FOR LEASE

Lansing

Insite COMMERCIAL
Established 2001
2019 Township Drive
Suite 104
Commerce, MI 48390



308-314 S Hosmer
Lansing, MI 48912

EXCLUSIVELY LISTED BY:

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PROPERTY INFORMATION
Executive Summary



PROPERTY OVERVIEW

308–314 S. Hosmer Street presents a versatile commercial/industrial opportunity in Lansing's Central Lansing submarket. The property is a single-story service/industrial building with three drive-in/grade-level doors and is zoned Light industrial.

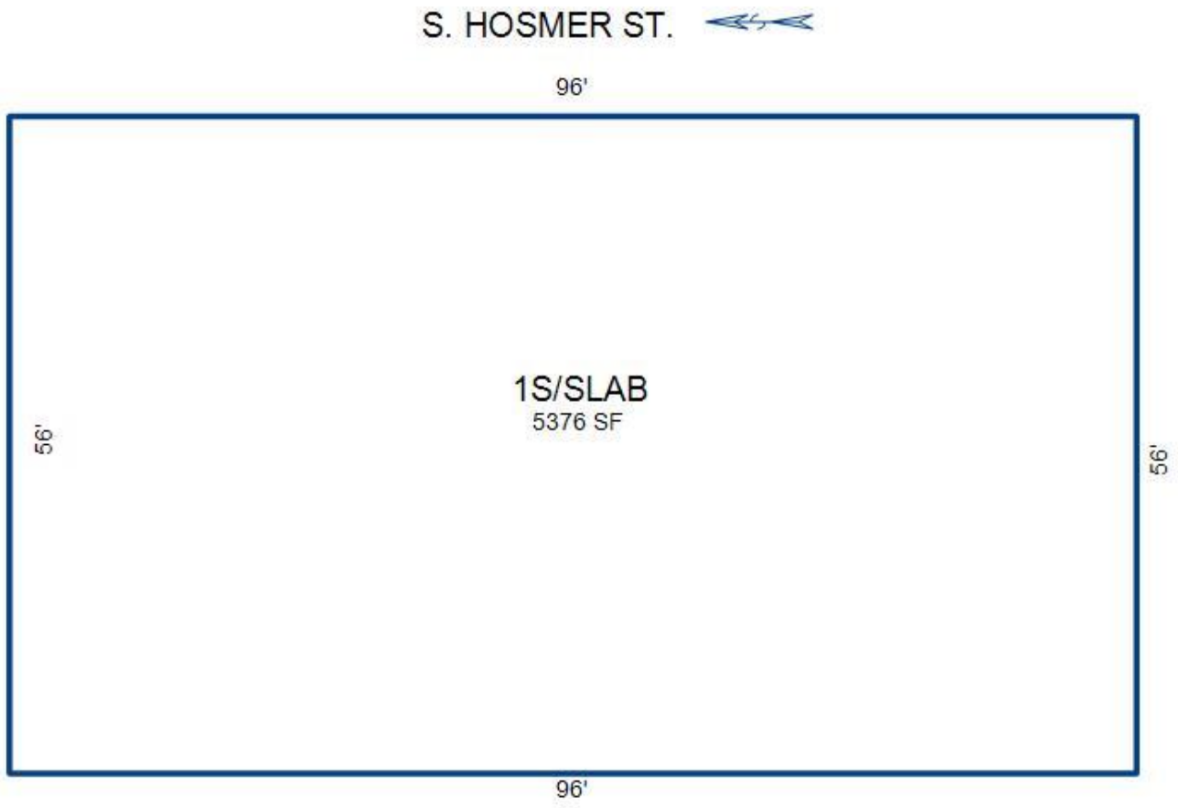
OFFERING SUMMARY	
Lease Rate:	**$5 PSF NNN**
Space Available:	**5,374 SF**
Building Size:	**5,374 SF**
Parcel ID	**01-01-15-309-122**
Year Built:	**1936**

