

For Lease Charlotte Exchange

1658 Lansing Road
Charlotte, MI 48813

Colliers



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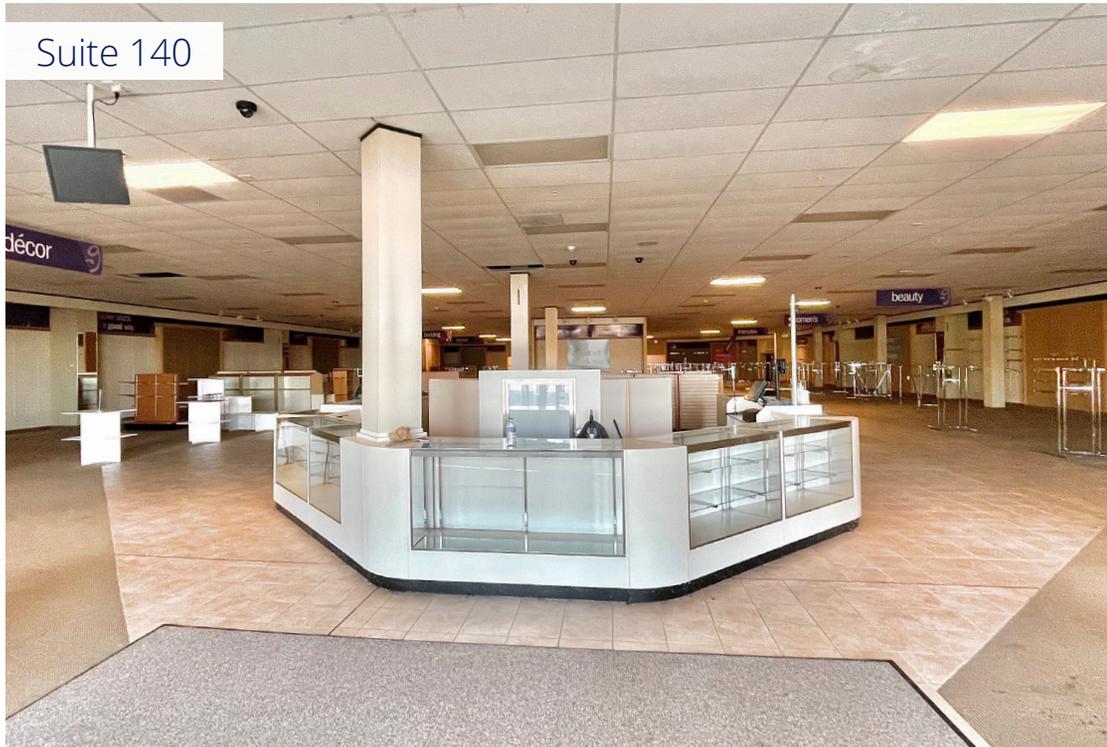
Lease Specifications

Lease Rate (Suite 140)	\$7.50/SF
Lease Rate (Suites 211-251)	\$13.00-16.00/SF
Estimated NNN	\$2.20/SF
Total Size	86,950 SF
Leaseable SF	
Suite 140	18,451 SF
Suite 231, 241 & 251	1,200 - 5,445 SF
Year Built/Remodeled	1981/2008
Date Available	Immediately
Municipality	City of Charlotte

Building Highlights

- Daily Traffic: 8,536 AADT on E Lansing Road and 3,446 AADT on Packard Highway
- Easy Access: Both Lansing Road & Packard Highway
- Zoning: 3 General Business District
- Ceiling Height: 16' Average
- Parking: 150+ Spaces Available in Front of Suite and On Side of Building
- Co-Tenants: Dunham Sports, Family Farm & Home, Snap Fitness, V-Nails, AT&T
- Neighboring Tenants: Walmart, Tractor Supply, Goodwill, Dollar Tree, Verizon, Subway and more

Suite 140



18,451 SF former Gordmans suite available. Located in Charlotte's destination retail shopping district, just 3/4 miles Northeast of I-69.

A 1,200 - 5,445 SF move-in ready suite, adjacent to AT&T, is also available. Recently built out for a financial planner, it features a private office with high-end finishes.



