



## 4304 S. Pennsylvania Ave.

4304 S Pennsylvania Ave  
Lansing, Michigan 48910

### Property Highlights

- 1,836 SF freestanding building
- 0.434-acre corner lot
- Zoned MX-C – allows used auto sales
- Front office/showroom presence facing the intersection
- Attached drive-thru service bay for reconditioning, inspections, or customer delivery
- Multiple curb cuts for smooth vehicle circulation
- Excellent corner sight lines from both directions

### Offering Summary

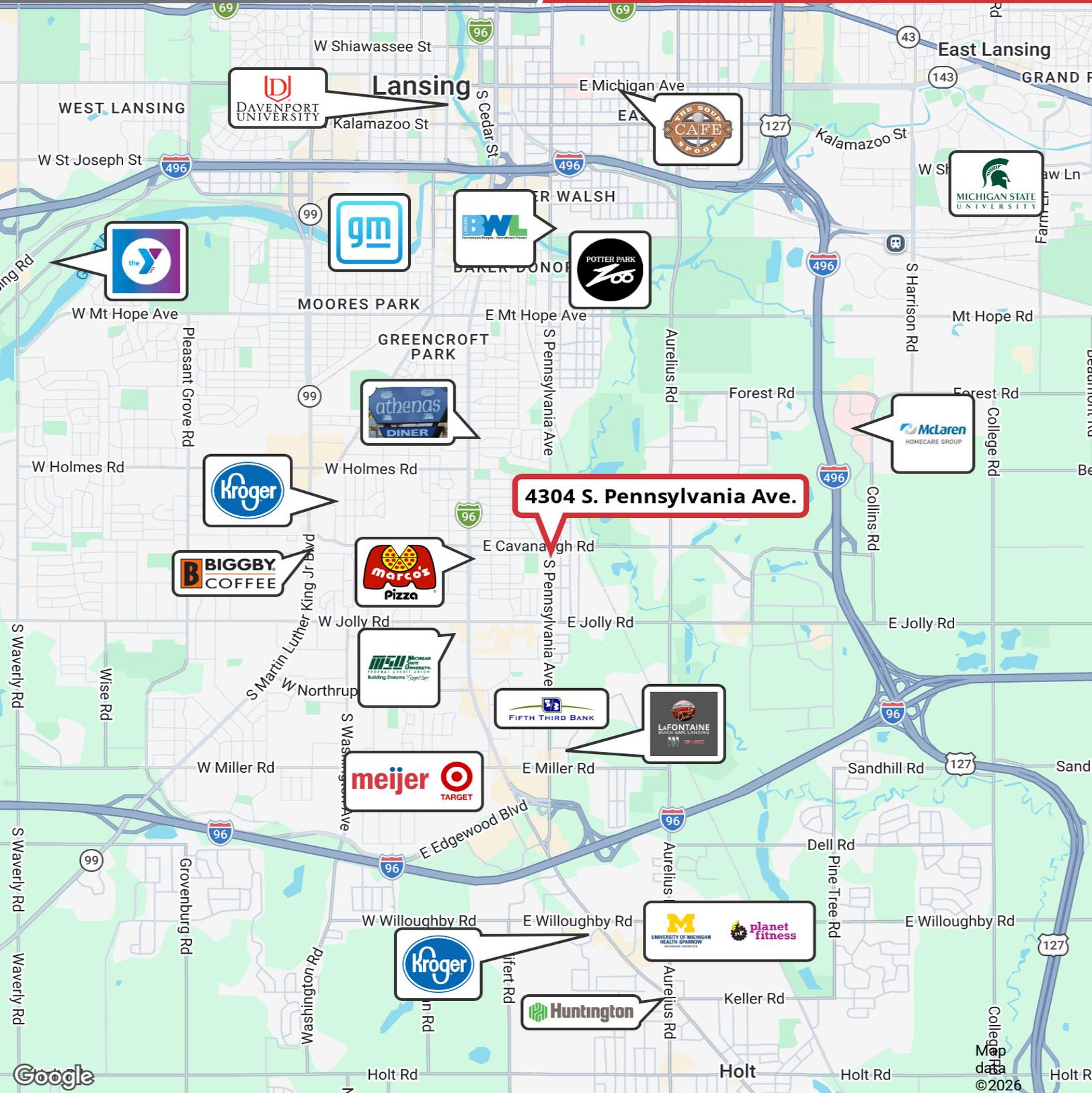
Sale Price:	\$495,000
Building Size:	1,836 SF
Lot Size:	0.434 Acres

