



## 1900 N Washington Ave

Lansing, Michigan 48906

### Property Highlights

- 19 dock-high doors plus 2 grade-level doors
- 20,600 SF total across two 10,300 SF floors, 13' clear height
- 1.7-acre site with outside storage and yard space
- Mixed Z zoning
- Direct frontage on N. Washington Avenue with immediate I-96 access; I-69 and US-127 within minutes

### Offering Summary

|                |           |
|----------------|-----------|
| Sale Price:    | \$299,000 |
| Building Size: | 20,600 SF |
| Lot Size:      | 1.7 Acres |

### For More Information



#### Ryan Shapiro

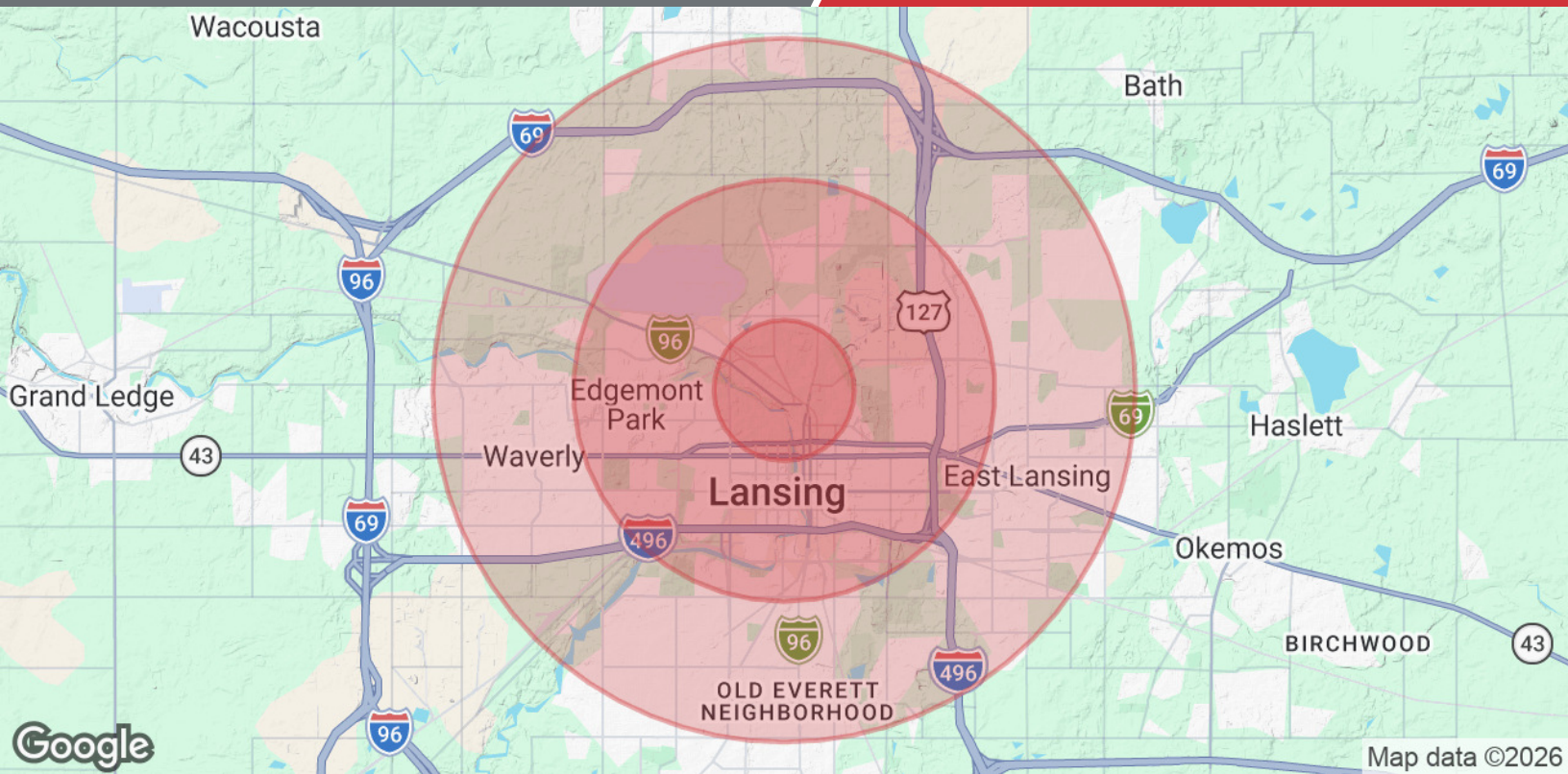
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| Population           | 1 Mile   | 3 Miles   | 5 Miles   |
|----------------------|----------|-----------|-----------|
| Total Population     | 10,772   | 69,556    | 168,091   |
| Average Age          | 31.6     | 35.0      | 34.4      |
| Average Age (Male)   | 31.7     | 34.4      | 33.2      |
| Average Age (Female) | 32.0     | 36.9      | 36.3      |
| Households & Income  | 1 Mile   | 3 Miles   | 5 Miles   |
| Total Households     | 4,681    | 32,008    | 70,317    |
| # of Persons per HH  | 2.3      | 2.2       | 2.4       |
| Average HH Income    | \$54,454 | \$72,338  | \$76,421  |
| Average House Value  | \$96,230 | \$147,967 | \$182,000 |

2023 American Community Survey (ACS)