

Colliers

496

65,282 VPD

Dunckel Road (17,003 VPD)

Collins Road

127

Asking Price:

\$2,100,000

\$498,812/Per Acre

CONTACT US



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Colliers Lansing

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FOR SALE

4500 Dunckel Road
Lansing, MI 48910

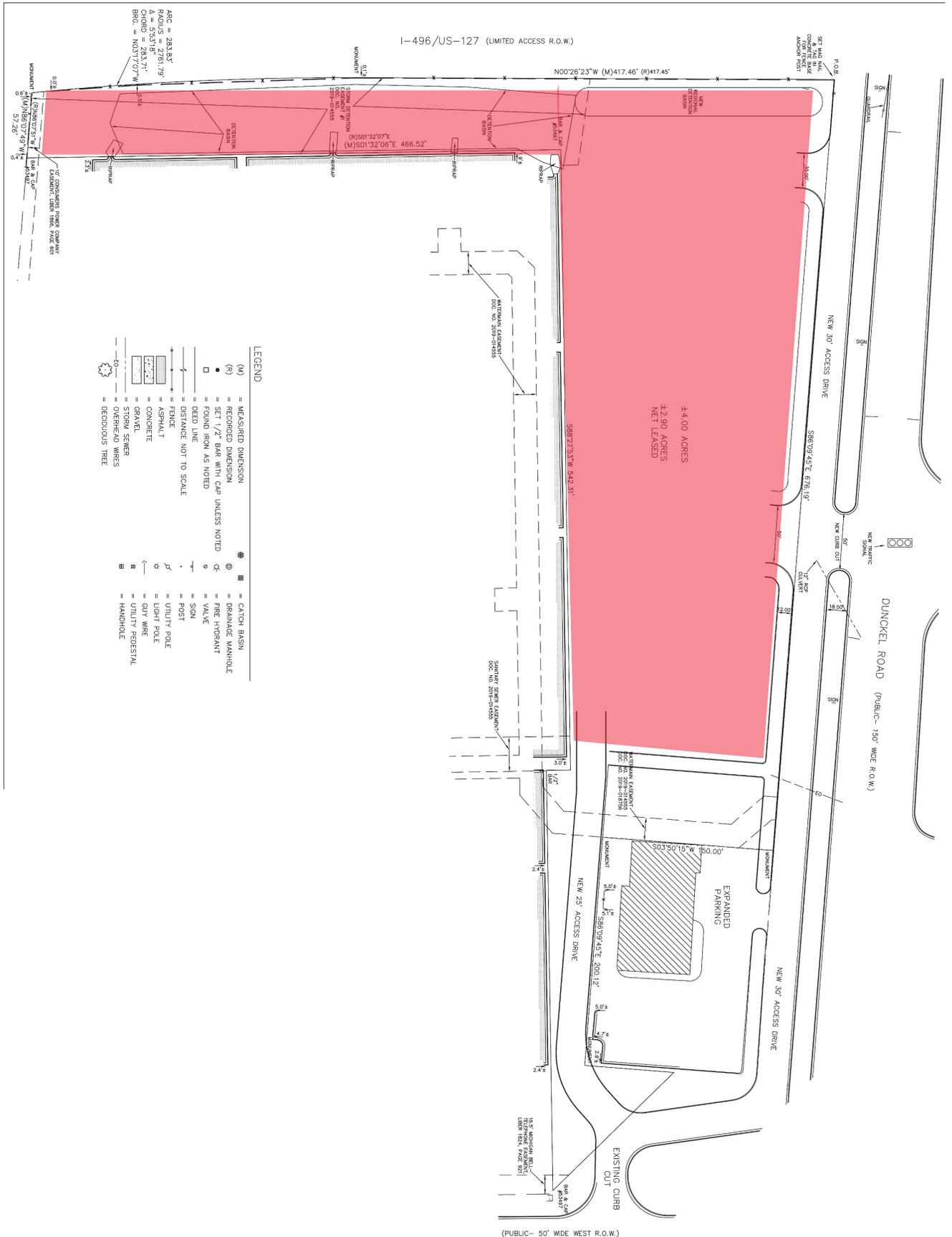
±4.21 Acres Vacant Land

Property Highlights

- Excellent Location Just East of US-127 and I-496
- Municipality: City of Lansing, Ingham County
- Possible Uses: Hotel, Highway Service, Gas C-Store, Coffee Shop, Quick Service Restaurant, Media Office
- Generates Daytime Population and Drives Traffic from Nearby Residential Developments
- Parcel #: 33-01-1-36-352-051
- Zoning: MX-C (Mixed Commercial)
- Utilities: Public Water and Sewer Available from Lansing Board of Water and Light, City of Lansing
- SEV (2025): \$242,500
- Property Taxes (2025): \$19,617

