

LANSING TOWNE CENTER

TARGET ANCHOR CENTER IN WEST LANSING



FOR LEASE

5415-5503 W. Saginaw Hwy
Lansing MI, 48917

AVAILABLE:
1,506-13,337 SF



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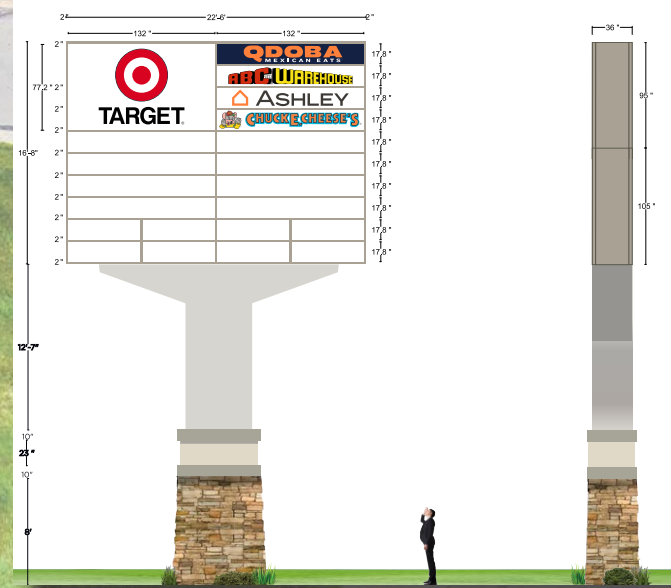


HIGH-VISIBILITY RETAIL IN THE HEART OF WEST LANSING

Lansing Towne Center is a 111,715 SF retail center strategically located along W. Saginaw Highway in the heart of West Lansing's premier retail corridor. Anchored by national retailers including Target (shadow anchor), ABC Warehouse, Ashley Homestore, and Chuck E. Cheese, the center offers strong co-tenancy and consistent customer traffic.

With multiple highly visible suites available from 1,506–13,337 SF, tenants benefit from abundant paved parking, pylon and building signage opportunities, and convenient access to I-69 and I-496 . Positioned near Lansing Mall and Delta Township's dominant retail destinations, Lansing Towne Center offers excellent traffic counts and access to a dense and affluent customer base.

NEW PROPOSED PYLON SIGNAGE



LEASE RATE: \$12.00-18.00

PSF/YR, NNN (EST. NNN \$5.25)

PROPERTY FEATURES

-  **PARKING:** Paved Doorstep
-  **SIGNAGE:** Pylon & Building
-  **CONVENIENT:** To I-69 and I-496
-  **MANAGEMENT:** Professionally Managed Center
-  **LOCATION:** Heart of West Lansing's Retail Corridor
-  **CO-TENANTS:** National Retailers

