

# SITE ADJACENT TO CARRIAGE HILLS SHOPPING CENTER

## CORNER SITE JUST NORTH OF LAKE LANSING ROAD



### FOR SALE

6059 N. Hagadorn Rd.,  
East Lansing, MI

### AVAILABLE:

1.66 Acre  
Redevelopment  
Full Service  
Car Wash

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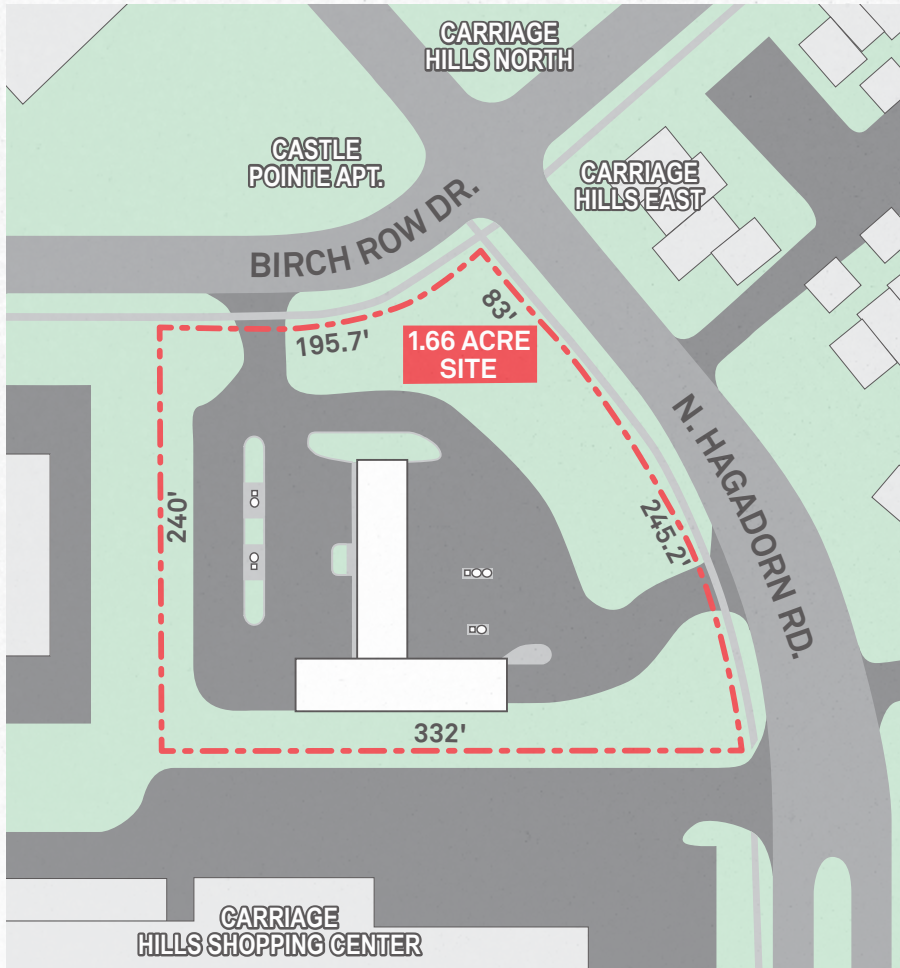


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## PROPERTY BROCHURE

6059 North Hagadorn Road, East Lansing, MI



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### Commercial Redevelopment or Full Service Car Wash

This 1.66 Acre commercial site is located surrounded by multiple multi-family and single-family residential communities, suited to numerous quick service redevelopment opportunities. Paved lot & drainage improvements such as paving, drainage systems, and curb cuts can benefit future development. Water, sewer, and electrical connections already established, reducing development costs. Income potential from existing car wash with automatic cloth wash, 5 self-service bays and 4 vacuum stations.

Located next to the Carriage Hills shopping center just north of Lake Lansing Road and minutes away from Costco, Meijer, I-69, and Michigan State University

Financials available upon request.

#### SALE PRICE:

**\$365,000**

CASH OR NEW MORTGAGE

#### AVAILABLE:

1.66 ACRES AND  
CAR WASH



**SPACE:**  
1.66 Acres



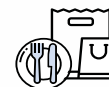
**ACCESS:**  
Hagadorn Rd. &  
Birch Row Dr.



**UTILITIES:**  
In Place  
Established Site



**DRIVE-THRU:**  
Paved Ideal  
Corner Site



#### CONVENIENT LOCATION:

Near numerous multi-family communities and high traffic corner of Hagadorn Rd. and Lake Lansing Rd.