### For More Information



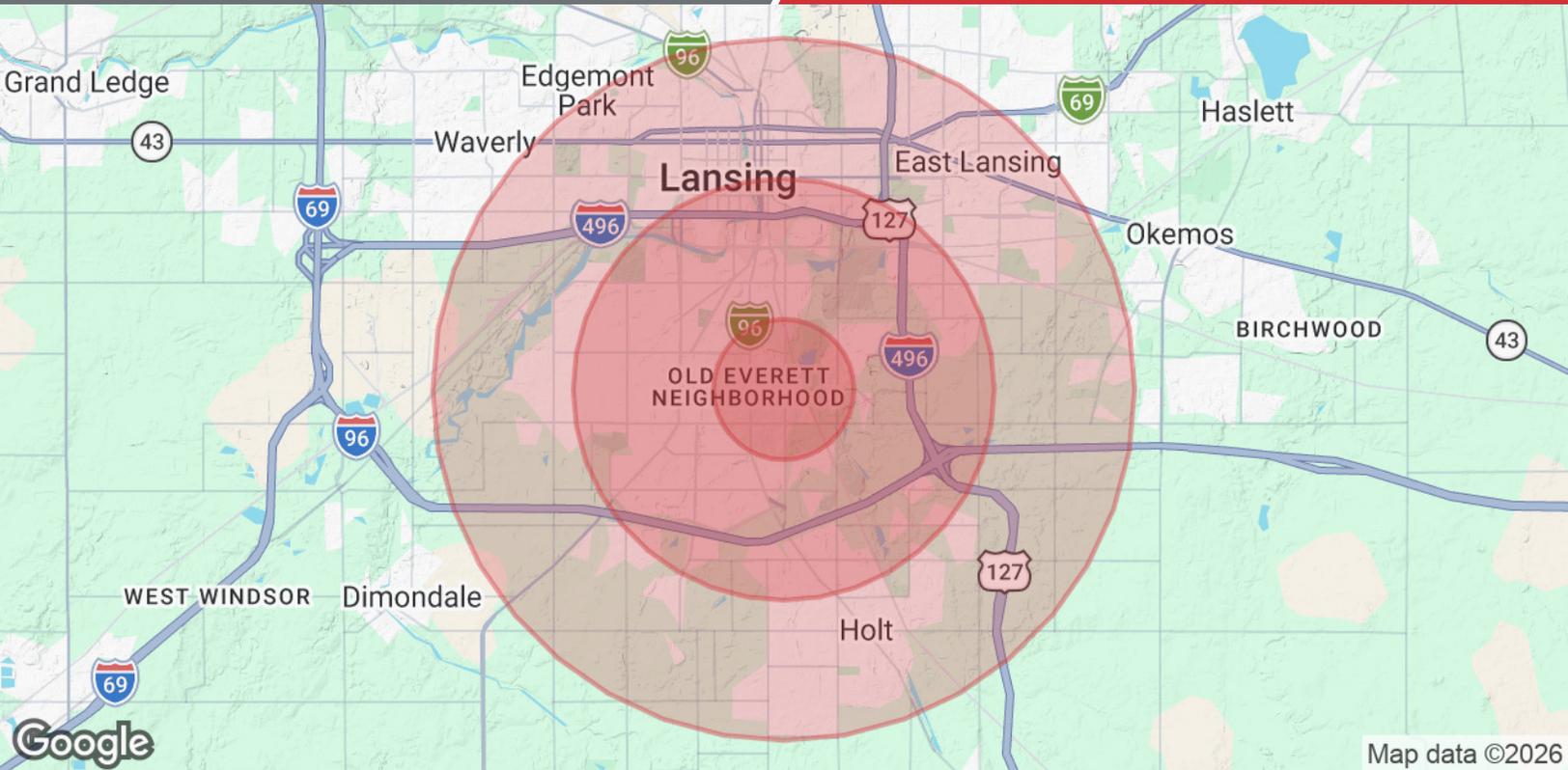
#### Jerome Abood

Principal/Managing Broker  
O: 517 487 9222 | C: 517 281 5800  
jabood@naimidmichigan.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE INTENDED TO BE IMPLIED

2149 Jolly Road, Suite 200  
Okemos, MI 48864  
517 487 9222 tel  
naimidmichigan.com



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	8,154	73,490	183,784
Average Age	40	38	36
Average Age (Male)	39	37	35
Average Age (Female)	41	39	37
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	3,627	32,899	74,757
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$63,323	\$63,741	\$73,425
Average House Value	\$120,259	\$135,514	\$170,996

Demographics data derived from AlphaMap