PROPERTY HIGHLIGHTS

- Population: 203,826
- Households: 85,969
- Avg. HH Income: 79,681

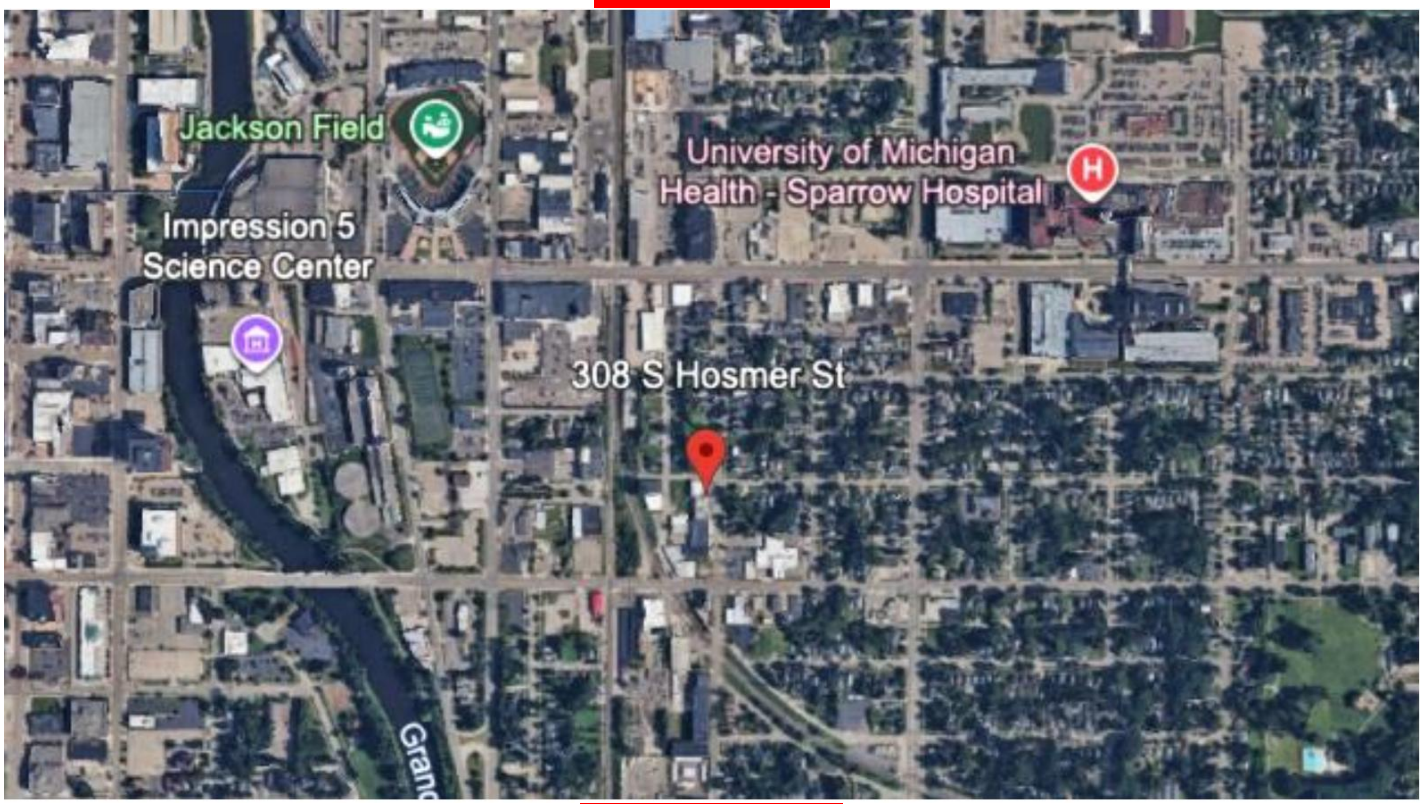
308-314 South Hosmer Lansing Mi, 48912

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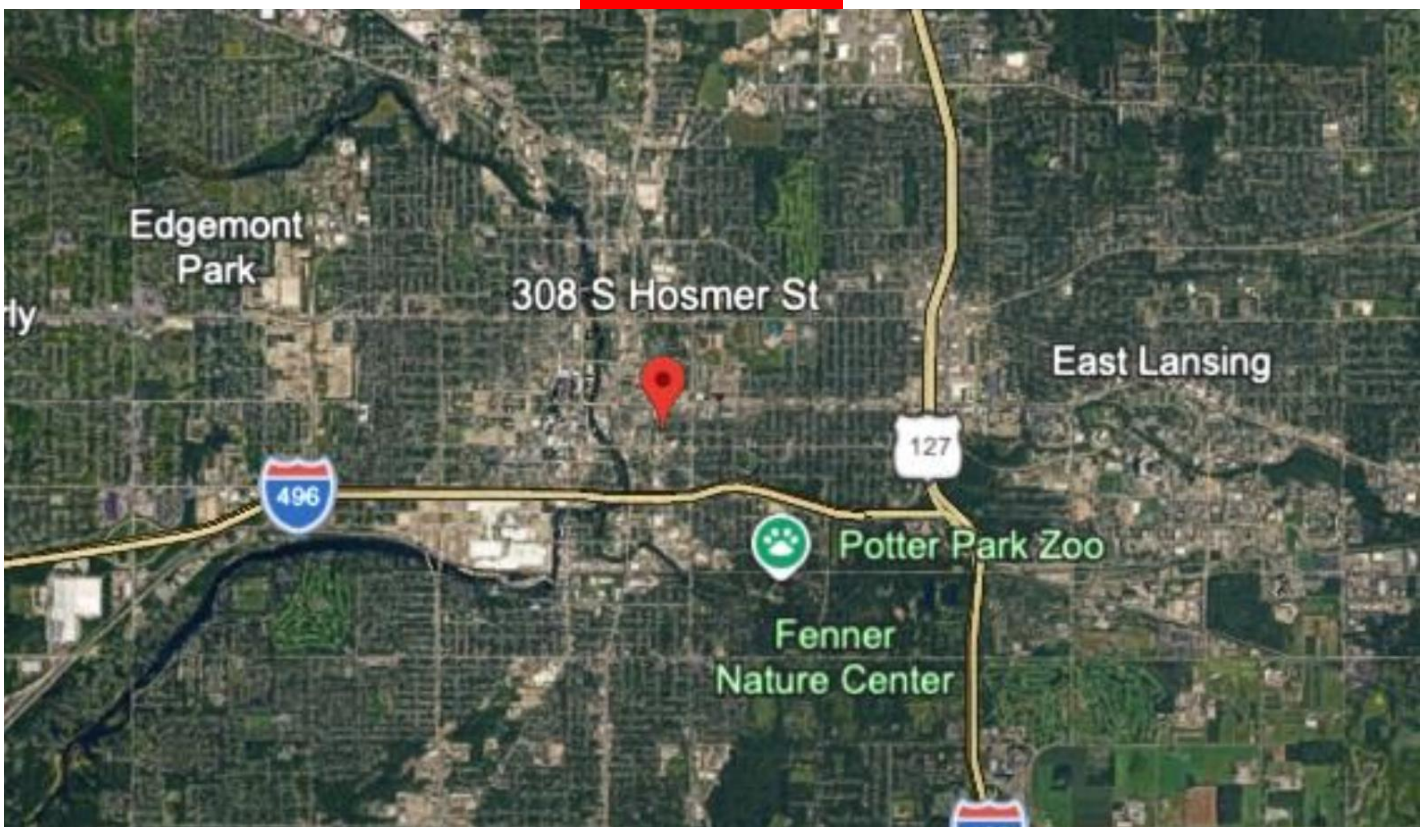


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LOCAL



REGIONAL



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308 S Hosmer St Lansing, MI 48912	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	12,751	96,800	204,078
2031 Projected Population	13,000	96,967	203,514
2020 Census Population	11,515	92,078	199,063
2010 Census Population	11,770	94,100	198,889
Projected Annual Growth 2026 to 2031	0.4%	-	-
Historical Annual Growth 2010 to 2026	0.5%	0.2%	0.2%
Households			
2026 Estimated Households	6,252	40,950	86,068
2031 Projected Households	6,507	41,970	87,667
2020 Census Households	5,382	38,236	81,872
2010 Census Households	5,194	37,750	79,307
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	22.3%	24.5%	25.2%
2026 Est. Population 30 to 44 Years	23.9%	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	55.3%	53.6%	53.6%
2026 Est. Now Married	26.1%	28.6%	28.8%
2026 Est. Separated or Divorced	15.0%	14.3%	13.3%
2026 Est. Widowed	3.6%	3.5%	4.3%
Income			
2026 Est. HH Income $200,000 or More	1.9%	5.3%	5.3%
2026 Est. HH Income $150,000 to $199,999	4.0%	5.4%	5.8%
2026 Est. HH Income $100,000 to $149,999	15.7%	14.7%	15.1%
2026 Est. HH Income $75,000 to $99,999	13.1%	13.3%	12.8%
2026 Est. HH Income $50,000 to $74,999	19.5%	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	14.2%	13.0%	13.2%
2026 Est. Average Household Income	$63,665	$78,124	$79,681
2026 Est. Median Household Income	$54,899	$62,200	$63,186
2026 Est. Per Capita Income	$31,392	$34,424	$34,843
2026 Est. Total Businesses	1,214	3,742	6,875
2026 Est. Total Employees	21,936	51,803	95,604

