

SALE/LEASE

Industrial – Lansing

Insite
COMMERCIAL
Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



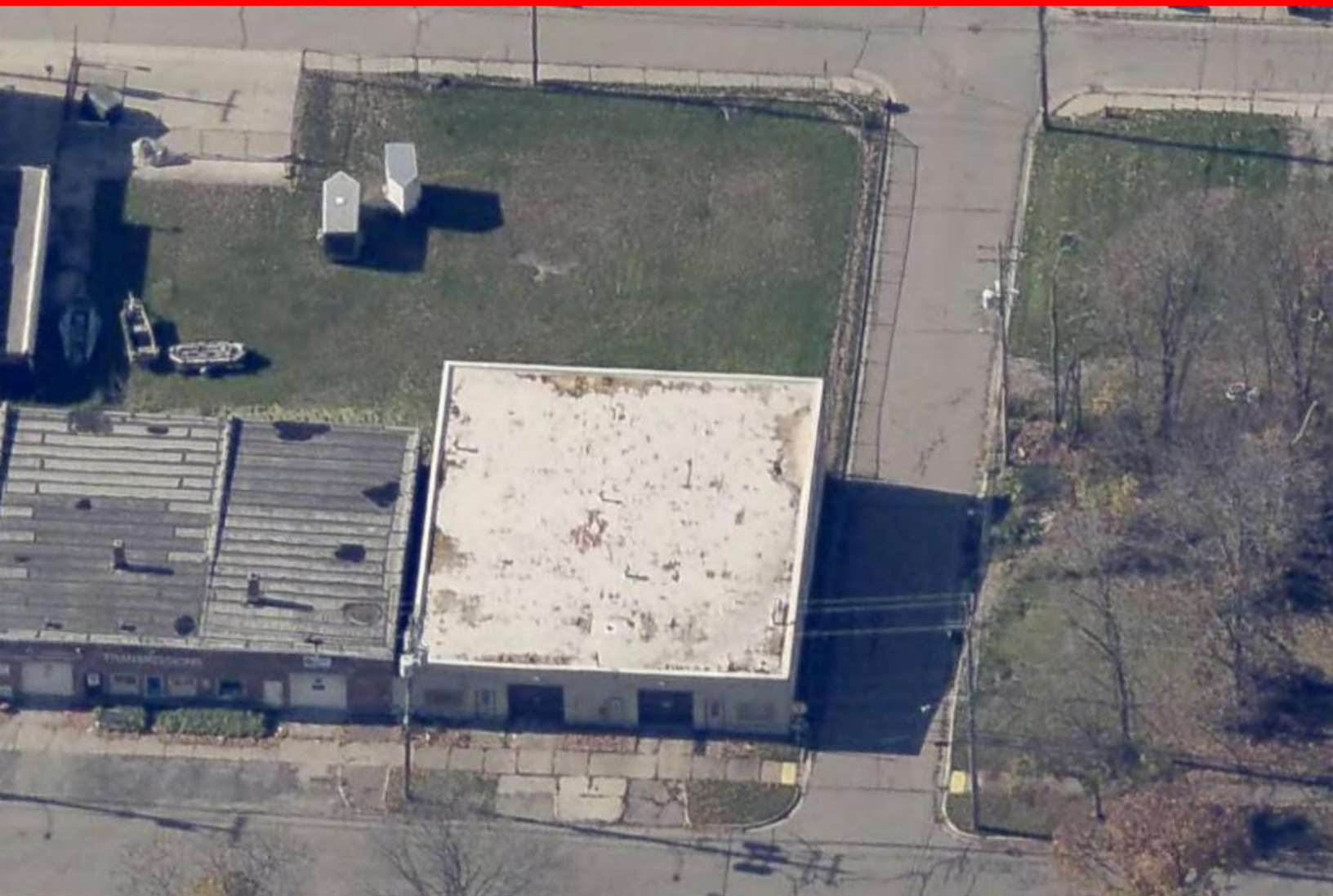
300 S. Hosmer St.
Lansing, MI 48912

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PROPERTY OVERVIEW

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.

