



# FOR SALE OR LEASE

6025 W Saginaw Highway  
Lansing, MI 48917

## Property Highlights

- ± 29,459 SF of Space for Retail and Showroom
- Includes a Large Showroom, Warehouse, Multiple Offices, Conference Rooms, and a Break Room to Accommodate Diverse Retail Operations
- Renovated in 2006, The Property is in Excellent Condition
- 75 Parking Spaces, with Potential to Expand to 117 for Growing Customer Needs
- Large Illuminated Double Sided Pole Sign Ensures Maximum Exposure on Saginaw Highway
- Prominent Exposure to West Saginaw Highway, Near Lansing Mall, Meijer, Kroger, Planet Fitness, Dick's Sporting Goods, Target, Aldi, TJ Maxx, and Many More
- High Visibility on W Saginaw Hwy with 250' of Frontage
- 29,617 VPD 21,163 VPD on I-496 62,984 VPD on I-69

Asking Price:

**\$3.5M**

(\$119/SF)

Lease Rate:

**\$11.50/SF**

## CONTACT US



**Shawn O'Brien, CCIM**

Senior Vice President

517 303 5554

shawn.obrien@colliers.com



**Burm Kim**

Associate

517 512 7404

burm.kim@colliers.com

**Colliers Lansing**

2501 Coolidge Rd, Suite 300

517 662 3535

colliers.com/lansing



# Properties Specifications

## Financials

**Sale Price:** \$3,500,000

**Sale Price Per SF:** \$119/SF

**Lease Rate:** \$11.50/SF

**Property Taxes (2024):** \$70,236

**Property Taxes Per SF:** \$2.38/SF

**SEV (2025):** \$1,150,800

**Taxable Value (2025):** \$1,150,800

## Property Details

**Building SF:** ± 29,459

**Year Built/Renovated:** 1999/2006

**Acreage:** 2.12 Acres

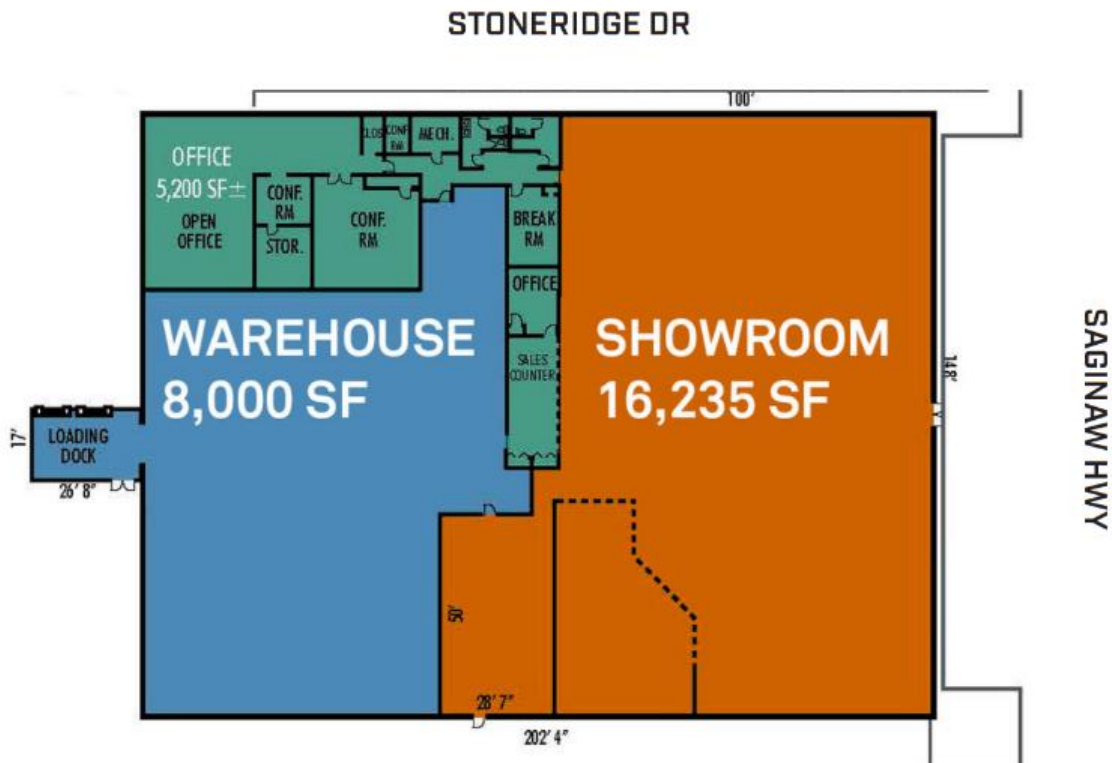
