

FOR SALE OR LEASE



**300 S. HOSMER STREET
LANSING, MI 48912**



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INDUSTRIAL BUILDING FOR SALE OR LEASE

**300 S. HOSMER STREET
LANSING, MI 48912**

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DISCLAIMER/DISCLOSURE

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Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



SUMMARY

Location: 300 S Hosmer St.
Lansing, MI 48912

Parcel I.D.: 33-01-01-15-309-132

Total Building Size: 4,752 SF
2,376 SF Available

Land Size: 0.12 Acres (5,181 SF)

Sale Price: \$195,000.00 (\$41.04 PSF)

Lease Rate: \$5.00 PSF NNN

Year Built: 1954

Property Taxes: Approx. \$5,804.92 (2023)

Zoning: Light Industrial

Demographics in Population: 200,853 people

5 Mile Radius: Households: 84,229 homes

Avg. HH Income: \$70,834 USD

Traffic Counts: 8,592 VPD (E. Kalamazoo St.)

- Property Highlights:**
- Duplex Warehouse (50% Leased, Rental income in place)
 - Light Industrial Zoning
 - Conditionally permitted for marijuana processing
 - 12' Clear ceilings
 - 2 Drive in overhead doors – 10 x 9
 - 240A/120V Single phase electric
 - Priced to sell below appraised value

For Information Contact:

LARRY BALONE

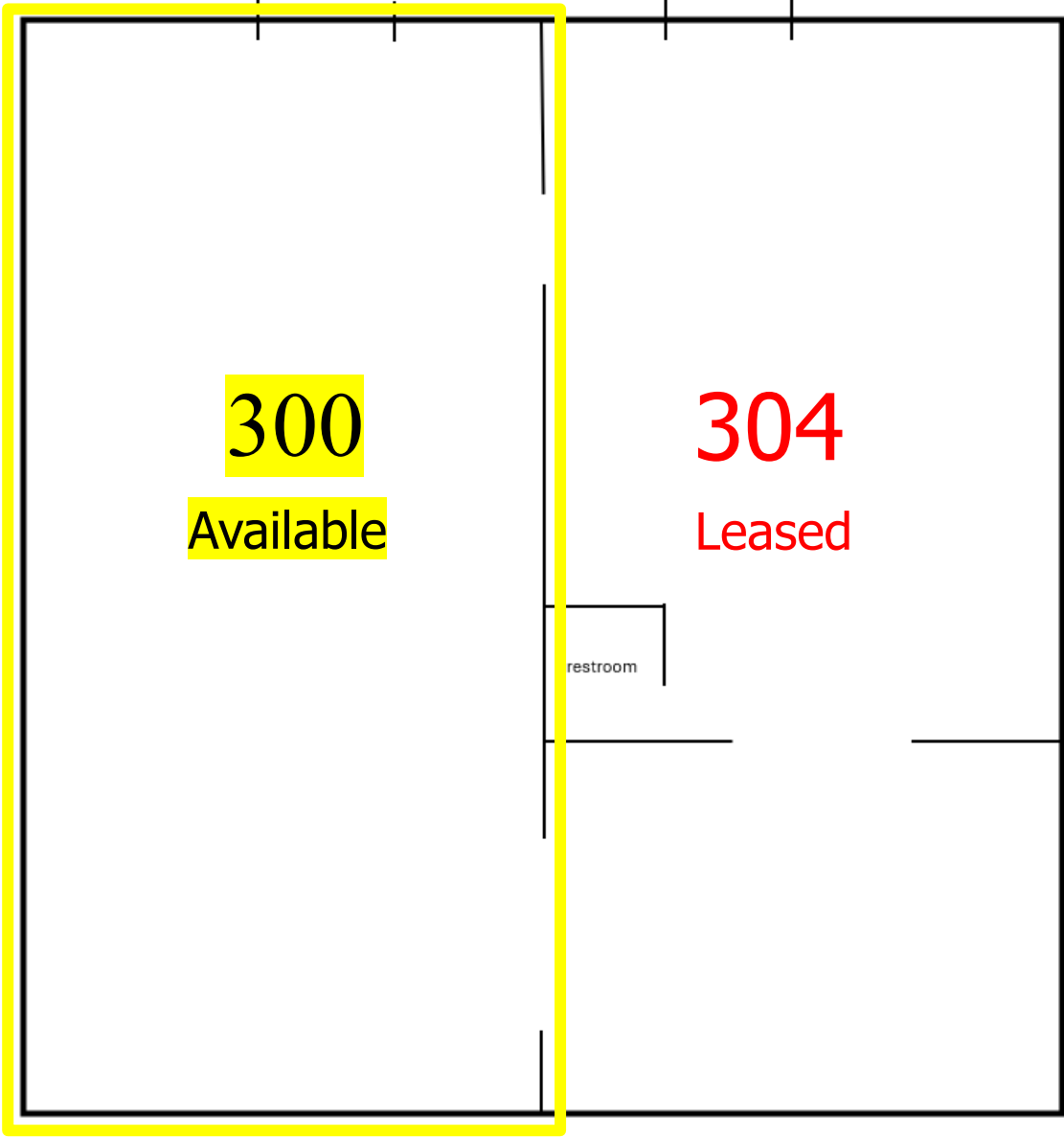
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PHOTOGRAPHS



