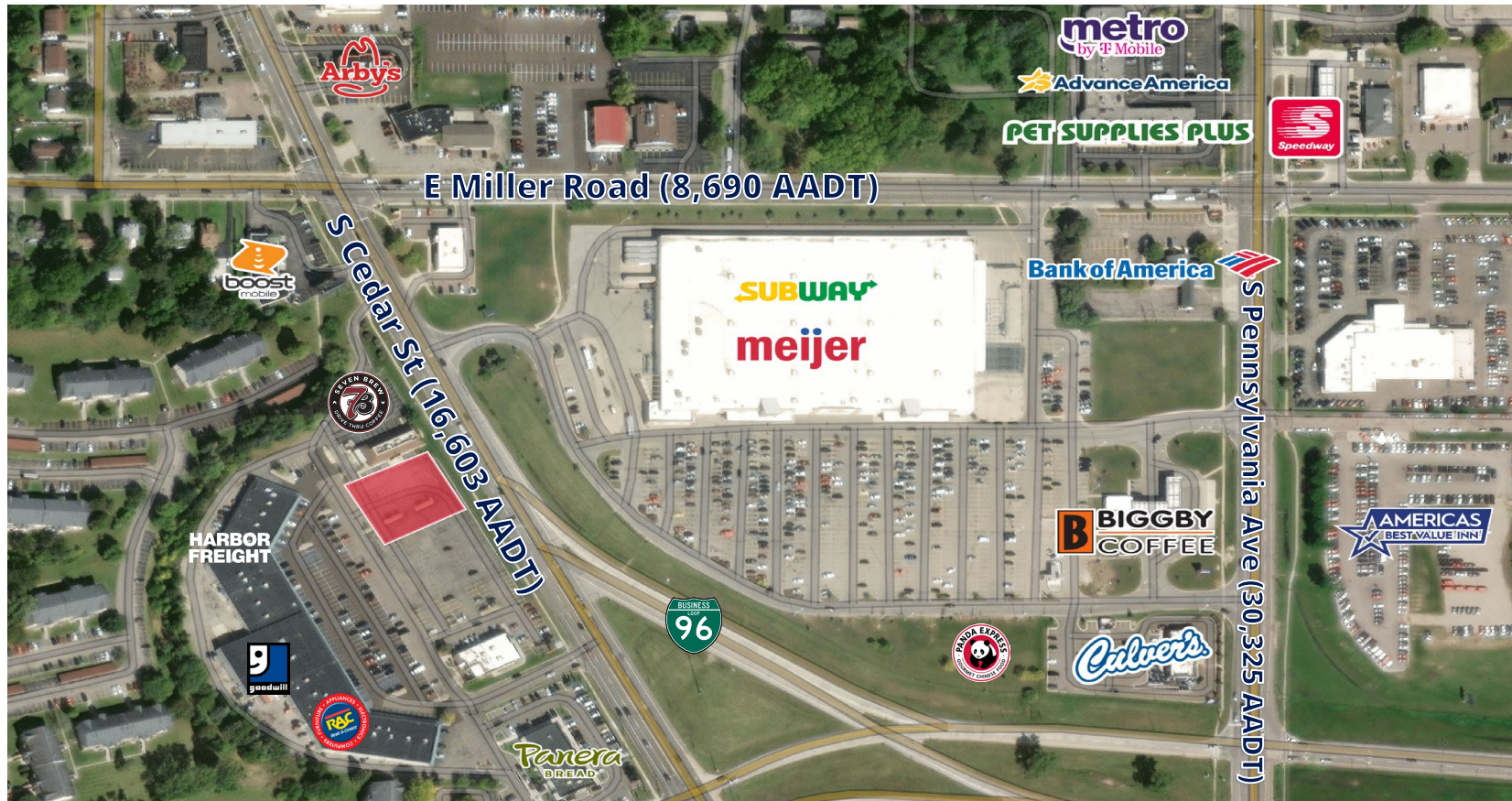


FOR SALE



CEDAR'S EDGE OUTLOT PARCEL

6250 S Cedar Street, Lansing, MI

