



## Retail For 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:** 2027 Build-to-Suit

<b>Total Building Sq. Ft.:</b>	10,000	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	10,000	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	1,200	<b>Total Acreage:</b>	3.75
<b>Max Cont. Sq. Ft.:</b>	10,000	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	N/A	<b>Parking:</b>	Ample
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	Ample
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	TBD
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	1	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

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

**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Lease Rate:</b>	\$45.00	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	N/A	<b>Taxes:</b>	\$57,960.91 (2024)
<b>Lease Term:</b>	5 Year(s)	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	01-05-10-151-002	<b>Date Available:</b>	Immediately

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Exceptional retail development opportunity along S. Cedar Street in Lansing, a high-traffic retail corridor, providing excellent visibility and accessibility, delivery 2027. In close proximity to the I-96 corridor. Pad sites from 1.00 - 3.75 acres available. Site offers flexible MX-C zoning, allowing for a wide variety of uses including restaurants, retailers, car washes, service stations, and financial institutions. New Chick-fil-A opening adjacent to the site in early 2026 will further enhance traffic and draw to the area.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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