## AREA INFORMATION

### Next

to Carriage Hills Shopping Center

### 0.8 Miles

to Saginaw Hwy./Business Rt. I-69

### 2.4 Miles

to US-127

### 2.5 Miles

to Downtown East Lansing and  
Michigan State University.



## TAX DATA

Parcel # Meridian Charter Twp.	33-02-02-06-477-031
Year Built	1989
Zoning	C-2
Assessed Value/SEV	\$243,000
Taxable Value	\$195,632

## TRAFFIC COUNTS

N. Hagadorn Rd.	2,387 VPD
Lake Lansing Rd.	8,339 VPD
Birch Row Dr.	1,414 VPD

## DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Total Population	8,081	81,039	137,825
Average Households	3,606	30,534	55,507
Average HH Income	\$125,745	\$95,352	\$93,722

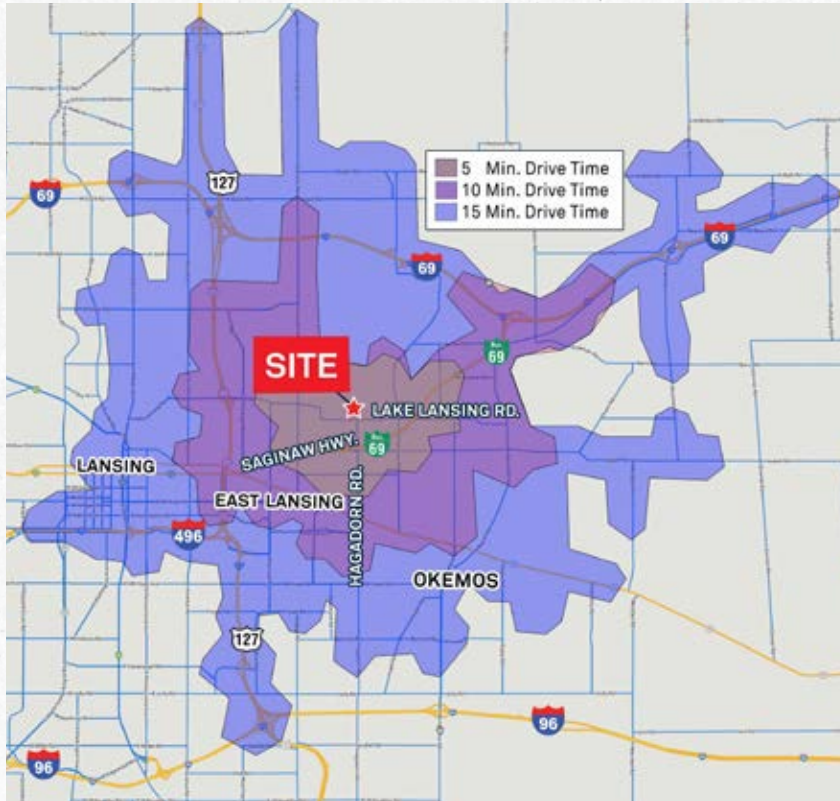


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6059 North Hagadorn Road, East Lansing, MI



## DRIVE TIME MAP







## WHY GREATER LANSING?

Greater Lansing is more famously home to Michigan State University, a premier public research university with over 50,000 students. The 6-Time Football National Champions play at Spartan Stadium, which holds 75,000 fans, and the 2-Time NCAA Basketball Champions play at the Breslin Center, which holds 15,000 fans. MSU is one of the nation's premier land-grant universities, with one of the top agricultural programs in the world. The MSU Pavilion is a 100,000 SF exhibition venue, hosting over 100 events for agriculture and livestock education yearly.



**51,316**

Total Number  
of Students



**12,000+**

MSU Employees



**541,297**

Greater Lansing  
Population



**4.8M**

Annual Visitors

## LARGEST EMPLOYERS



Blue Cross  
Blue Shield  
of Michigan



MICHIGAN STATE  
UNIVERSITY

## EVENT VENUES

**SPARTAN STADIUM – CAPACITY: 75,000**

Annual Attendance: 500,000

**BRESLIN CENTER – CAPACITY: 15,000**

Annual Number of Events: 250

**WHARTON CENTER – CAPACITY: 3,000**

Annual Number of Events: 1,000

**JACKSON FIELD – CAPACITY: 10,000**

Annual Number of Events: 70