**Parcel Number:** 040-074-500-020-00

**Zoning:** C

**Municipality:** Delta Charter Township

**Parking:** 75, Potential to Expand up to 117

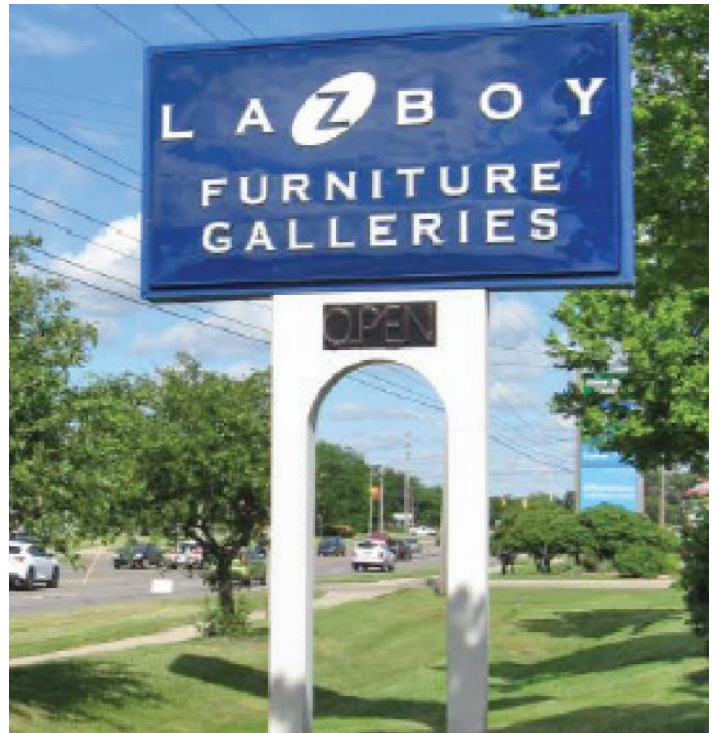
**Loading Docks:** 2 Double Truck Well





FOR SALE OR LEASE

## Exterior Photos



FOR SALE OR LEASE

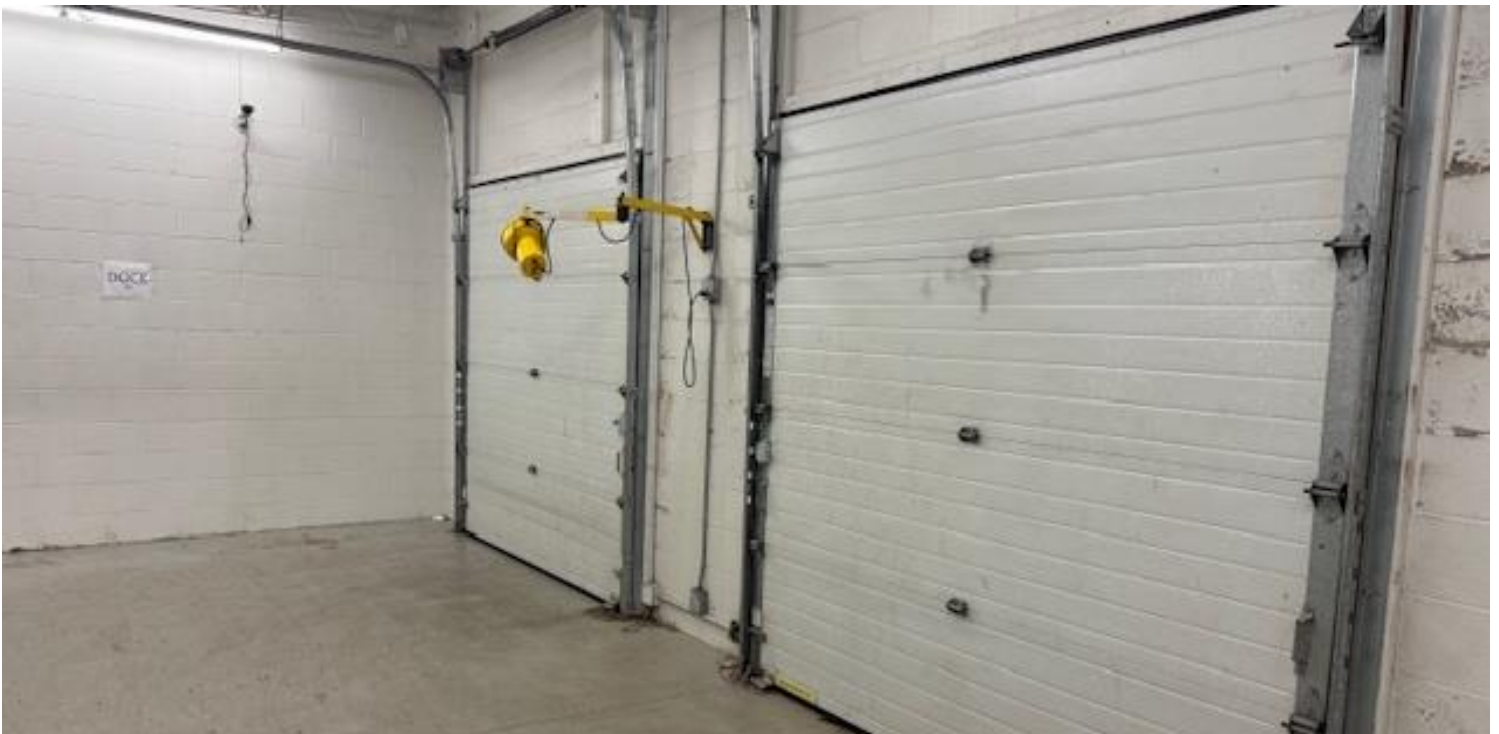
## Retail Showroom and Offices



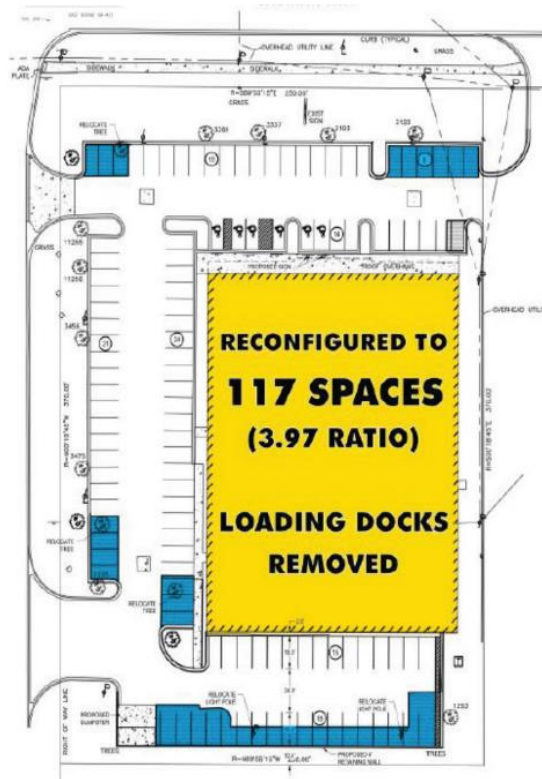
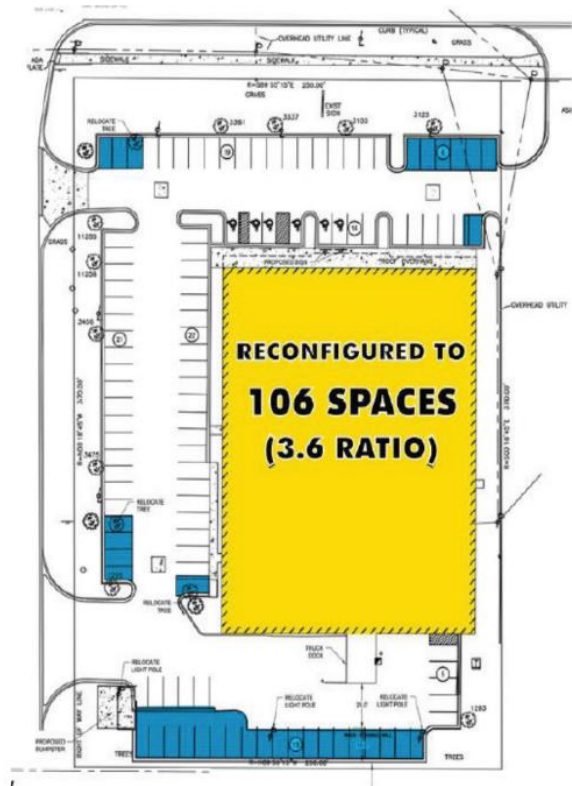
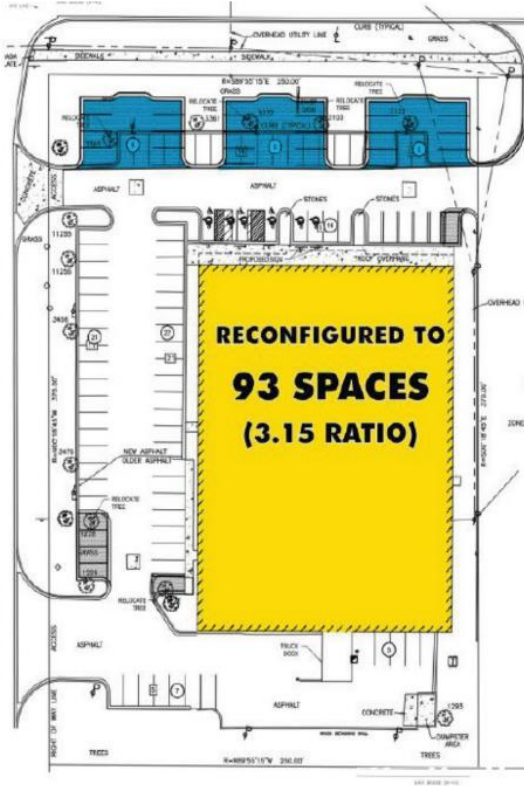