Current Building Floor Plan



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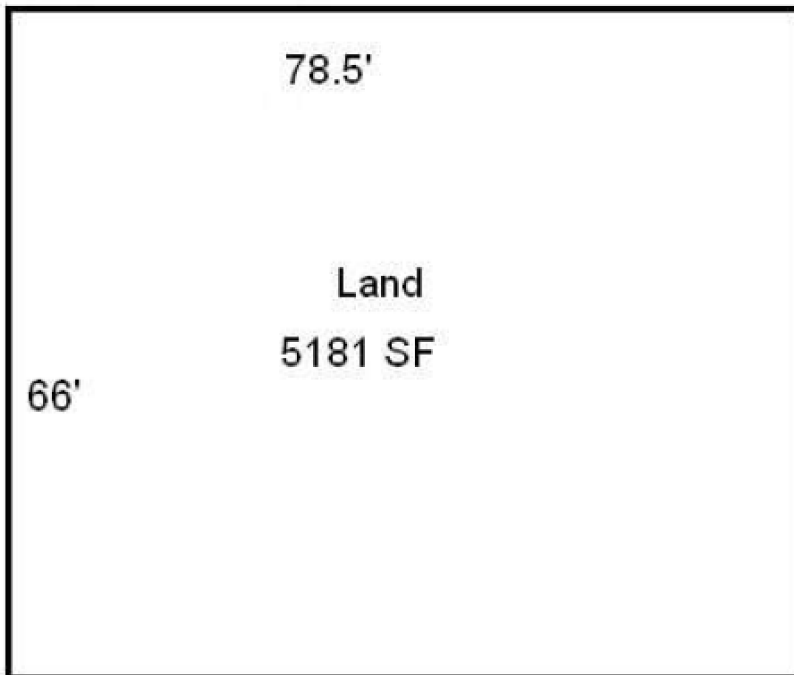
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LAYOUT



