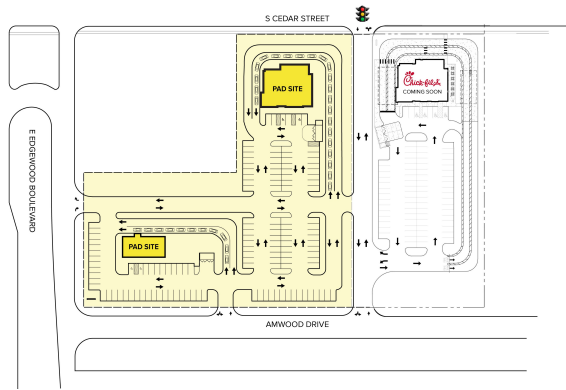




LAND For Sale or Ground Lease

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

Acreage:	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 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
1 Mile Radius	8,843	\$51,330
3 Mile Radius	65,505	\$63,436
5 Mile Radius	121,540	\$63,565

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):

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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.