



Offering Summary

Lease Rate	\$12-16 /sqft NNN
Building SQFT	1,840 – 3,684 SF
Avg Daily Traffic	17,620
Year Built	1977
County	Ingham
Township	Lansing
Zoning Type	Commercial

Opportunity Overview

This end-cap unit provides prime visibility on a corner lot location. With lease options at \$12 NNN as-is or \$16 NNN with Tenant Improvements and a full exterior make-over, this property offers flexibility for any businesses' specific needs. Ample parking ensures convenience and accessibility for both customers and employees. Cedar St provides an AADT of 17,620 vehicles daily. Large pylon signs available for tenant.

Property Highlights

- End-cap unit offering prime visibility
- Flexible leasing options (\$12-\$16 /SF)
- Corner Lot location ideal for traffic
- Private Parking
- Large Road Signage

