



## LAND For Sale or Ground Lease

**Location:** 6420 S. Cedar Street  
**Side of Street:** South  
**City:** Lansing, MI  
**Cross Streets:** I-96  
**County:** Eaton

**Acreage:** 1.00 - 3.75

**Improvements:** N/A

**Zoning:** MX-C

**Dimensions:**

### UTILITIES

**Sanitary Sewer:** Yes

**Gas:** Yes

**Storm Sewer:** Yes

**Outside Storage:** No

**Water:** Yes

**Rail Siding:** No

### ADJACENT LAND

**North:** Retail

**East:** Retail

**South:** Retail

**West:** Industrial

### PRICING INFORMATION

**Asking Price:**

**Lease Rate:** \$100,000.00/sf Annually

**Per Acre:** \$700,000.00

**Parcel #:** 01-05-10-151-002

**Per SqFt :**

**Assessor Number:** N/A

**Terms:**

**Taxes:** \$57,960.91 (2024/25)

### TRAFFIC INFORMATION

**Yr: 2025 Count: 20,458** S. Cedar St. N. of I-96 2-Way  
**Yr: 2025 Count: 33,274** S. Cedar St. S. of I-96 2-Way  
**Yr: 2025 Count: 52,858** I-96 E. of S. Cedar St. 2-Way  
**Yr: 2025 Count: 52,909** I-96 W. of S. Cedar St. 2-Way

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	8,843	\$51,330
<b>3 Mile Radius</b>	65,505	\$63,436
<b>5 Mile Radius</b>	121,540	\$63,565

**Comments:** 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. 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. Potential for multi-tenant buildings up to 7,600 sq. ft. Build-to-suit, ground lease, and purchase options are available.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.