S. HOSMER ST

PROSPECT ST

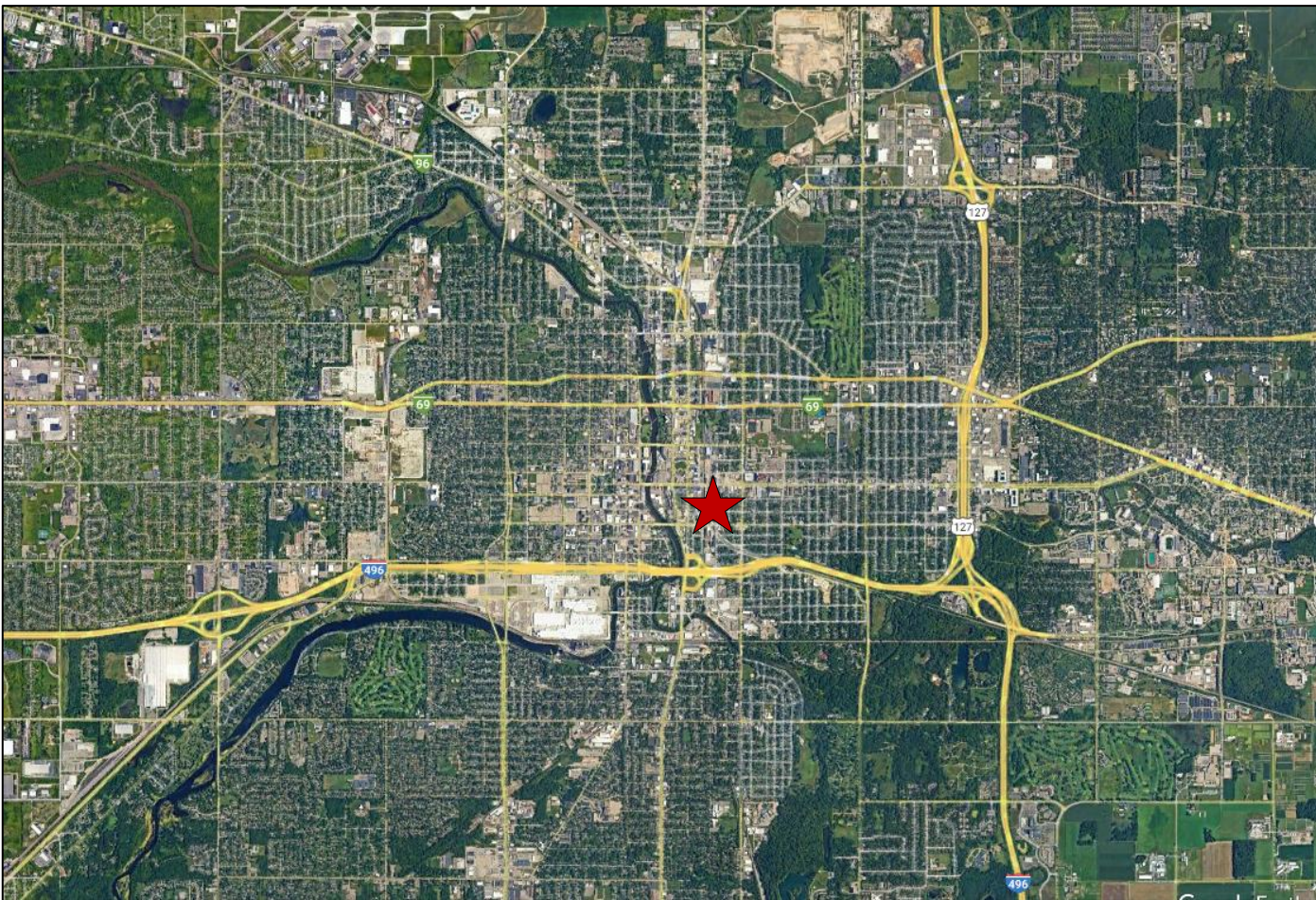


AERIAL

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AREA MAP



DEMOGRAPHICS

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.731/-84.5414

300 S Hosmer St Lansing, MI 48912	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	11,896	94,880	200,853
2029 Projected Population	11,814	94,479	199,543
2020 Census Population	11,633	92,257	198,818
2010 Census Population	11,883	95,120	199,484
Projected Annual Growth 2024 to 2029	-0.1%	-	-0.1%
Historical Annual Growth 2010 to 2024	-	-	-
Households			
2024 Estimated Households	5,851	39,855	84,229
2029 Projected Households	5,970	40,702	85,727
2020 Census Households	5,457	38,317	81,767
2010 Census Households	5,265	38,249	79,624
Projected Annual Growth 2024 to 2029	0.4%	0.4%	0.4%
Historical Annual Growth 2010 to 2024	0.8%	0.3%	0.4%
Age			
2024 Est. Population Under 10 Years	10.6%	10.0%	10.0%
2024 Est. Population 10 to 19 Years	10.6%	14.0%	14.4%
2024 Est. Population 20 to 29 Years	22.5%	24.5%	25.2%
2024 Est. Population 30 to 44 Years	24.3%	19.8%	18.5%
2024 Est. Population 45 to 59 Years	15.9%	14.5%	13.9%
2024 Est. Population 60 to 74 Years	12.7%	12.8%	13.0%
2024 Est. Population 75 Years or Over	3.4%	4.3%	5.1%
2024 Est. Median Age	32.2	32.3	32.5
Marital Status & Gender			
2024 Est. Male Population	52.5%	54.8%	53.6%
2024 Est. Female Population	47.5%	45.2%	46.4%
2024 Est. Never Married	56.8%	54.4%	53.7%
2024 Est. Now Married	22.6%	27.2%	27.9%
2024 Est. Separated or Divorced	17.9%	15.0%	14.3%
2024 Est. Widowed	2.7%	3.4%	4.2%
Income			
2024 Est. HH Income \$200,000 or More	1.4%	3.4%	3.7%
2024 Est. HH Income \$150,000 to \$199,999	2.3%	4.0%	4.2%
2024 Est. HH Income \$100,000 to \$149,999	8.2%	11.0%	11.5%
2024 Est. HH Income \$75,000 to \$99,999	12.7%	11.8%	11.2%
2024 Est. HH Income \$50,000 to \$74,999	19.3%	18.7%	17.5%
2024 Est. HH Income \$35,000 to \$49,999	15.4%	16.4%	15.3%
2024 Est. HH Income \$25,000 to \$34,999	11.1%	11.0%	10.6%
2024 Est. HH Income \$15,000 to \$24,999	11.5%	9.9%	10.9%
2024 Est. HH Income Under \$15,000	18.2%	13.7%	15.2%
2024 Est. Average Household Income	\$54,889	\$69,774	\$70,834
2024 Est. Median Household Income	\$42,788	\$53,292	\$52,924
2024 Est. Per Capita Income	\$27,154	\$30,680	\$30,938