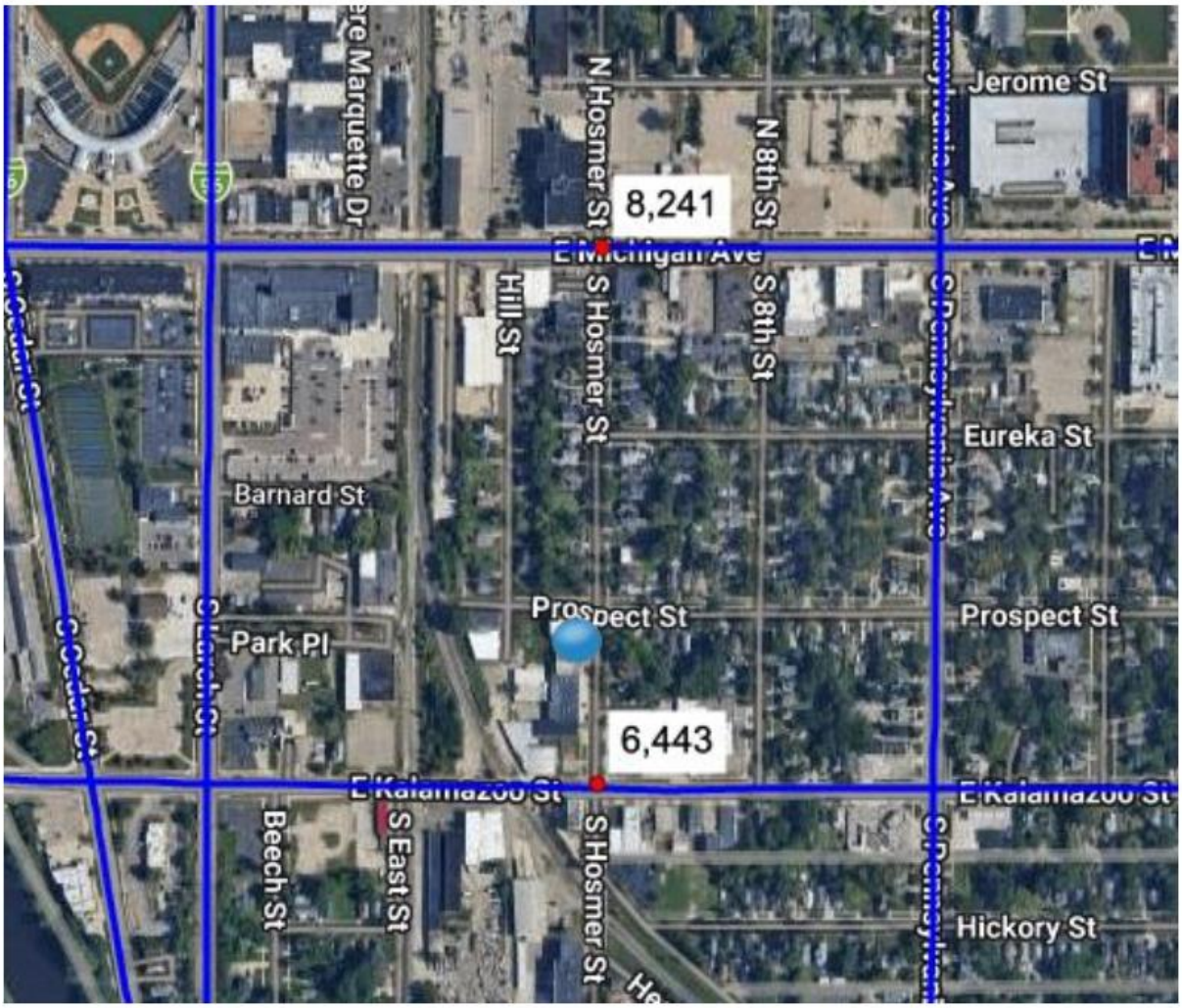
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Race			
2026 Est. White	62.5%	65.9%	64.1%
2026 Est. Black	18.9%	16.4%	17.4%
2026 Est. Asian or Pacific Islander	4.6%	5.8%	7.6%
2026 Est. American Indian or Alaska Native	0.8%	0.6%	0.5%
2026 Est. Other Races	13.1%	11.4%	10.4%
Hispanic			
2026 Est. Hispanic Population	1,611	10,050	19,797
2026 Est. Hispanic Population	12.6%	10.4%	9.7%
2031 Proj. Hispanic Population	13.1%	10.8%	10.2%
2020 Hispanic Population	16.5%	12.3%	10.8%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	8,545	57,727	119,030
2026 Est. Elementary (Grade Level 0 to 8)	2.8%	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	22.4%	21.6%	21.7%
2026 Est. Some College	23.8%	22.5%	22.5%
2026 Est. Associate Degree Only	8.4%	9.0%	9.3%
2026 Est. Bachelor Degree Only	21.0%	22.6%	22.5%
2026 Est. Graduate Degree	14.3%	16.0%	16.8%
Housing			
2026 Est. Total Housing Units	6,835	44,211	91,782
2026 Est. Owner-Occupied	26.7%	45.7%	44.2%
2026 Est. Renter-Occupied	64.7%	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%	8.5%
2026 Homes Built 2000 to 2009	4.0%	3.3%	5.7%
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	10.9%	11.3%	13.3%
2026 Homes Built 1950 to 1959	8.0%	15.2%	13.7%
2026 Homes Built Before 1949	37.9%	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	2.5%	2.7%	4.2%
2026 Home Value $300,000 to $399,999	6.7%	7.8%	11.8%
2026 Home Value $200,000 to $299,999	14.7%	20.9%	23.5%
2026 Home Value $150,000 to $199,999	17.8%	18.6%	18.3%
2026 Home Value $100,000 to $149,999	25.2%	27.1%	20.7%
2026 Home Value $50,000 to $99,999	22.4%	15.0%	11.5%
2026 Home Value $25,000 to $49,999	4.2%	2.3%	2.1%
2026 Home Value Under $25,000	4.6%	2.8%	3.5%
2026 Median Home Value	$125,738	$159,964	$189,306
2026 Median Rent	$978	$938	$958