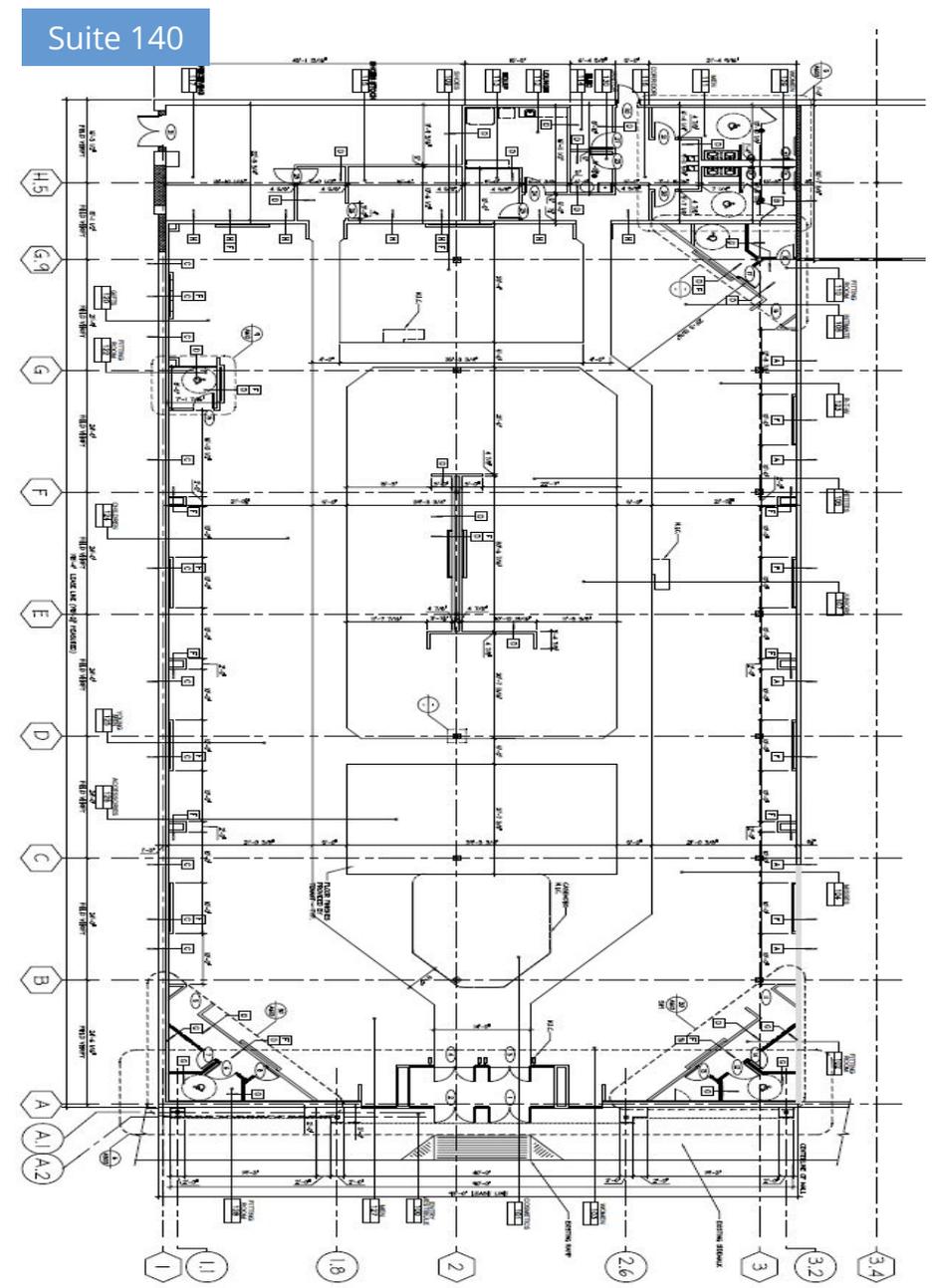
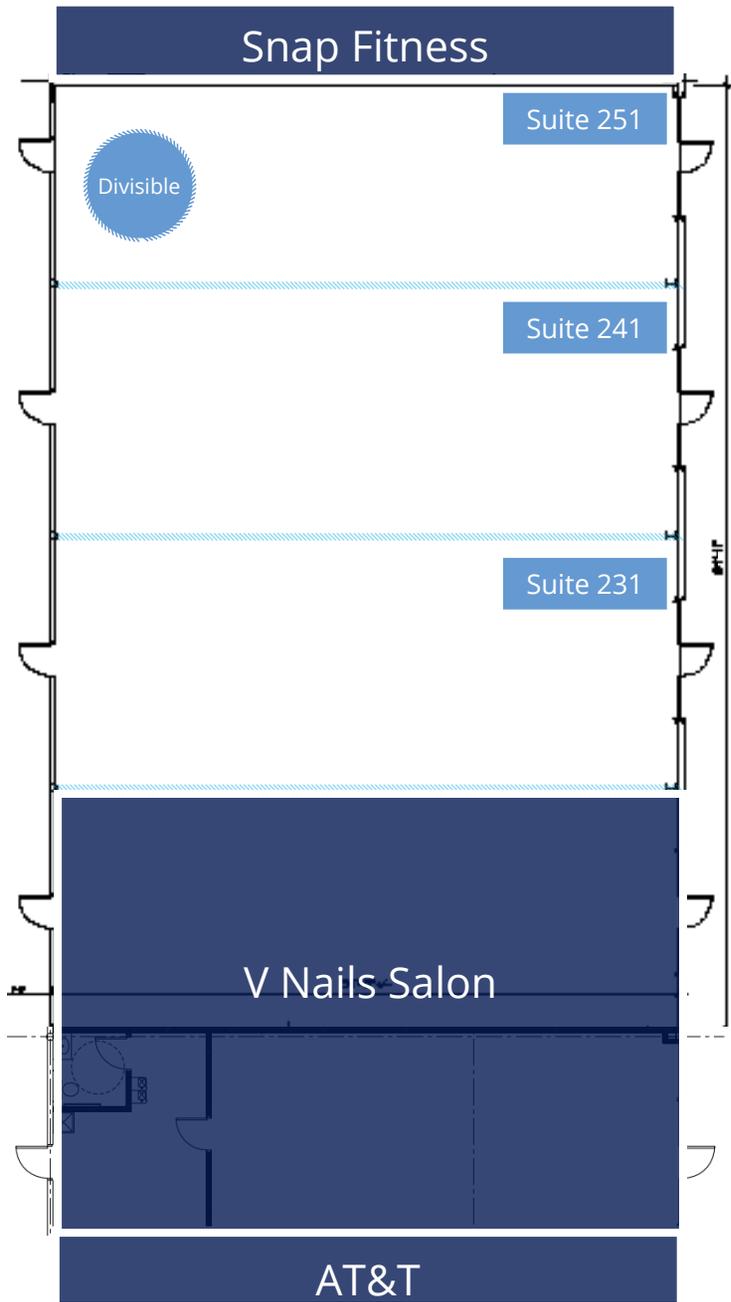
Suite 140