OFFERING SUMMARY

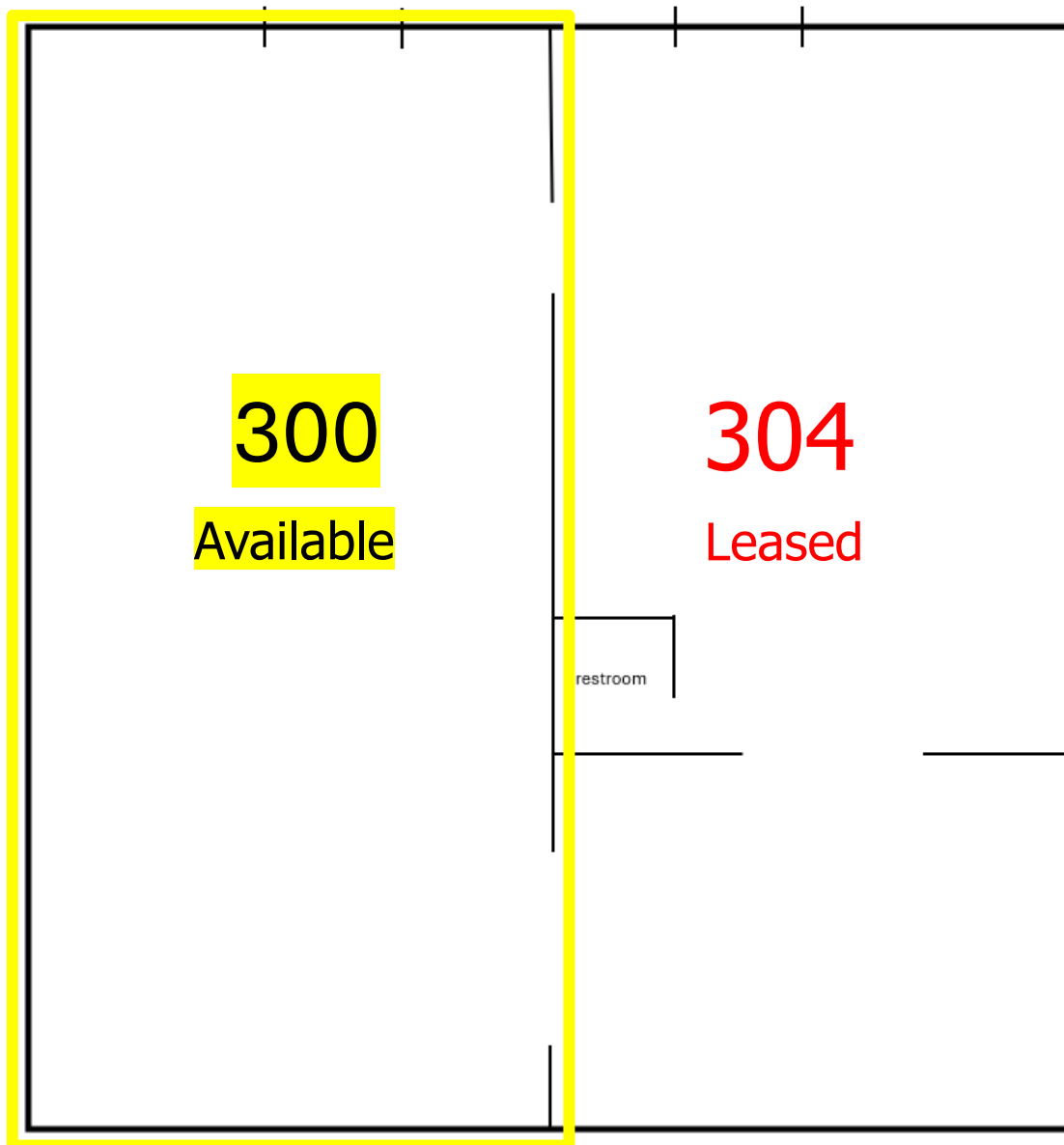
Sale Price:	\$195,000 (\$41/SF)
Lease Rate:	\$5.00 PSF NNN
Space Available:	2,376 SF
Total Building:	4,752 SF
Parcel ID#:	33-01-01-15-309-132
Property Taxes:	\$6,564.31 (2025)