FOR SALE OR LEASE

# Warehouse and Loading Docks



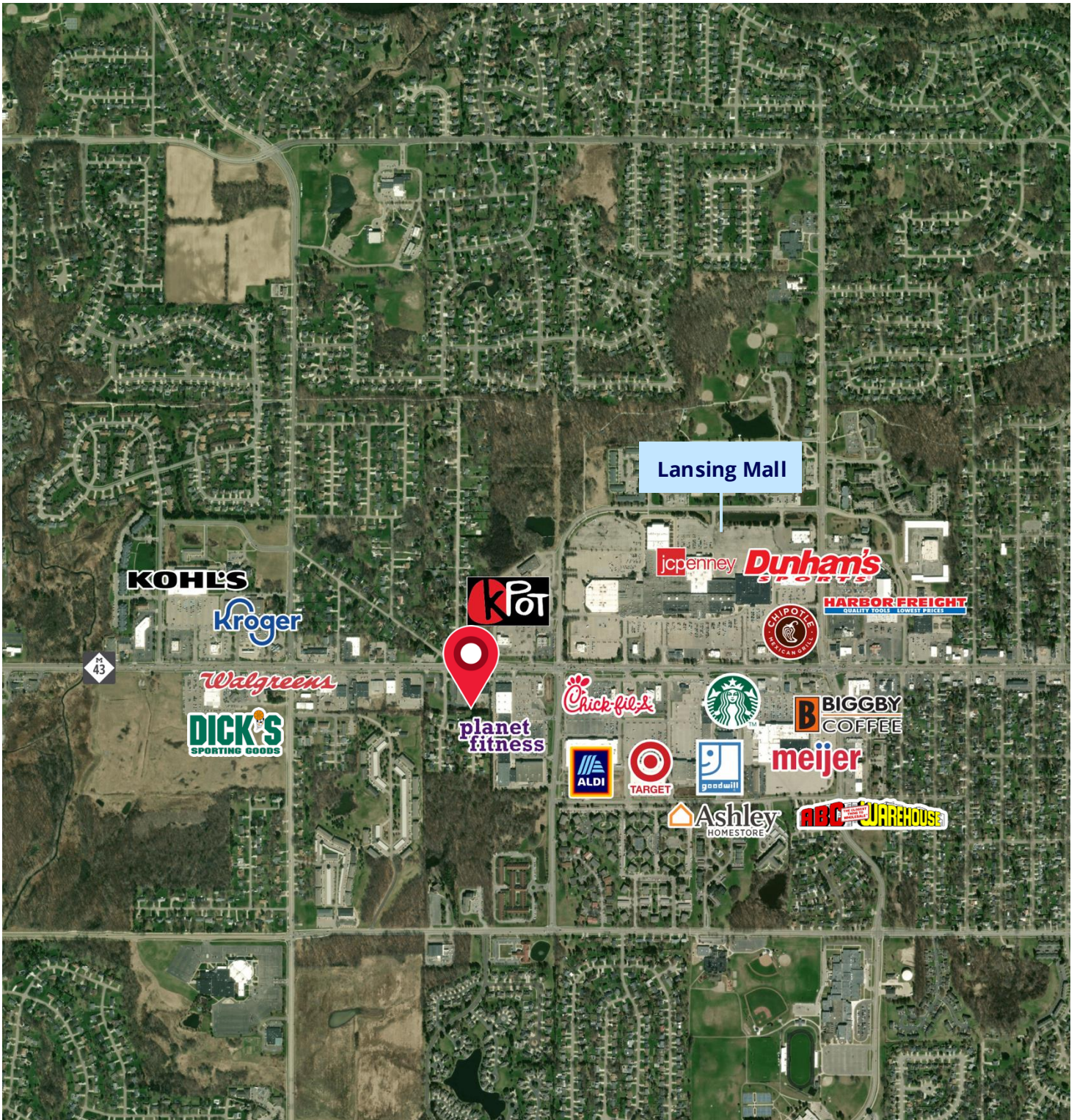
# Potential Parking Expansion Options





FOR SALE OR LEASE

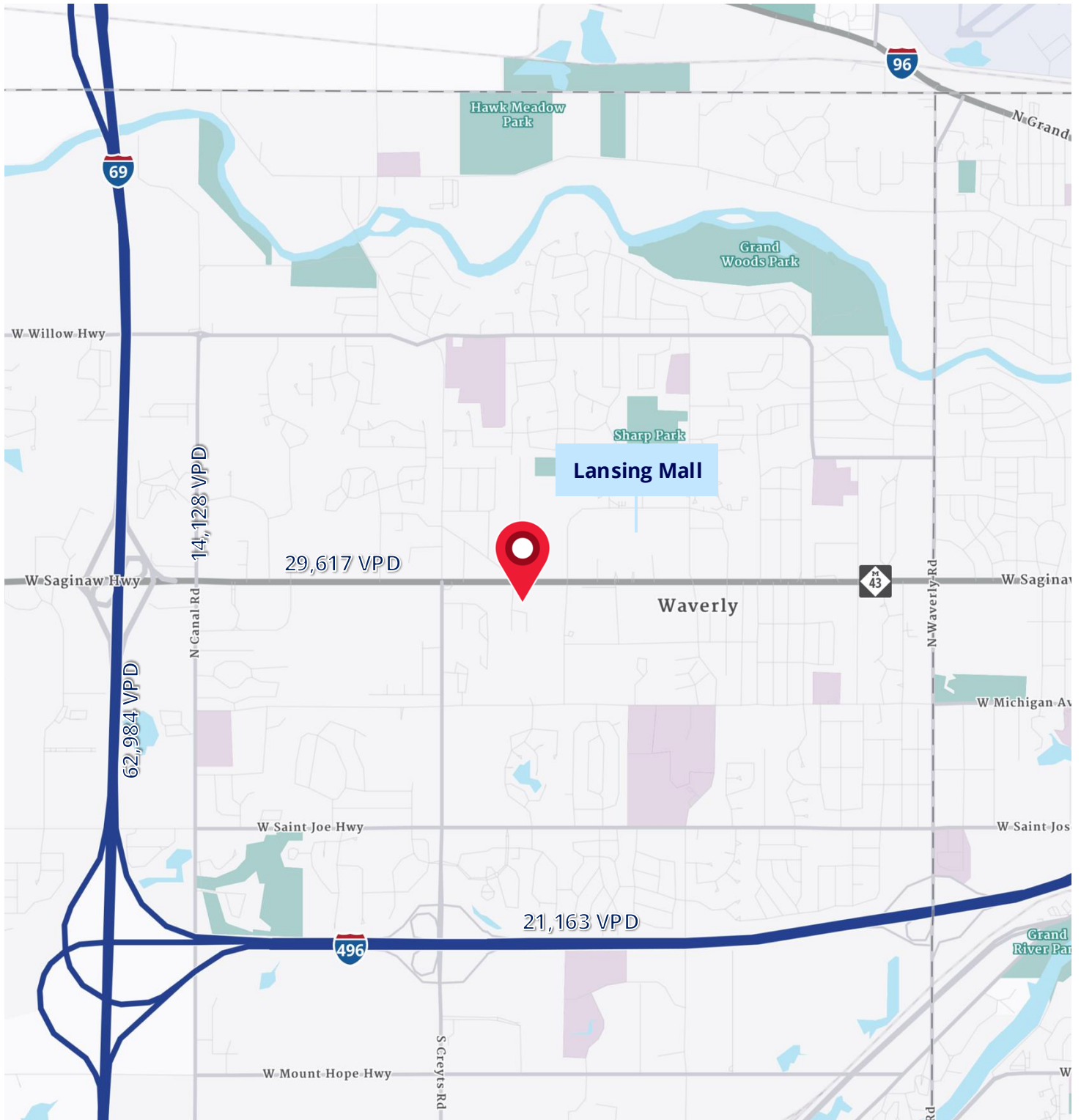
# Retail Map





FOR SALE OR LEASE

# Location Map



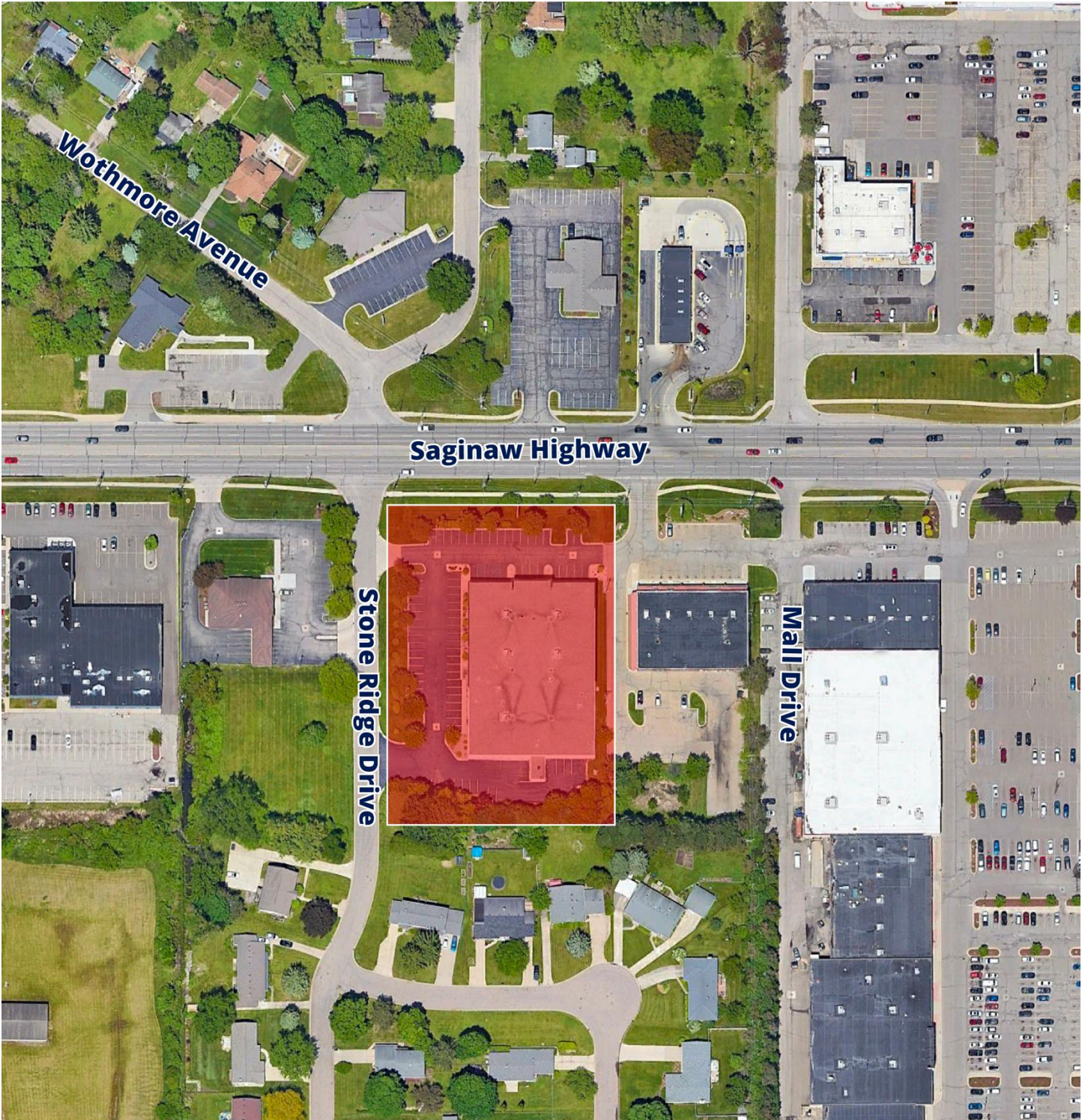






FOR SALE OR LEASE

# Aerial Map





# Demographic

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	8,485	38,265	100,625
Total Households	4,273	17,937	45,560
Total Family Households	2,015	9,712	24,024
Average Household Size	1.94	2.12	2.19
Median Age	43.1	41.4	38.8
Population Age 25+	6,400	28,119	71,218
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	-0.16%	-0.22%	-0.05%
Households	0.09%	0.11%	0.33%
Families	-0.18%	-0.11%	0.10%
Median Household Income	1.46%	1.80%	1.71%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	47.2%	48.4%	49.3%
Female Population / % Female	52.8%	51.6%	50.8%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2020 Median Household Income	\$56,948	\$71,015	\$62,470
Average Household Income	\$75,697	\$86,781	\$78,318
Per Capita Income	\$37,226	\$40,552	\$35,604
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	457	1,667	4,340
Total Daytime Population	9,802	47,624	141,695
Daytime Population: Workers	5,985	30,815	95,492
Daytime Population: Residents	3,817	16,809	46,203

**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

*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*



**Shawn O'Brien, CCIM**  
517 303 5554  
shawn.obrien@colliers.com



**Burm Kim**  
517 512 7404  
burm.kim@colliers.com