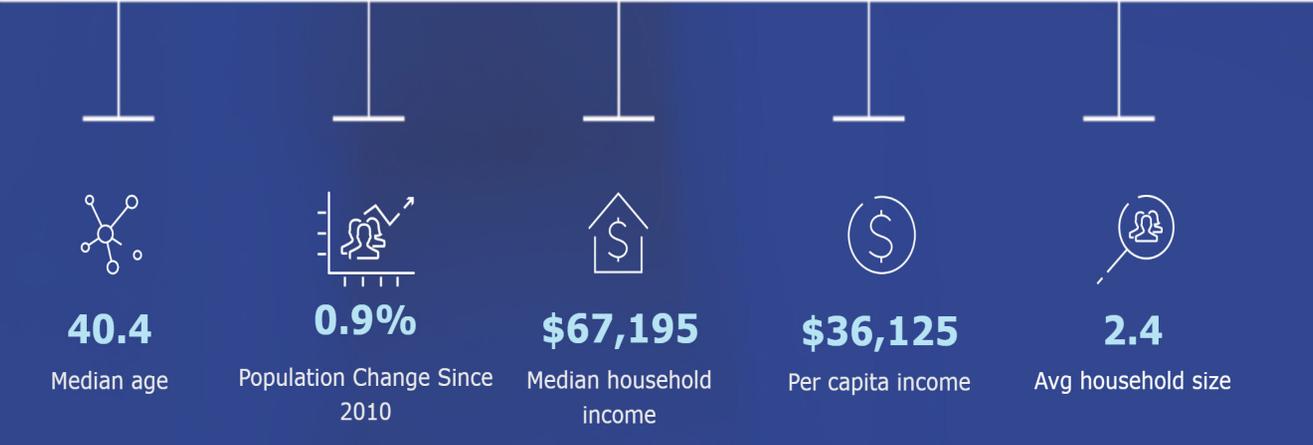
Suites 211 (Office Suite)