DEMOGRAPHICS (5-Mile Radius)

- **Population:** 203,826 people
- **Households:** 85,969 homes
- **Avg. HH Income:** \$79,711 USD

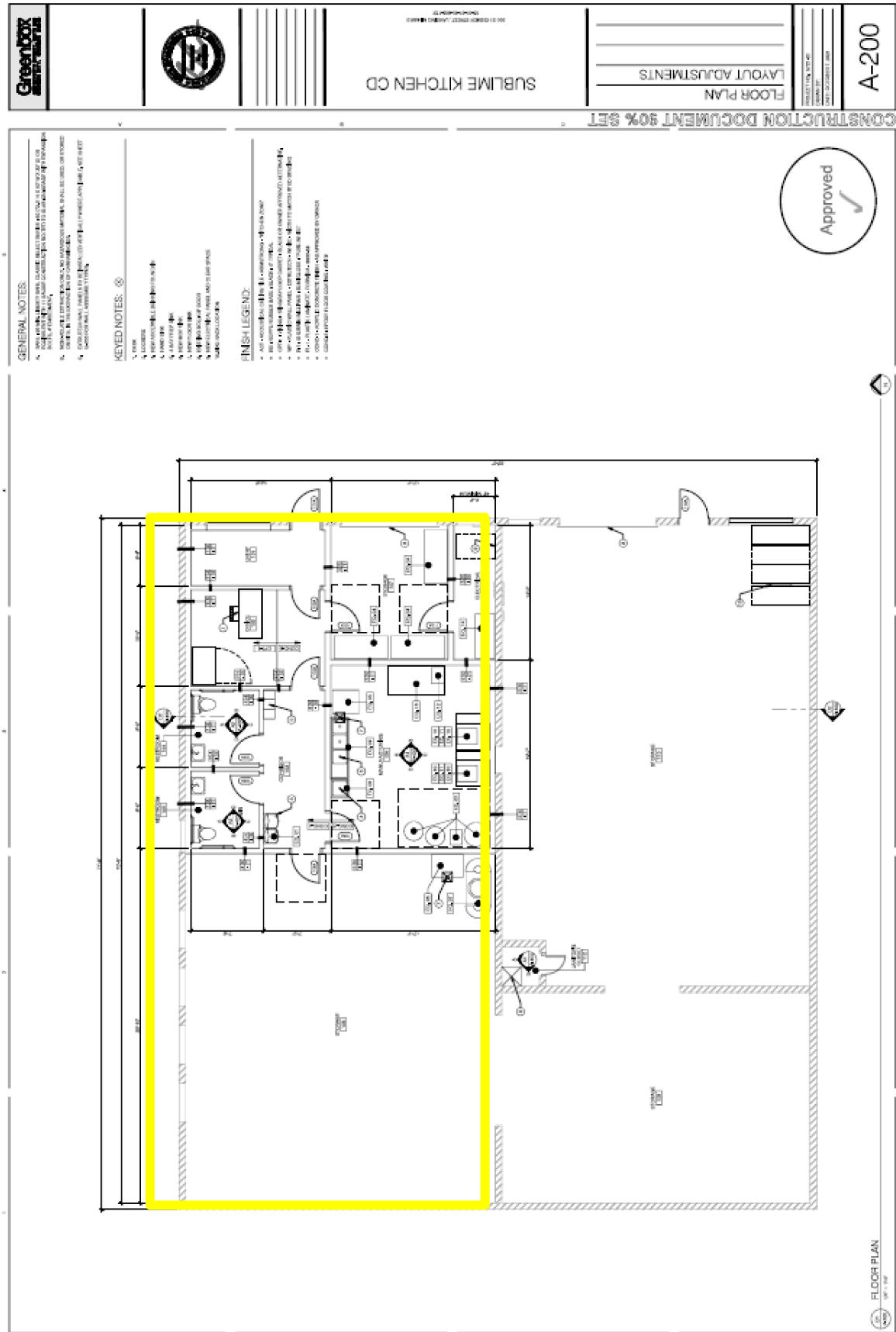




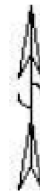
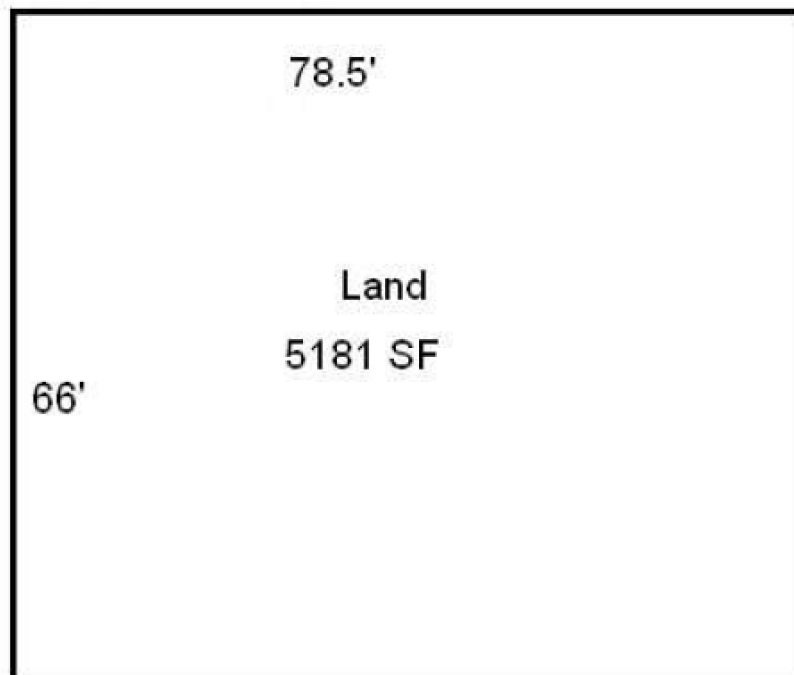


