



625 & 635 S. Waverly Rd

Lansing, Michigan 48917

Property Highlights

- 610 SF and 2,000 SF available immediately
- 2,000 coming soon
- 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: | \$8.00 - 12.00 SF/yr (NNN) |
| Building Size: | 13,199 SF |
| Available SF: | 610 - 4,000 SF |

| Spaces | Lease Rate | Space Size |
|--------|---------------|------------------|
| 625A | \$12.00 SF/yr | 610 SF |
| 635E | \$9.00 SF/yr | 2,000 - 4,000 SF |
| 635F | \$8.00 SF/yr | 2,000 - 4,000 SF |

For More Information



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East Facing Aerial



635 S Waverly



625 S Waverly



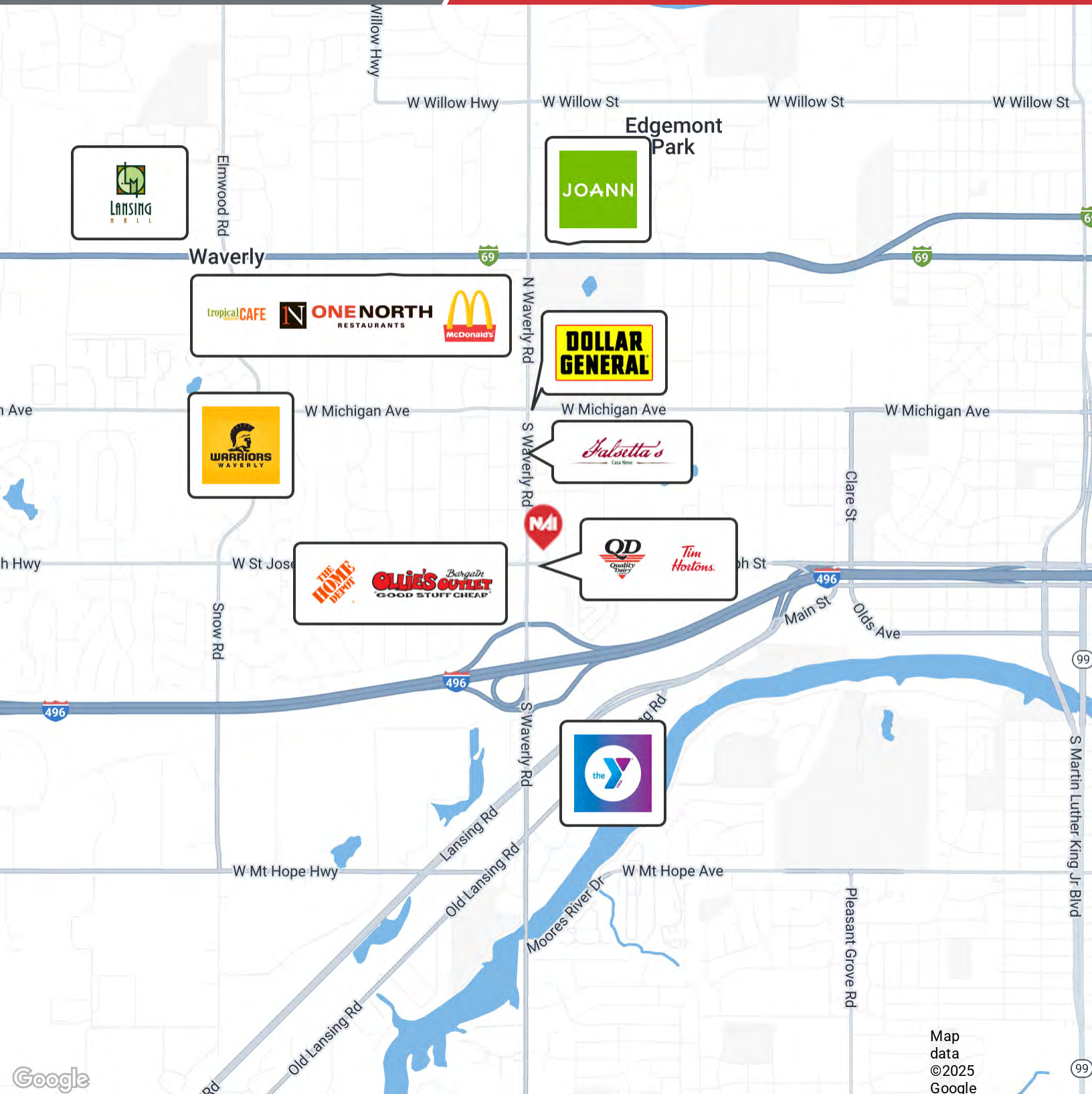
635 Suite E



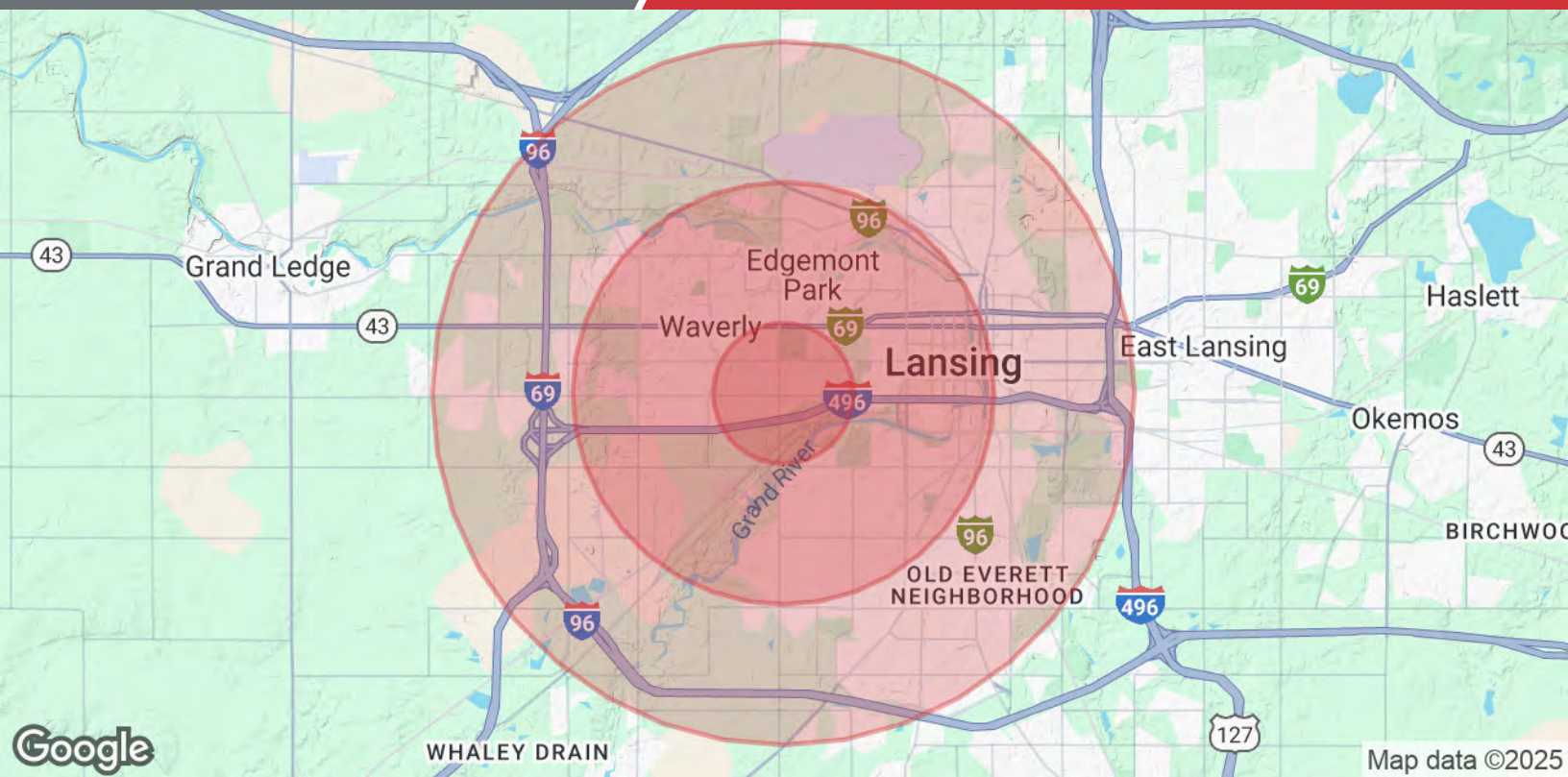
625 Suite A



635 Suite F



Map data
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|-----------|
| 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 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| 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)