

FOR SALE

Vacant Land – Lansing

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



6636 S. Cedar Street
Lansing, MI 48911

EXCLUSIVELY LISTED BY:

Mojahed Abubars, CCIM

Associate Broker

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PROPERTY OVERVIEW

Over an acre of prime commercially zoned land, with ramp access to I-96, in a dense retail corridor. Adjacent to Wendy's and surrounded by ALDI, Meijer, Target, Menards, Lowes, Starbucks, Bob Evans, KFC and other regional and national brands.

OFFERING SUMMARY

Sale Price:	Contact Broker
Land Size:	1.21 Acres
Zoning:	MX-C
Frontage:	200 Ft on S. Cedar

PROPERTY HIGHLIGHTS

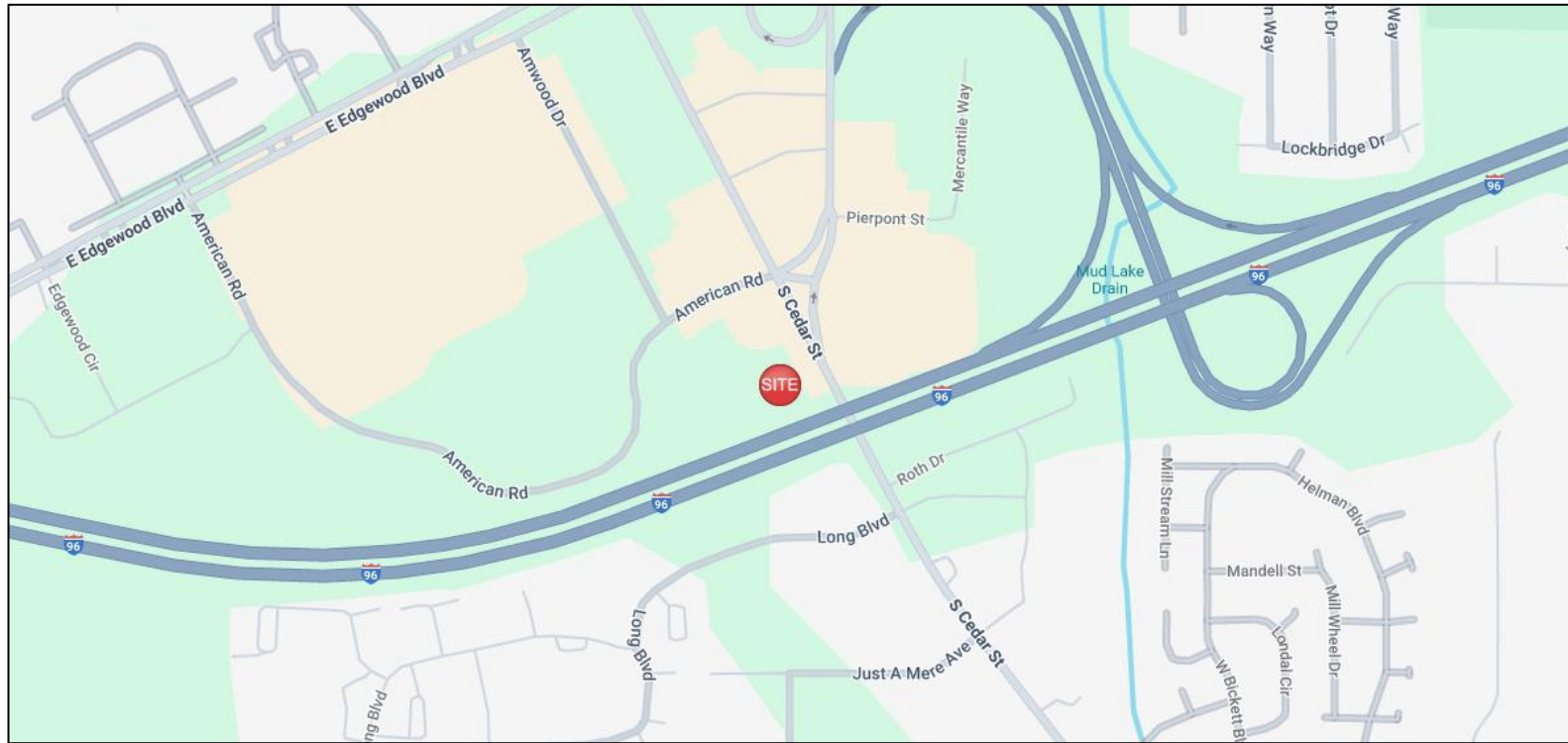
- Ground lease available
- Former restaurant location
- Partially paved