±4.21 ACRES VACANT LAND FOR SALE

Parcel Survey



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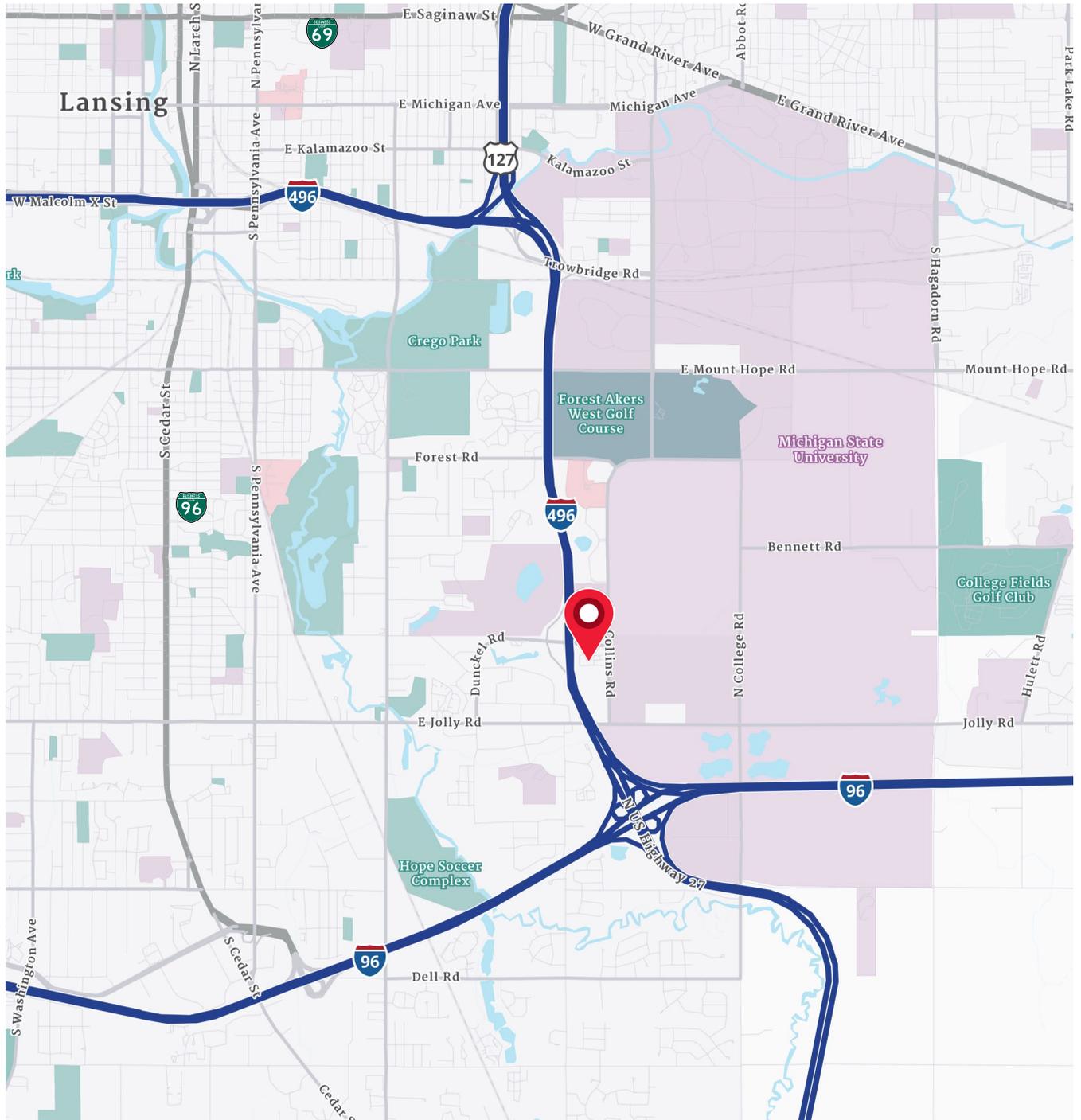
Aerial Map



±4.21 ACRES VACANT LAND FOR SALE



Location Map



- I-496 0.4 Miles
- I-96 1.7 Miles
- College Town Student Campus 0.8 Miles
- Student Housing MSU 2.3 Miles
- Michigan State University 2.5 Miles
- East Lansing 2.6 Miles
- Meridian Mall 6.4 Miles

Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	26,357	58,405	243,017
Total Households	12,264	26,423	105,115
Average Household Size	2.1	2.2	2.2
Owner Occupied	62.5%	68.4%	59.8%
Median Age	42.4	41.6	35.6
Population Age 25+	13.0%	12.3%	18.6%
2000 – 2025 Population: Annual Growth Rate (CAGR)	14.0%	5.9%	2.9%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	26,132	58,151	242,869
Households	12,330	26,733	107,261
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	48.3%	48.6%	49.2%
Female Population / % Female	51.7%	51.4%	50.8%
INCOME & HOUSEHOLDS SUMMARY			
2025 Median Household Income	\$79,438	\$76,804	\$64,601
Average Household Income	\$96,775	\$94,860	\$85,917
Per Capita Income	\$44,730	\$42,948	\$37,209
SUMMARY BUSINESS DATA			
Total Businesses	1,027	2,399	9,358
Total Employees	21,374	42,317	172,235
Unemployment Rate	3.5%	4.2%	5.9%
Daytime Population	32,367	69,376	288,049

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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