0.55 Acres Available



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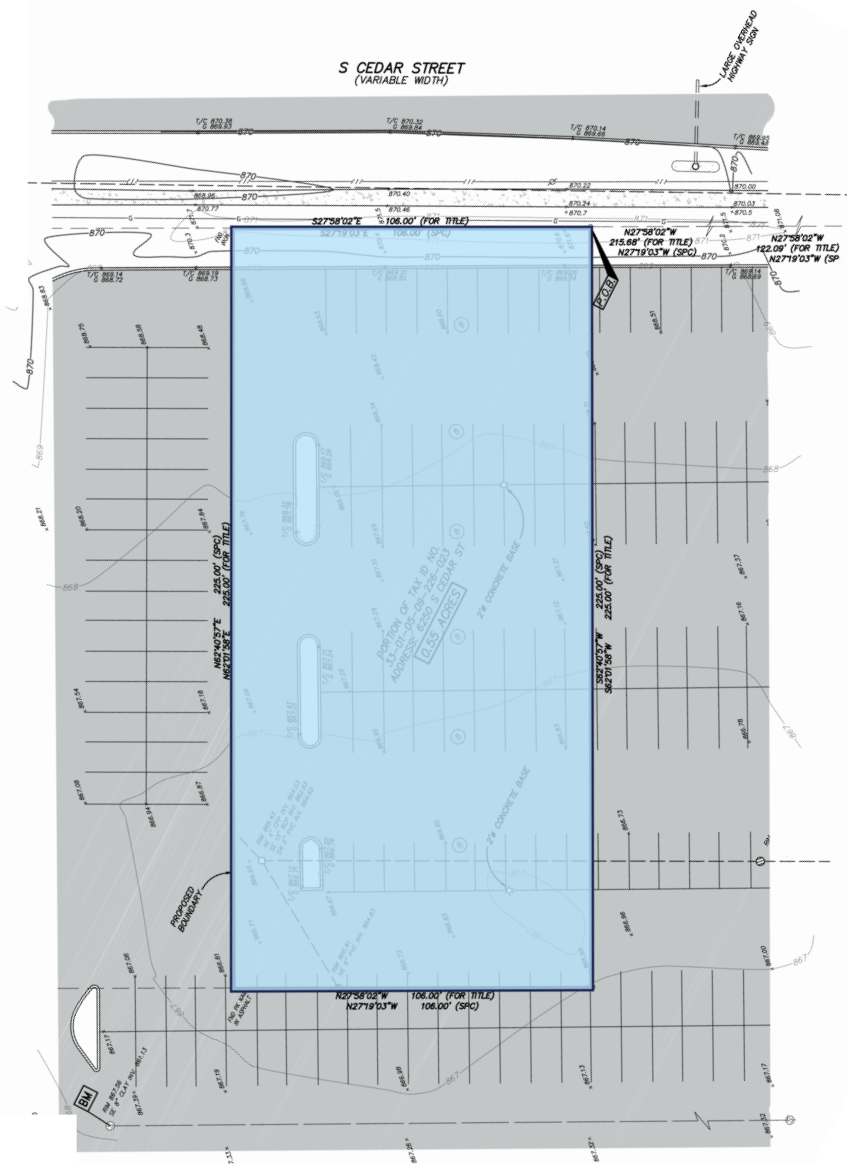


