



## 625 & 635 S. Waverly Rd

Lansing, Michigan 48917

### Property Highlights

- 1300 SF and Two 2,000 SF available immediately
- up to 4000 SF available Suite E & F combined
- Up to 6-months rent free
- Open floorplans fit for a variety of uses
- Corner lot offers signage in multiple locations on property
- Over 35,000 VPD at I-496 exit/entrance ramp on Waverly Road
- Nearby retailers include Home Depot, Quality Dairy, Tim Hortons, Boost Mobile and Ollie's Bargain Outlet

### Offering Summary

Lease Rate:	\$9.00 - 12.00 SF/yr (NNN)
Building Size:	13,199 SF
Available SF:	1,300 - 4,000 SF

Spaces	Lease Rate	Space Size
625C	\$12.00 SF/yr	1,300 SF
635E	\$9.00 SF/yr	2,000 - 4,000 SF
635F	\$9.00 SF/yr	2,000 - 4,000 SF

### For More Information



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East Facing Aerial



635 S Waverly



625 S Waverly



635 Suite E



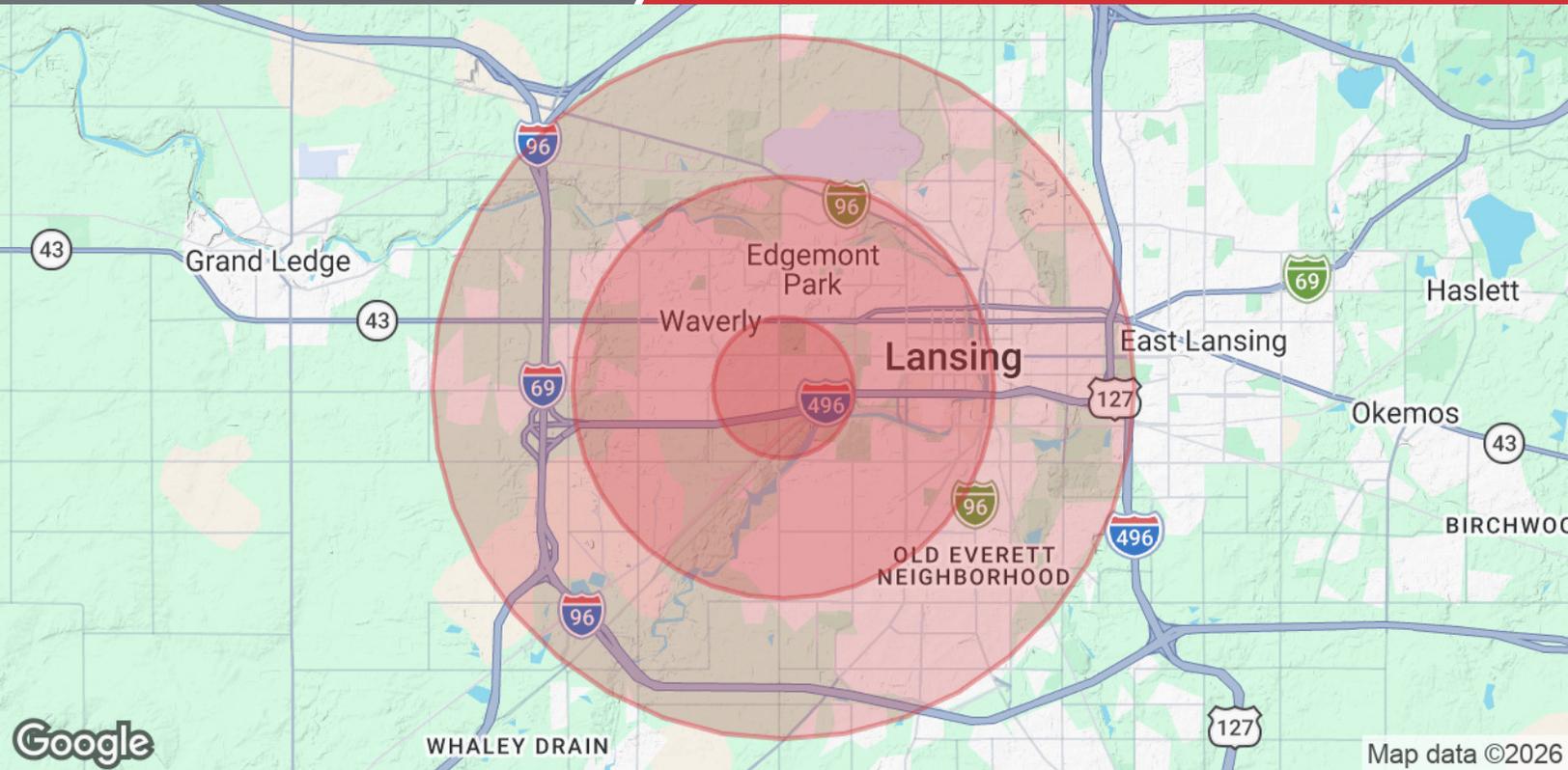
635 Suite F

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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	7,283	74,297	150,875
Average Age	42.7	38.3	36.9
Average Age (Male)	36.8	35.6	34.8
Average Age (Female)	45.5	39.2	38.4
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	3,366	35,500	70,912
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$70,083	\$55,545	\$56,838
Average House Value	\$111,406	\$111,929	\$104,043

2020 American Community Survey (ACS)