PROPERTY INFORMATION

Proposed Architectural Plan



PROSPECT ST

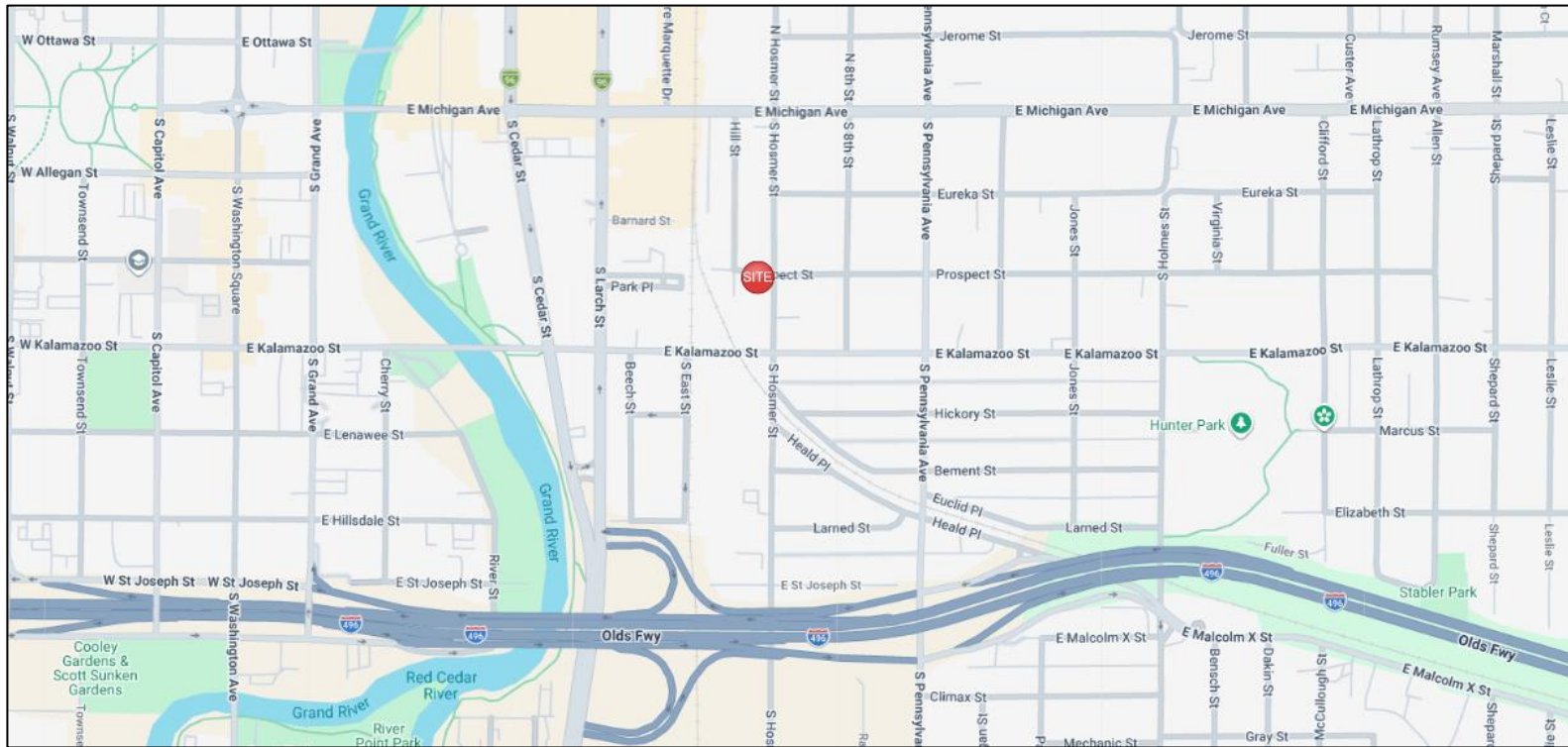


S. HOSMER ST

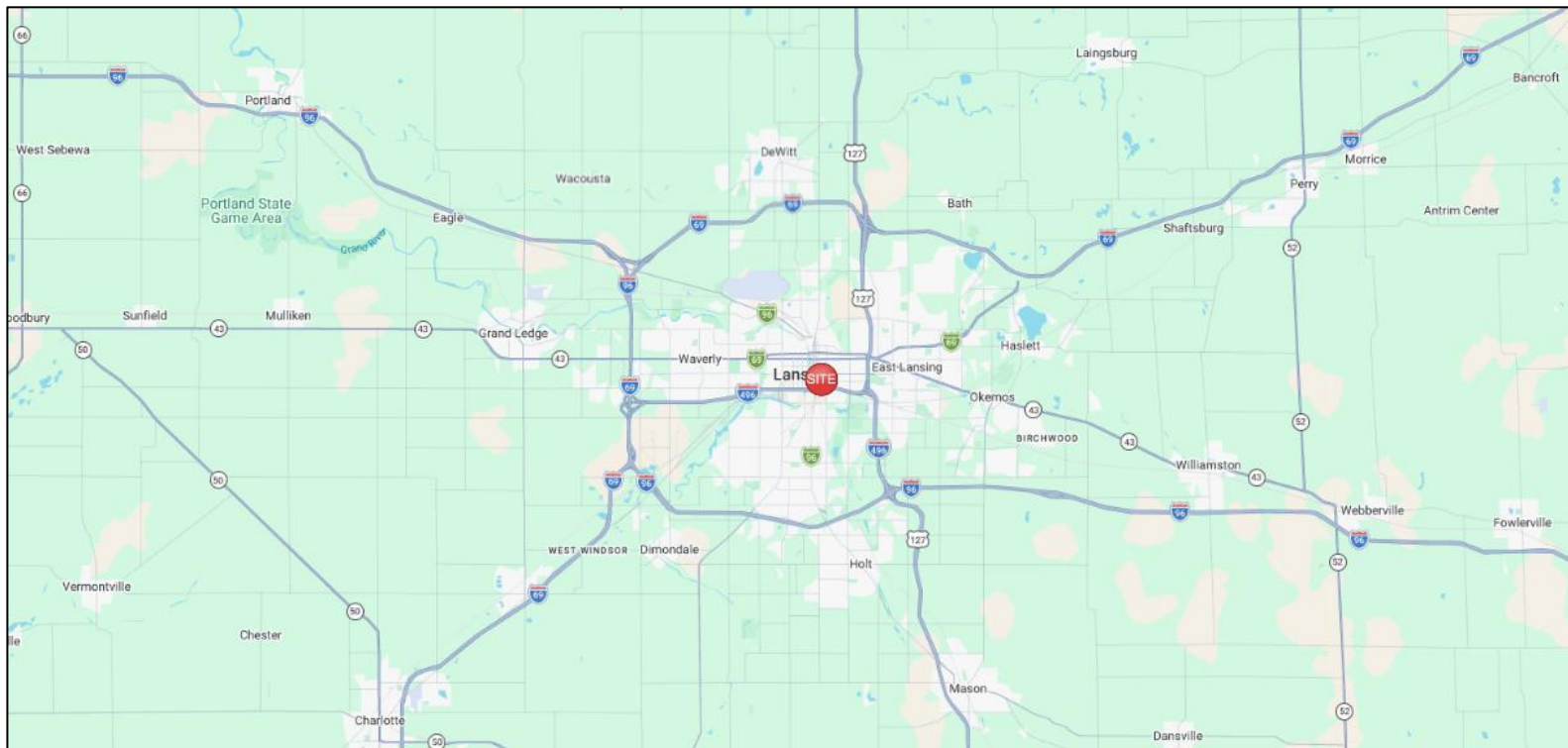
LOCATION INFORMATION

Location Maps

LOCAL



REGIONAL



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LOCAL



REGIONAL



300 S Hosmer St Lansing, MI 48912	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	12,877	96,956	203,826
2031 Projected Population	13,127	97,116	203,267
2020 Census Population	11,624	92,239	198,813
2010 Census Population	11,875	94,274	198,651
Projected Annual Growth 2026 to 2031	0.4%	-	-
Historical Annual Growth 2010 to 2026	0.5%	0.2%	0.2%
Households			
2026 Estimated Households	6,329	41,022	85,969
2031 Projected Households	6,585	42,042	87,567
2020 Census Households	5,453	38,308	81,772