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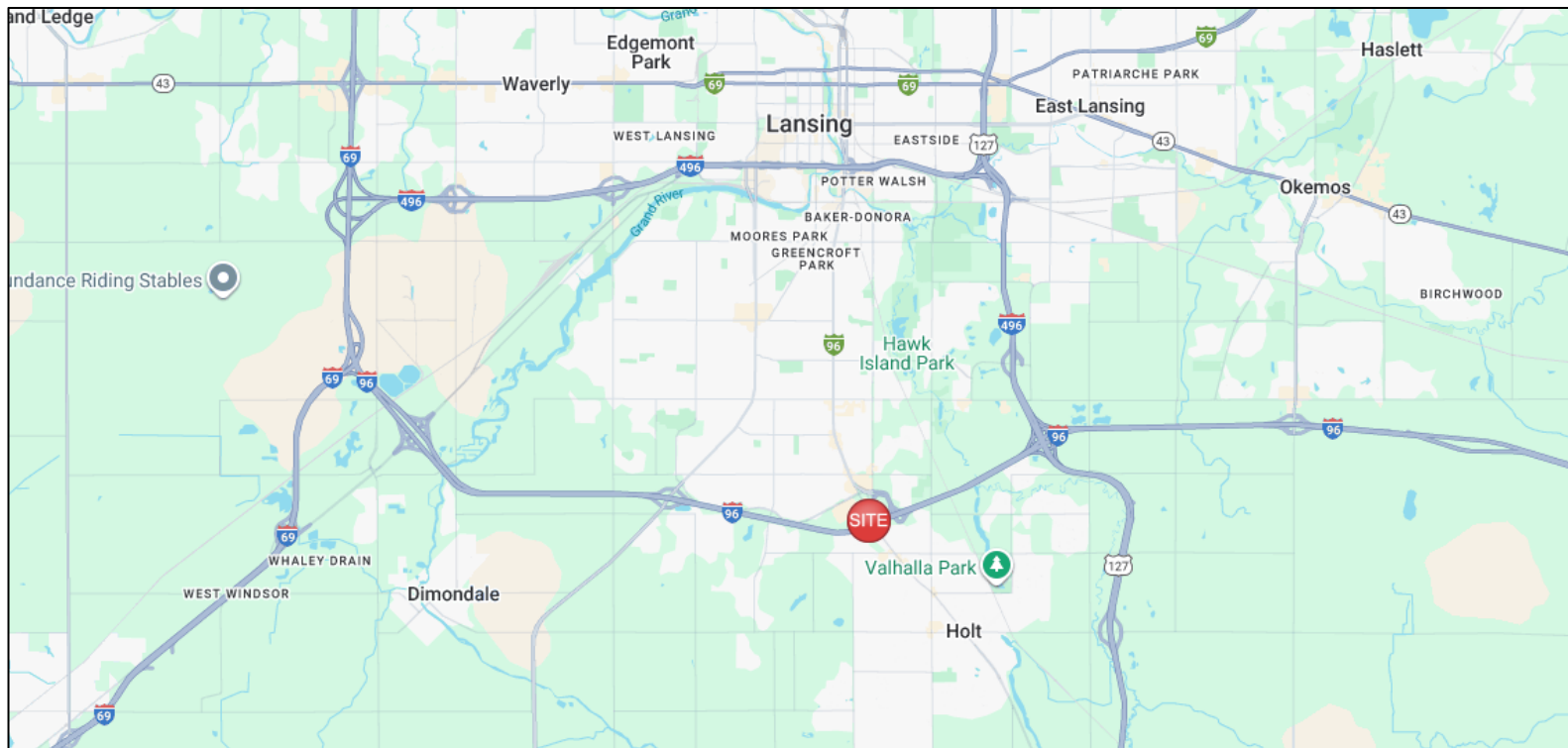
LOCATION INFORMATION