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Labor Force			
2026 Est. Labor Population Age 16 Years or Over	10,520	81,144	171,262
2026 Est. Civilian Employed	68.2%	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	27.0%	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	7,169	49,674	102,805
2026 Mgmt, Business, & Financial Operations	14.5%	13.2%	13.3%
2026 Professional, Related	30.1%	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	15.1%	15.3%	15.4%
2026 White Collar Workers	61.7%	60.2%	60.4%
2026 Blue Collar Workers	38.3%	39.8%	39.6%
Transportation to Work			
2026 Drive to Work Alone	63.2%	65.2%	65.7%
2026 Drive to Work in Carpool	9.9%	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	7.2%	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	43.8%	42.8%	40.2%
2026 Travel to Work in 15 to 29 Minutes	39.1%	40.8%	43.2%
2026 Travel to Work in 30 to 59 Minutes	11.6%	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	15.4	15.9	16.2
Consumer Expenditure			
2026 Est. Total Household Expenditure	$419.59 M	$3.05 B	$6.46 B
2026 Est. Apparel	$9.6 M	$68.32 M	$144.84 M
2026 Est. Contributions, Tax and Retirement	$87.32 M	$691.42 M	$1.46 B
2026 Est. Education	$6.89 M	$50.26 M	$106.31 M
2026 Est. Entertainment	$21.74 M	$154.69 M	$327.96 M
2026 Est. Food, Beverages, Tobacco	$59.59 M	$417.42 M	$886.31 M
2026 Est. Health Care	$35.53 M	$241.67 M	$509.31 M
2026 Est. Household Furnishings and Equipment	$11.1 M	$79.64 M	$168.7 M
2026 Est. Household Operations, Shelter, Utilities	$117.13 M	$813.82 M	$1.73 B
2026 Est. Miscellaneous Expenses	$6.53 M	$46.72 M	$98.91 M
2026 Est. Personal Care	$5.25 M	$36.58 M	$77.72 M
2026 Est. Transportation	$58.92 M	$445.26 M	$945.81 M

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