2010 Census Households	5,261	37,827	79,214
Projected Annual Growth 2026 to 2031	0.8%	0.5%	0.4%
Historical Annual Growth 2010 to 2026	1.3%	0.5%	0.5%
Age			
2026 Est. Population Under 10 Years	11.3%	10.2%	10.1%
2026 Est. Population 10 to 19 Years	11.4%	14.6%	14.8%
2026 Est. Population 20 to 29 Years	22.4%	24.4%	25.2%
2026 Est. Population 30 to 44 Years	24.0%	19.9%	18.5%
2026 Est. Population 45 to 59 Years	15.3%	14.2%	13.6%
2026 Est. Population 60 to 74 Years	12.1%	12.2%	12.5%
2026 Est. Population 75 Years or Over	3.5%	4.5%	5.3%
2026 Est. Median Age	31.4	32.1	32.3
Marital Status & Gender			
2026 Est. Male Population	51.9%	54.7%	53.6%
2026 Est. Female Population	48.1%	45.3%	46.4%
2026 Est. Never Married	55.1%	53.5%	53.6%
2026 Est. Now Married	26.1%	28.6%	28.8%
2026 Est. Separated or Divorced	15.1%	14.4%	13.3%
2026 Est. Widowed	3.7%	3.5%	4.3%
Income			
2026 Est. HH Income \$200,000 or More	1.9%	5.3%	5.4%
2026 Est. HH Income \$150,000 to \$199,999	3.9%	5.4%	5.8%
2026 Est. HH Income \$100,000 to \$149,999	15.8%	14.7%	15.1%
2026 Est. HH Income \$75,000 to \$99,999	12.9%	13.3%	12.8%
2026 Est. HH Income \$50,000 to \$74,999	19.6%	18.3%	17.9%
2026 Est. HH Income \$35,000 to \$49,999	13.1%	12.5%	12.0%
2026 Est. HH Income \$25,000 to \$34,999	9.8%	9.4%	9.3%
2026 Est. HH Income \$15,000 to \$24,999	8.6%	8.1%	8.5%
2026 Est. HH Income Under \$15,000	14.3%	13.0%	13.2%
2026 Est. Average Household Income	\$63,406	\$78,151	\$79,711
2026 Est. Median Household Income	\$54,673	\$62,229	\$63,194
2026 Est. Per Capita Income	\$31,341	\$34,438	\$34,860
2026 Est. Total Businesses	1,222	3,769	6,876
2026 Est. Total Employees	22,158	53,728	95,611