Location Maps

LOCAL



REGIONAL



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LOCATION INFORMATION

Retailer Map



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6636 S Cedar St Lansing, MI 48911	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,796	60,711	114,830
2030 Projected Population	7,501	59,526	112,466
2020 Census Population	7,550	59,687	112,728
2010 Census Population	7,406	58,944	113,048
Projected Annual Growth 2025 to 2030	-0.8%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	0.4%	0.2%	0.1%
Households			
2025 Estimated Households	3,560	26,242	49,046
2030 Projected Households	3,543	26,614	49,581
2020 Census Households	3,459	25,745	48,009
2010 Census Households	3,306	24,675	47,129
Projected Annual Growth 2025 to 2030	-	0.3%	0.2%
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.3%
Age			
2025 Est. Population Under 10 Years	12.8%	12.0%	11.8%
2025 Est. Population 10 to 19 Years	12.3%	12.9%	13.0%
2025 Est. Population 20 to 29 Years	15.8%	16.6%	17.4%
2025 Est. Population 30 to 44 Years	21.2%	20.5%	21.0%
2025 Est. Population 45 to 59 Years	17.3%	17.3%	16.7%
2025 Est. Population 60 to 74 Years	14.6%	15.2%	14.8%
2025 Est. Population 75 Years or Over	6.1%	5.5%	5.4%
2025 Est. Median Age	35.2	35.7	35.2
Marital Status & Gender			
2025 Est. Male Population	47.6%	48.3%	49.4%
2025 Est. Female Population	52.4%	51.7%	50.6%
2025 Est. Never Married	33.7%	37.8%	42.0%
2025 Est. Now Married	37.6%	39.3%	35.2%
2025 Est. Separated or Divorced	21.8%	17.2%	17.5%
2025 Est. Widowed	6.8%	5.7%	5.3%
Income			
2025 Est. HH Income \$200,000 or More	2.5%	6.1%	5.7%
2025 Est. HH Income \$150,000 to \$199,999	3.8%	5.8%	5.6%
2025 Est. HH Income \$100,000 to \$149,999	13.3%	16.7%	15.2%
2025 Est. HH Income \$75,000 to \$99,999	12.6%	12.8%	12.7%
2025 Est. HH Income \$50,000 to \$74,999	20.1%	18.4%	19.6%
2025 Est. HH Income \$35,000 to \$49,999	11.3%	12.3%	13.0%
2025 Est. HH Income \$25,000 to \$34,999	10.3%	8.7%	8.9%
2025 Est. HH Income \$15,000 to \$24,999	9.1%	7.5%	7.6%
2025 Est. HH Income Under \$15,000	16.9%	11.5%	11.9%
2025 Est. Average Household Income	\$61,640	\$80,867	\$78,364
2025 Est. Median Household Income	\$52,441	\$65,019	\$63,675
2025 Est. Per Capita Income	\$28,211	\$35,040	\$33,766
2025 Est. Total Businesses	400	1,679	3,271
2025 Est. Total Employees	5,227	21,085	45,010

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Race			
2025 Est. White	62.2%	67.1%	63.4%
2025 Est. Black	20.5%	16.1%	19.0%
2025 Est. Asian or Pacific Islander	7.0%	5.7%	6.0%
2025 Est. American Indian or Alaska Native	0.4%	0.4%	0.5%
2025 Est. Other Races	10.0%	10.7%	11.1%
Hispanic			
2025 Est. Hispanic Population	701	5,998	11,777
2025 Est. Hispanic Population	9.0%	9.9%	10.3%
2030 Proj. Hispanic Population	9.5%	10.3%	10.5%
2020 Hispanic Population	11.4%	10.7%	11.1%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	5,219	40,508	76,019
2025 Est. Elementary (Grade Level 0 to 8)	4.2%	3.0%	3.0%
2025 Est. Some High School (Grade Level 9 to 11)	4.6%	5.1%	5.5%
2025 Est. High School Graduate	24.6%	24.2%	24.1%
2025 Est. Some College	27.0%	22.9%	23.5%
2025 Est. Associate Degree Only	8.7%	10.6%	10.0%
2025 Est. Bachelor Degree Only	20.2%	20.6%	20.1%
2025 Est. Graduate Degree	10.6%	13.6%	13.9%
Housing			
2025 Est. Total Housing Units	3,816	27,969	52,627
2025 Est. Owner-Occupied	39.8%	50.7%	50.6%
2025 Est. Renter-Occupied	53.5%	43.1%	42.6%
2025 Est. Vacant Housing	6.7%	6.2%	6.8%
Homes Built by Year			
2025 Homes Built 2010 or later	7.4%	7.3%	6.8%
2025 Homes Built 2000 to 2009	14.5%	11.8%	9.5%
2025 Homes Built 1990 to 1999	6.8%	7.3%	5.9%
2025 Homes Built 1980 to 1989	9.8%	11.2%	9.1%
2025 Homes Built 1970 to 1979	16.7%	15.3%	13.8%
2025 Homes Built 1960 to 1969	14.3%	13.2%	14.8%
2025 Homes Built 1950 to 1959	11.2%	13.4%	13.2%
2025 Homes Built Before 1949	12.8%	14.4%	20.0%
Home Values			
2025 Home Value \$1,000,000 or More	1.2%	0.4%	0.4%
2025 Home Value \$500,000 to \$999,999	1.6%	1.8%	2.7%
2025 Home Value \$400,000 to \$499,999	0.8%	2.4%	3.3%
2025 Home Value \$300,000 to \$399,999	5.3%	9.0%	8.0%
2025 Home Value \$200,000 to \$299,999	23.8%	22.3%	18.9%
2025 Home Value \$150,000 to \$199,999	17.7%	20.1%	19.0%
2025 Home Value \$100,000 to \$149,999	26.6%	23.0%	25.8%
2025 Home Value \$50,000 to \$99,999	15.6%	13.5%	15.3%
2025 Home Value \$25,000 to \$49,999	0.2%	0.7%	1.2%
2025 Home Value Under \$25,000	7.2%	6.7%	5.5%
2025 Median Home Value	\$165,320	\$172,120	\$167,298
2025 Median Rent	\$904	\$894	\$881

