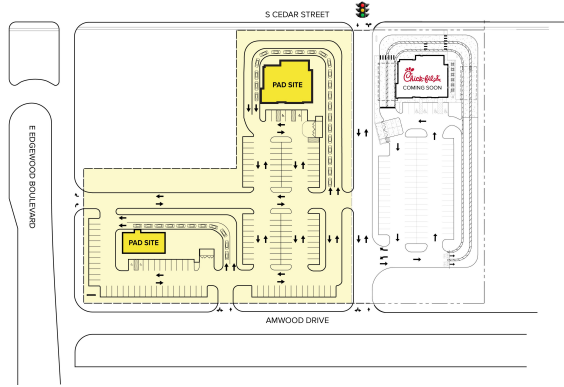




Retail For Lease or Ground Lease

Property Name:

Location: 6420 S. Cedar Street
City, State: Lansing, MI
Cross Streets: I-96
County: Ingham
Zoning: MX-C, Mixed-Use Urban Corridor
Year Built: N/A Build-to-Suit

Total Building Sq. Ft.:	7,626	Property Type:	General Retail-Commercial
Available Sq. Ft.:	7,626	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	2,400	Total Acreage:	3.75
Max Cont. Sq. Ft.:	7,626	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	Ample
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	N/A	Power:	Ample
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	TBD
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 20,458	S. Cedar St. N. of I-96 2-Way
1 Mile: 8,843	1 Mile: \$51,330	Yr: 2025	Count: 33,274		S. Cedar St. S. of I-96 2-Way
3 Miles: 65,505	3 Miles: \$63,436	Yr: 2025	Count: 52,858		I-96 E. of S. Cedar St. 2-Way
5 Miles: 121,540	5 Miles: \$63,565	Yr: 2025	Count: 52,909		I-96 W. of S. Cedar St. 2-Way
Current Tenant(s): N/A	Major Tenants: N/A				

Lease Rate:	\$38.00/\$100,000 Ground Lease Annually	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$57,960.91 (2024)
Lease Term:	5 Year(s)	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	01-05-10-151-002	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities:	N/A
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Comments: Exceptional retail development opportunity along S. Cedar Street in Lansing, in close proximity to the I-96 corridor. The 3.75-acre site offers flexible MX-C zoning, allowing for a wide variety of uses including restaurants, retailers, car washes, service stations, and financial institutions. Located within a high-traffic retail corridor, the property provides excellent visibility and accessibility. 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. The smaller parcel will consist of a 2,400+/- sq. ft. building and the larger parcel will consist of 5,226+/- sq. ft. building.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com
 Richard Pifer, (248) 799-3158, rpifer@signatureassociates.com
 Bruce D. Baja, (248) 799-3177, bbaja@signatureassociates.com