300 S Hosmer St Lansing, MI 48912	1 mi radius	3 mi radius	5 mi radius
Race			
2026 Est. White	62.5%	65.9%	64.1%
2026 Est. Black	18.9%	16.4%	17.4%
2026 Est. Asian or Pacific Islander	4.7%	5.8%	7.6%
2026 Est. American Indian or Alaska Native	0.8%	0.6%	0.5%
2026 Est. Other Races	13.1%	11.3%	10.4%
Hispanic			
2026 Est. Hispanic Population	1,622	10,066	19,775
2026 Est. Hispanic Population	12.6%	10.4%	9.7%
2031 Proj. Hispanic Population	13.0%	10.8%	10.2%
2020 Hispanic Population	16.4%	12.3%	10.8%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	8,636	57,842	118,863
2026 Est. Elementary (Grade Level 0 to 8)	2.7%	2.1%	2.1%
2026 Est. Some High School (Grade Level 9 to 11)	7.3%	6.1%	5.1%
2026 Est. High School Graduate	22.2%	21.6%	21.7%
2026 Est. Some College	23.8%	22.5%	22.5%
2026 Est. Associate Degree Only	8.5%	9.0%	9.3%
2026 Est. Bachelor Degree Only	21.0%	22.7%	22.5%
2026 Est. Graduate Degree	14.4%	16.0%	16.8%
Housing			
2026 Est. Total Housing Units	6,920	44,287	91,676
2026 Est. Owner-Occupied	26.5%	45.7%	44.1%
2026 Est. Renter-Occupied	65.0%	46.9%	49.6%
2026 Est. Vacant Housing	8.5%	7.4%	6.2%
Homes Built by Year			
2026 Homes Built 2010 or later	12.0%	7.1%	8.4%
2026 Homes Built 2000 to 2009	4.0%	3.3%	5.6%
2026 Homes Built 1990 to 1999	3.4%	4.5%	6.7%
2026 Homes Built 1980 to 1989	6.0%	7.7%	9.8%
2026 Homes Built 1970 to 1979	9.3%	11.7%	15.4%
2026 Homes Built 1960 to 1969	11.0%	11.3%	13.3%
2026 Homes Built 1950 to 1959	7.9%	15.2%	13.7%
2026 Homes Built Before 1949	37.8%	31.8%	20.7%
Home Values			
2026 Home Value \$1,000,000 or More	0.2%	0.2%	0.3%
2026 Home Value \$500,000 to \$999,999	1.6%	2.6%	4.1%
2026 Home Value \$400,000 to \$499,999	2.4%	2.7%	4.2%
2026 Home Value \$300,000 to \$399,999	6.9%	7.8%	11.8%
2026 Home Value \$200,000 to \$299,999	14.9%	20.9%	23.5%
2026 Home Value \$150,000 to \$199,999	17.8%	18.7%	18.3%
2026 Home Value \$100,000 to \$149,999	25.5%	27.1%	20.8%
2026 Home Value \$50,000 to \$99,999	21.8%	14.9%	11.5%
2026 Home Value \$25,000 to \$49,999	4.3%	2.3%	2.1%
2026 Home Value Under \$25,000	4.6%	2.8%	3.4%
2026 Median Home Value	\$126,967	\$159,927	\$189,308
2026 Median Rent	\$976	\$938	\$958