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	6,226	48,986	93,068
2025 Est. Civilian Employed	63.4%	64.2%	64.3%
2025 Est. Civilian Unemployed	2.5%	3.8%	4.2%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	34.1%	31.9%	31.4%
2025 Labor Force Males	46.6%	47.6%	48.9%
2025 Labor Force Females	53.4%	52.4%	51.1%
Occupation			
2025 Occupation: Population Age 16 Years or Over	3,946	31,437	59,808
2025 Mgmt, Business, & Financial Operations	14.9%	14.9%	14.6%
2025 Professional, Related	25.2%	26.0%	26.0%
2025 Service	19.2%	16.0%	16.4%
2025 Sales, Office	19.1%	20.9%	20.7%
2025 Farming, Fishing, Forestry	0.9%	0.5%	0.4%
2025 Construction, Extraction, Maintenance	3.9%	5.6%	5.7%
2025 Production, Transport, Material Moving	16.8%	16.2%	16.1%
2025 White Collar Workers	59.2%	61.7%	61.3%
2025 Blue Collar Workers	40.8%	38.3%	38.7%
Transportation to Work			
2025 Drive to Work Alone	73.5%	71.4%	69.1%
2025 Drive to Work in Carpool	9.1%	10.4%	11.1%
2025 Travel to Work by Public Transportation	1.9%	1.9%	2.2%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	5.1%	5.1%	5.5%
2025 Other Means	0.3%	0.5%	0.6%
2025 Work at Home	10.2%	10.7%	11.6%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	28.0%	31.3%	35.1%
2025 Travel to Work in 15 to 29 Minutes	51.6%	49.8%	46.4%
2025 Travel to Work in 30 to 59 Minutes	13.8%	12.7%	12.4%
2025 Travel to Work in 60 Minutes or More	6.6%	6.3%	6.0%
2025 Average Travel Time to Work	18.4	17.9	17.1
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$267.85 M	\$2.29 B	\$4.18 B
2025 Est. Apparel	\$5.1 M	\$43.24 M	\$79.26 M
2025 Est. Contributions, Tax and Retirement	\$57.69 M	\$563.18 M	\$1.01 B
2025 Est. Education	\$5.81 M	\$51.25 M	\$93.47 M
2025 Est. Entertainment	\$15.91 M	\$134.33 M	\$246.34 M
2025 Est. Food, Beverages, Tobacco	\$36.28 M	\$294.42 M	\$542.85 M
2025 Est. Health Care	\$21.85 M	\$161.9 M	\$301.24 M
2025 Est. Household Furnishings and Equipment	\$7.19 M	\$61.56 M	\$112.69 M
2025 Est. Household Operations, Shelter, Utilities	\$69.18 M	\$553.93 M	\$1.02 B
2025 Est. Miscellaneous Expenses	\$4.67 M	\$39.82 M	\$72.93 M
2025 Est. Personal Care	\$3.93 M	\$31.66 M	\$58.43 M
2025 Est. Transportation	\$40.25 M	\$354.82 M	\$639.42 M

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