES

- 1,200 – 10,000 square feet available
- 10,000 square foot proposed retail building with delivery in 2027
- 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
- Lease Rate: \$45.00/sq.ft. NNN



For more information, please contact:

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## Additional Rendering



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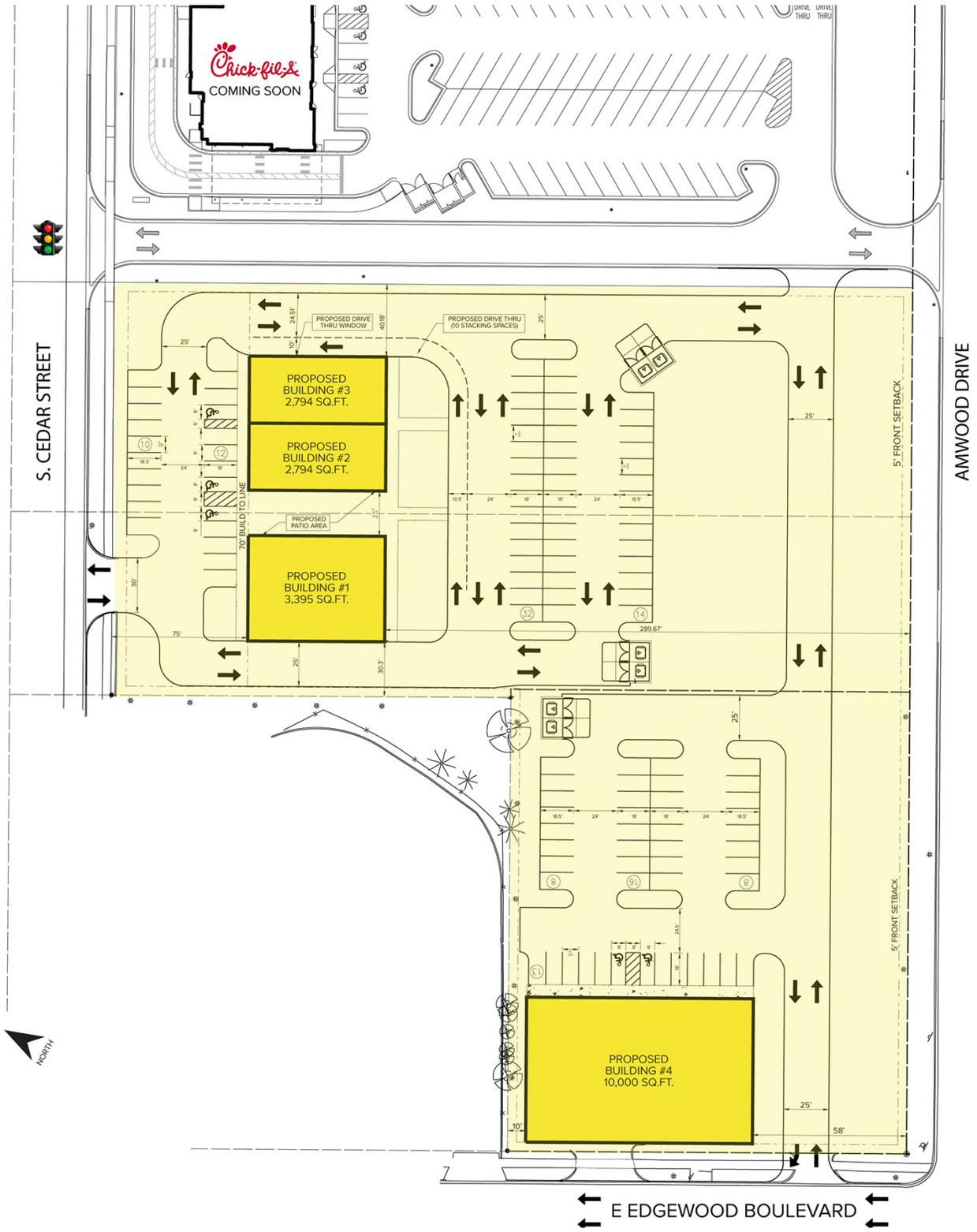
**SIGNATURE ASSOCIATES**  
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## Site Plan



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### 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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