2024 Est. Total Businesses	1,160	3,696	6,809
2024 Est. Total Employees	21,494	54,492	94,552

DEMOGRAPHICS



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Race			
2024 Est. White	62.5%	66.8%	65.0%
2024 Est. Black	19.3%	16.5%	17.7%
2024 Est. Asian or Pacific Islander	3.7%	4.8%	6.6%
2024 Est. American Indian or Alaska Native	0.8%	0.6%	0.5%
2024 Est. Other Races	13.6%	11.3%	10.3%
Hispanic			
2024 Est. Hispanic Population	1,556	9,714	19,001
2024 Est. Hispanic Population	13.1%	10.2%	9.5%
2029 Proj. Hispanic Population	13.2%	10.6%	9.9%
2020 Hispanic Population	16.0%	11.9%	10.8%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	8,172	57,192	118,405
2024 Est. Elementary (Grade Level 0 to 8)	6.5%	4.2%	4.1%
2024 Est. Some High School (Grade Level 9 to 11)	8.3%	6.8%	5.8%
2024 Est. High School Graduate	24.1%	25.2%	25.5%
2024 Est. Some College	23.1%	23.5%	23.4%
2024 Est. Associate Degree Only	9.1%	9.6%	10.3%
2024 Est. Bachelor Degree Only	19.3%	18.7%	19.0%
2024 Est. Graduate Degree	9.5%	12.0%	12.0%
Housing			
2024 Est. Total Housing Units	6,582	43,878	91,107
2024 Est. Owner-Occupied	28.2%	46.6%	44.8%
2024 Est. Renter-Occupied	60.7%	44.3%	47.6%
2024 Est. Vacant Housing	11.1%	9.2%	7.5%
Homes Built by Year			
2024 Homes Built 2010 or later	8.3%	5.6%	6.5%
2024 Homes Built 2000 to 2009	3.6%	3.5%	5.7%
2024 Homes Built 1990 to 1999	2.2%	4.1%	7.1%
2024 Homes Built 1980 to 1989	3.5%	5.6%	8.5%
2024 Homes Built 1970 to 1979	10.3%	12.5%	16.9%
2024 Homes Built 1960 to 1969	7.2%	11.0%	12.9%
2024 Homes Built 1950 to 1959	8.4%	15.2%	13.2%
2024 Homes Built Before 1949	45.4%	33.4%	21.6%
Home Values			
2024 Home Value \$1,000,000 or More	0.1%	0.2%	0.2%
2024 Home Value \$500,000 to \$999,999	3.0%	3.5%	4.4%
2024 Home Value \$400,000 to \$499,999	1.2%	2.1%	2.6%
2024 Home Value \$300,000 to \$399,999	5.5%	6.8%	8.9%
2024 Home Value \$200,000 to \$299,999	14.0%	15.7%	19.4%
2024 Home Value \$150,000 to \$199,999	14.4%	17.9%	18.2%
2024 Home Value \$100,000 to \$149,999	23.6%	26.4%	22.5%
2024 Home Value \$50,000 to \$99,999	24.7%	20.1%	16.6%
2024 Home Value \$25,000 to \$49,999	8.5%	3.9%	2.8%
2024 Home Value Under \$25,000	5.0%	3.4%	4.2%
2024 Median Home Value	\$119,514	\$144,109	\$167,713
2024 Median Rent	\$793	\$812	\$822