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Labor Force			
2026 Est. Labor Population Age 16 Years or Over	10,628	81,274	171,068
2026 Est. Civilian Employed	68.1%	61.2%	60.0%
2026 Est. Civilian Unemployed	4.8%	3.6%	3.5%
2026 Est. in Armed Forces	-	-	-
2026 Est. not in Labor Force	27.1%	35.2%	36.5%
2026 Labor Force Males	52.5%	55.2%	54.0%
2026 Labor Force Females	47.5%	44.8%	46.0%
Occupation			
2026 Occupation: Population Age 16 Years or Over	7,236	49,748	102,695
2026 Mgmt, Business, & Financial Operations	14.4%	13.2%	13.3%
2026 Professional, Related	30.2%	30.4%	29.6%
2026 Service	17.0%	18.2%	18.2%
2026 Sales, Office	17.1%	16.6%	17.5%
2026 Farming, Fishing, Forestry	1.1%	0.4%	0.5%
2026 Construction, Extraction, Maintenance	5.1%	5.9%	5.4%
2026 Production, Transport, Material Moving	15.0%	15.3%	15.4%
2026 White Collar Workers	61.8%	60.1%	60.4%
2026 Blue Collar Workers	38.2%	39.9%	39.6%
Transportation to Work			
2026 Drive to Work Alone	63.3%	65.2%	65.7%
2026 Drive to Work in Carpool	9.7%	8.9%	9.0%
2026 Travel to Work by Public Transportation	6.8%	4.3%	4.3%
2026 Drive to Work on Motorcycle	-	-	-
2026 Walk or Bicycle to Work	7.4%	8.1%	7.3%
2026 Other Means	-	0.3%	0.4%
2026 Work at Home	12.8%	13.2%	13.3%
Travel Time			
2026 Travel to Work in 14 Minutes or Less	43.6%	42.8%	40.2%
2026 Travel to Work in 15 to 29 Minutes	39.5%	40.8%	43.2%
2026 Travel to Work in 30 to 59 Minutes	11.5%	12.0%	12.6%
2026 Travel to Work in 60 Minutes or More	5.5%	4.3%	4.1%
2026 Average Travel Time to Work	15.5	15.9	16.2
Consumer Expenditure			
2026 Est. Total Household Expenditure	\$423.55 M	\$3.05 B	\$6.45 B
2026 Est. Apparel	\$9.69 M	\$68.45 M	\$144.66 M
2026 Est. Contributions, Tax and Retirement	\$88 M	\$692.77 M	\$1.46 B
2026 Est. Education	\$6.95 M	\$50.36 M	\$106.18 M
2026 Est. Entertainment	\$21.94 M	\$154.99 M	\$327.56 M
2026 Est. Food, Beverages, Tobacco	\$60.17 M	\$418.2 M	\$885.18 M
2026 Est. Health Care	\$35.94 M	\$242.14 M	\$508.71 M
2026 Est. Household Furnishings and Equipment	\$11.2 M	\$79.79 M	\$168.5 M
2026 Est. Household Operations, Shelter, Utilities	\$118.31 M	\$815.32 M	\$1.73 B
2026 Est. Miscellaneous Expenses	\$6.59 M	\$46.81 M	\$98.8 M
2026 Est. Personal Care	\$5.3 M	\$36.65 M	\$77.62 M
2026 Est. Transportation	\$59.45 M	\$446.18 M	\$944.7 M



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