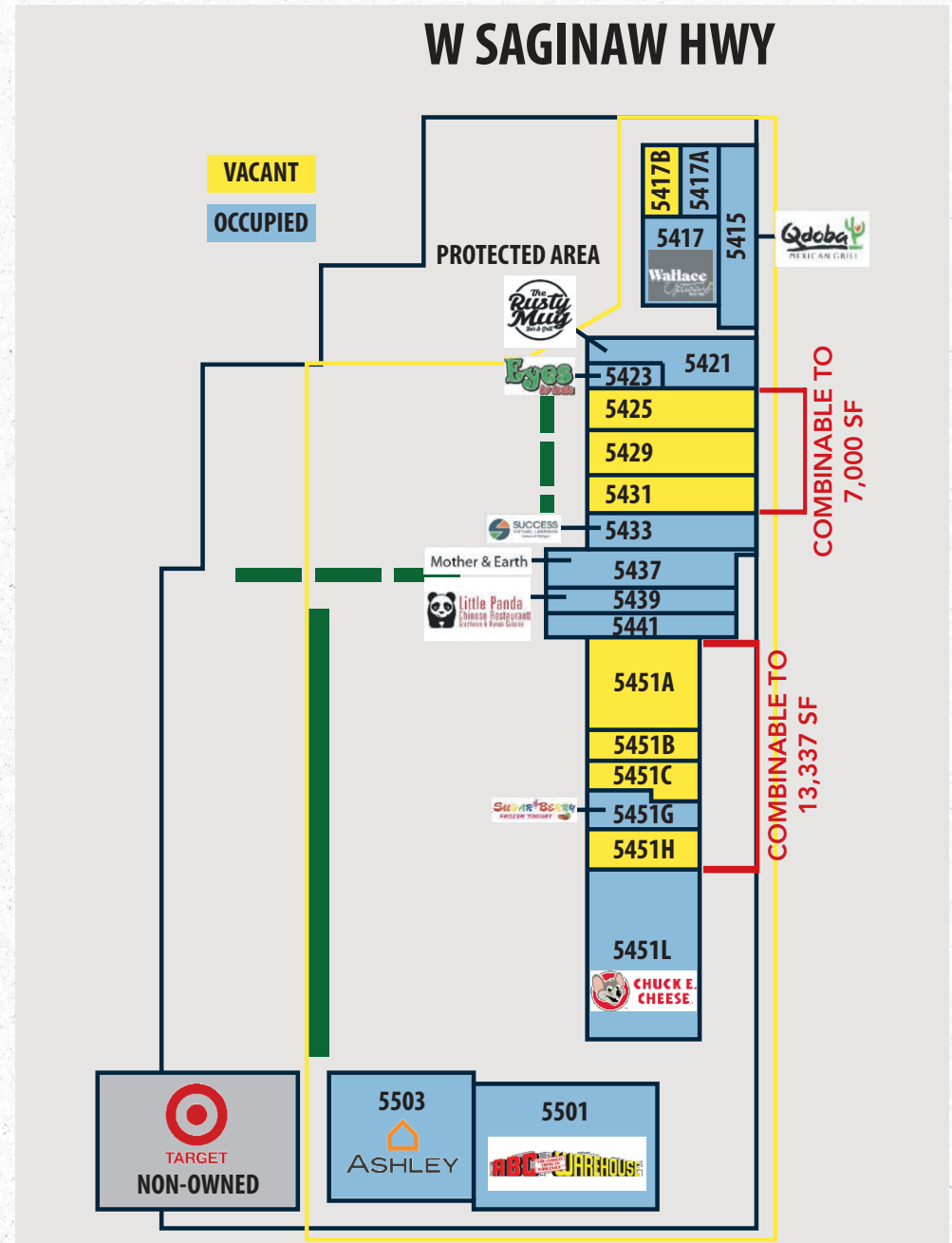


THE PROPERTY / SITE PLAN

SPACE	TENANT	SQ. FT.
5415	Qdoba	
5417A	Angel Nails	
5417B	VACANT	1,850
5417	Wallace Opticians	
5421	The Rusty Mug	
5423	Eyes of India	
5425	VACANT	2,500
5429	VACANT	2,500
5431	VACANT	2,000
5433	Success Virtual Learning	
5437	Mother & Earth	
5439	Little Panda	
5441	Spartan Spin	
5451A	VACANT	5,439
5451B	VACANT	2,494
5451C	VACANT	1,506
5451G	Sugar Berry Frozen Yogurt	
5451H	VACANT	2,000
5451L	Chuck E Cheese	
5501	ABC Warehouse	
5503	Ashley Homestore	
	TOTAL SF	111,715

COMBINABLE TO
7,000 SF

COMBINABLE TO
13,337 SF





AREA INFORMATION

2 Miles
to I-69 and I-496 interchange

.5 Miles
from The Lansing Mall, anchored by Barnes & Noble, Dunham's, Regal Cinema, Zap Zone XL, and more

Area Co-tenants
at Delta Crossings; Hobby Lobby, TJ Maxx, Sierra Trading Post, Best Buy, BJs Wholesale Club, and more at Delta Crossings

Area Co-tenants
at The Marketplace at Delta Township; anchored by Michael's, Tractor Supply Co., PetSmart, Ulta, Lowe's Home Improvement, Walmart, and more

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	117,501	9,229	46,504
Households	52,016	4,488	21,319
Average HH Income	\$81,531	\$84,184	\$93,337

TRAFFIC COUNTS - VPD

W Saginaw Hwy	27,800
Elmwood Dr.	5,605
Creyts Rd.	10,571



GALLERY



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