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Labor Force			
2024 Est. Labor Population Age 16 Years or Over	9,949	79,989	169,352
2024 Est. Civilian Employed	68.0%	63.4%	61.5%
2024 Est. Civilian Unemployed	3.1%	3.0%	2.9%
2024 Est. in Armed Forces	-	-	-
2024 Est. not in Labor Force	28.9%	33.5%	35.5%
2024 Labor Force Males	52.6%	55.2%	53.9%
2024 Labor Force Females	47.4%	44.8%	46.1%
Occupation			
2024 Occupation: Population Age 16 Years or Over	6,644	50,378	102,830
2024 Mgmt, Business, & Financial Operations	14.5%	12.5%	12.7%
2024 Professional, Related	27.1%	27.8%	27.7%
2024 Service	19.7%	19.2%	19.3%
2024 Sales, Office	18.8%	18.4%	18.6%
2024 Farming, Fishing, Forestry	1.1%	0.4%	0.5%
2024 Construction, Extraction, Maintenance	5.5%	6.2%	5.5%
2024 Production, Transport, Material Moving	13.4%	15.4%	15.7%
2024 White Collar Workers	60.4%	58.7%	59.0%
2024 Blue Collar Workers	39.6%	41.3%	41.0%
Transportation to Work			
2024 Drive to Work Alone	62.5%	64.2%	65.9%
2024 Drive to Work in Carpool	11.8%	9.7%	9.2%
2024 Travel to Work by Public Transportation	5.0%	3.7%	3.8%
2024 Drive to Work on Motorcycle	0.3%	0.1%	0.2%
2024 Walk or Bicycle to Work	5.7%	7.9%	7.0%
2024 Other Means	0.7%	1.0%	0.8%
2024 Work at Home	14.0%	13.3%	13.1%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	45.2%	42.8%	39.7%
2024 Travel to Work in 15 to 29 Minutes	39.6%	43.4%	46.3%
2024 Travel to Work in 30 to 59 Minutes	7.3%	9.5%	9.6%
2024 Travel to Work in 60 Minutes or More	7.9%	4.3%	4.4%
2024 Average Travel Time to Work	15.4	15.4	15.9
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$262.93 M	\$2.13 B	\$4.52 B
2024 Est. Apparel	\$9.12 M	\$74.26 M	\$157.64 M
2024 Est. Contributions, Gifts	\$14.02 M	\$118.88 M	\$252.59 M
2024 Est. Education, Reading	\$7.72 M	\$65.35 M	\$140.27 M
2024 Est. Entertainment	\$14.23 M	\$118.01 M	\$250.55 M
2024 Est. Food, Beverages, Tobacco	\$41.34 M	\$330.45 M	\$700.39 M
2024 Est. Furnishings, Equipment	\$8.87 M	\$73.5 M	\$156.02 M
2024 Est. Health Care, Insurance	\$24.24 M	\$197.02 M	\$416.97 M
2024 Est. Household Operations, Shelter, Utilities	\$87.74 M	\$700.86 M	\$1.49 B
2024 Est. Miscellaneous Expenses	\$4.93 M	\$40.37 M	\$85.52 M
2024 Est. Personal Care	\$3.53 M	\$28.62 M	\$60.7 M
2024 Est. Transportation	\$47.18 M	\$385.39 M	\$816.21 M