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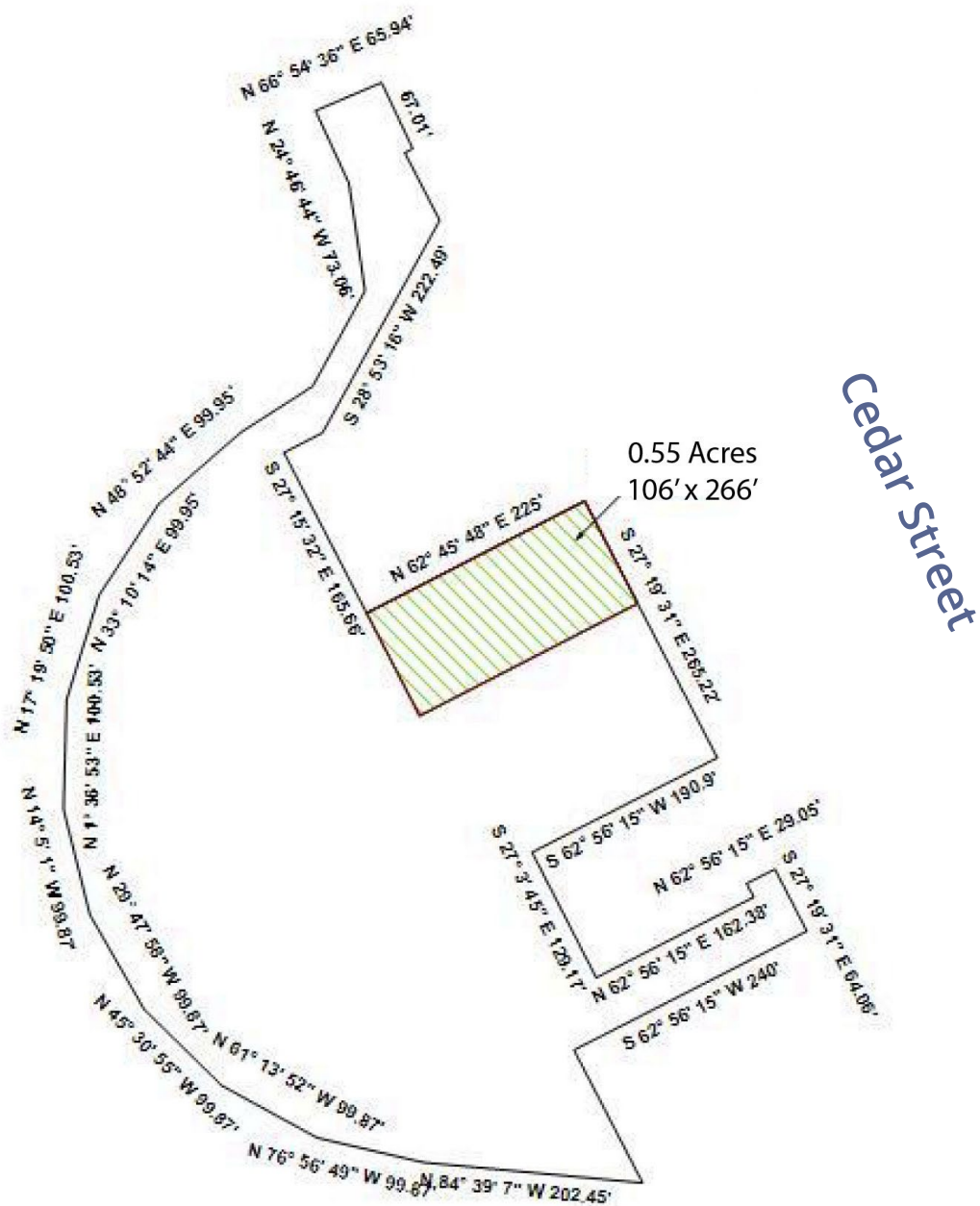
SITE PLAN

0.55 Acres Available

PROPERTY HIGHLIGHTS

- **Sale Price:** \$575,000.00
- **Size:** 0.55 Acres / 106' x 225'
- **Excellent Location:** On Cedar Street, Directly in Front of Cedar's Edge Mall, and Across from Meijer and the I-96 Interchange
- **High Traffic Area / AADT:**
 - Cedar Street: 16,603
 - Edgewood Boulevard: 13,495
 - S Pennsylvania Avenue: 30,325
 - I-96 Interchange: 53,694
- **Area Tenants:** Meijer, Target, Menards, Panda Express, Gordon Food Service, Harbor Freight Tools, Culver's, Panera Bread, Xfinity, and Many Others
- **Uses:** Excellent for ± 2,500 SF Free Standing / Drive-Thru Restaurant or Retailers





SITE PLAN

0.55 Acres Available

DEMOGRAPHICS

0.55 Acres Available



Household & Population Characteristics



Current Total Population

1 Mile: 8,437

3 Miles: 66,479

5 Miles: 124,902



Current Total Households

1 Mile: 3,886

3 Miles: 28,914

5 Miles: 52,378



Median Home Value

1 Mile: \$139,292

3 Miles: \$152,145

5 Miles: \$156,515



Owner Occupied Housing Units

1 Mile: 45%

3 Miles: 56%

5 Miles: 56%



Median Age

1 Mile: 36.6

3 Miles: 36.0

5 Miles: 34.7

Income & Household Summary



Average Household Income

1 Mile: \$61,783

3 Miles: \$74,705

5 Miles: \$74,562



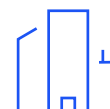
Per Capita Income

1 Mile: \$28,023

3 Miles: \$32,477

5 Miles: \$31,541

Business



Total Businesses

1 Mile: 476

3 Miles: 1,978

5 Miles: 4,631



Total Employees

1 Mile: 8,964

3 Miles: 28,303

5 Miles: 92,789

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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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.