Suites 231-251



Floor Plans



KEY SPENDING FACTS



● Series 1 ● 26 (Michigan)

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Spending facts are average annual dollars per household

Bars show comparison to 26 (Michigan)



Total Population
(5 Miles) 19,211
(10 Miles) 43,665
(15 Miles) 173,183



Average Household Income
(5 Miles) \$83,436
(10 Miles) \$90,534
(15 Miles) \$86,538



Median Home Value
(5 Miles) \$183,636
(10 Miles) \$220,249
(15 Miles) \$207,522

Demographics



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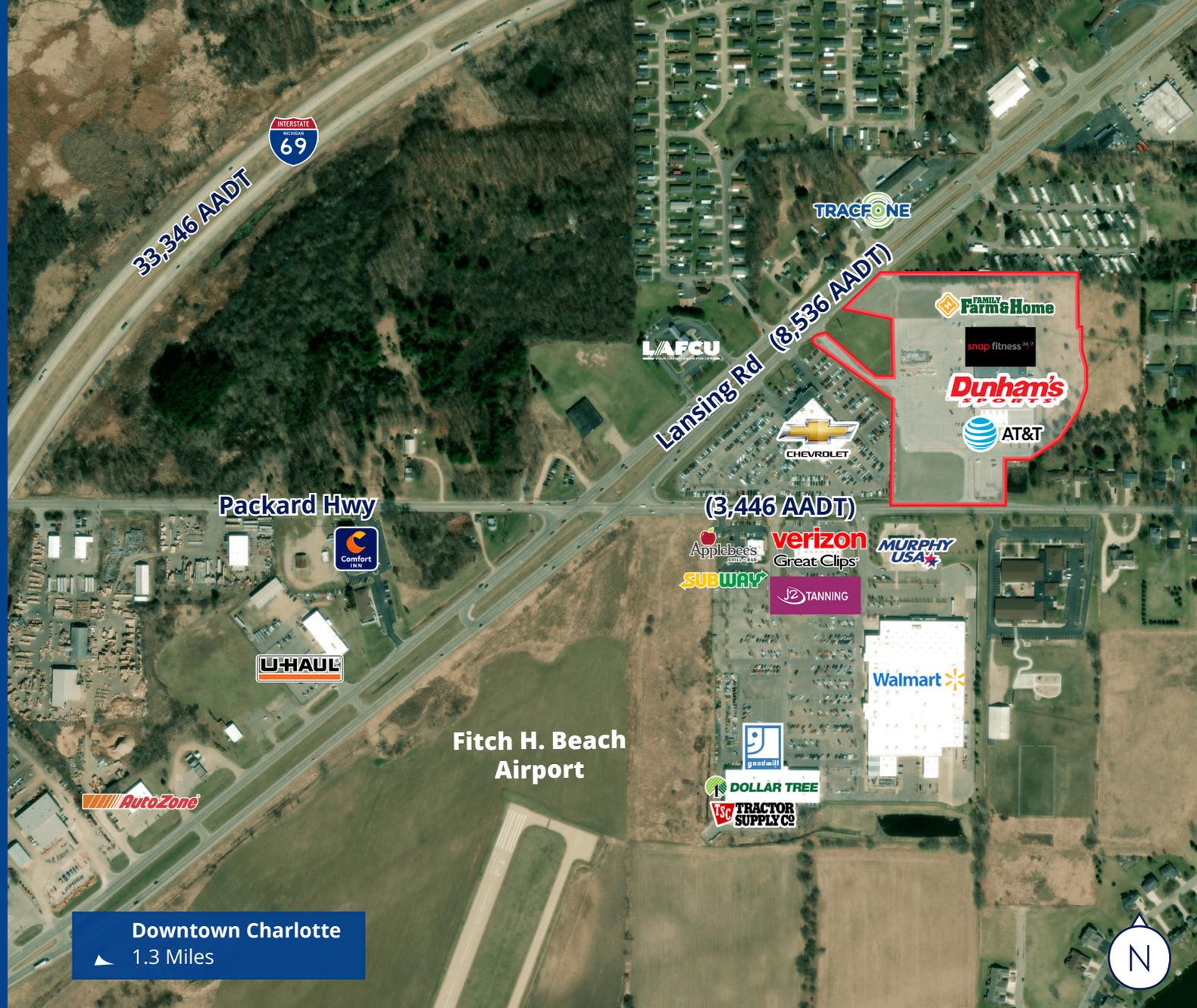


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