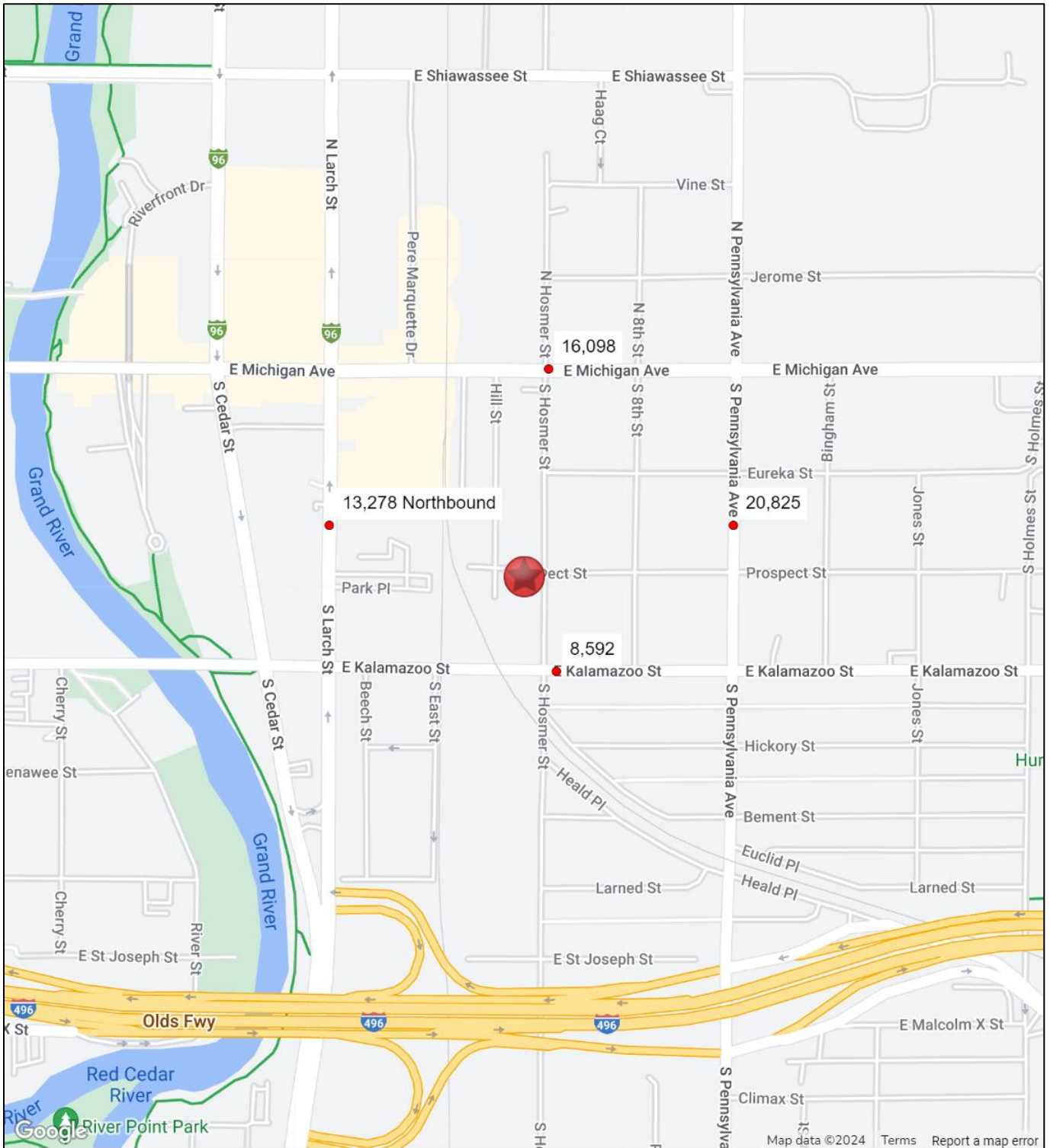
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TRAFFIC COUNTS

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300 S Hosmer St

Lansing, MI 48912

September 2024

Insite
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