FOR SALE



320 W St Joseph St & 611 S Walnut St | Lansing, MI

Redevelopment Site

Asking Price:
$1,200,000

1.77 Acres
of property

Conveniently Located
Between Michigan State Capitol and Downtown Lansing

53,633 VPD
on I-496

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FOR SALE | REDEVELOPMENT SITE

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Property and Area Highlights

- Situated just 5 blocks from the State Capitol, offering access to the city's professional and political core
- Benefit from a captive audience of hundreds of new residents in neighboring high-density developments, including Fountain Place (108 units) the REO Town Apartments (112 units) and The Arbaugh (48 luxury lofts)
- 330' Frontage on W Saint Joseph St (1,807 Avg Daily Traffic Count)
- 275' Frontage on S Walnut St (5,709 Avg. Daily Traffic Count)
- 230' Frontage on W Hillsdale St

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Salient Facts

Parcel Summary	APN(s)	Building Area (SF)	Land Area (Acres)	Zoning	SEV (2025)	Taxes (2025)
320 W Saint Joseph Street	33-01-01-16-382-004	15,768 SF	1.00 Acres	DT-3	$481,000	$38,909.67
611 S Walnut Street	33-01-01-16-379-003	2,726 SF	0.77 Acres	DT-3	$261,600	$21,161.65
Total Gross	**N/A**	**18,494 SF**	**1.77 Acres**	**DT-3**	**$742,600**	**$60,071.32**

Land Use Considerations

- Currently Zoned DT-3
- Site is Qualified as Brownfield
- Office/Retail
- Live-Work Space
- Student Housing
- Multi-Story Mixed Use
- Work Force Housing

Walkable Amenities

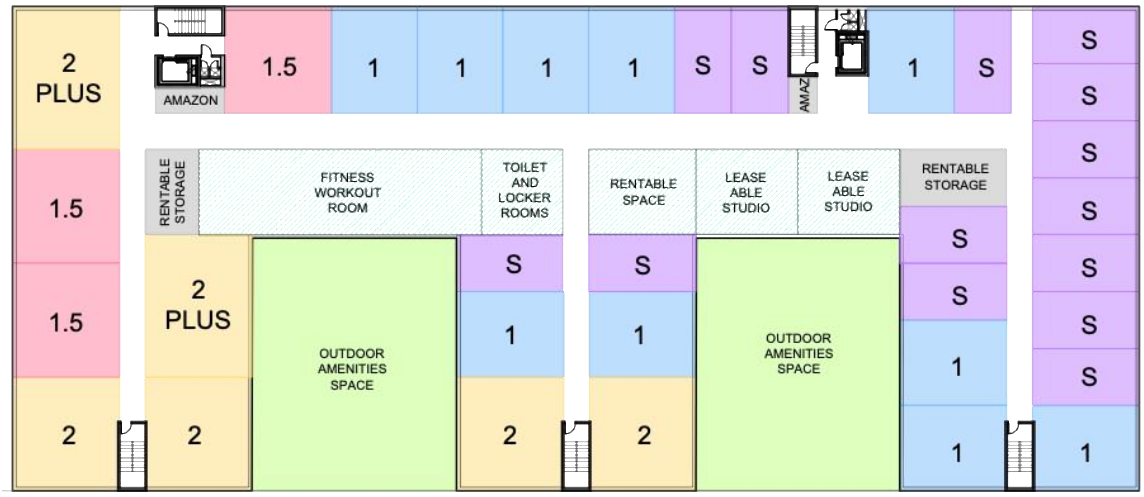
- Retail & Entertainment :
  - New Ovation Center for Music and Arts
  - Grewal Hall Entertainment Venue at 224
  - Multiple Restaurants and Bars
  - Michigan History Museum
- Nearby Neighborhoods:
  - Reo Town
  - Old Town
- Public Transit:
  - Lansing CATA Bus Station
- Schools & Employment:
  - Cooley Law School Located
  - Lansing Community
  - State Capital Complex
- Parks & Recreation:
  - Reutter Park, Lansing River Trail and Potter Park Zoo

Possible Multi-Family Development Plan



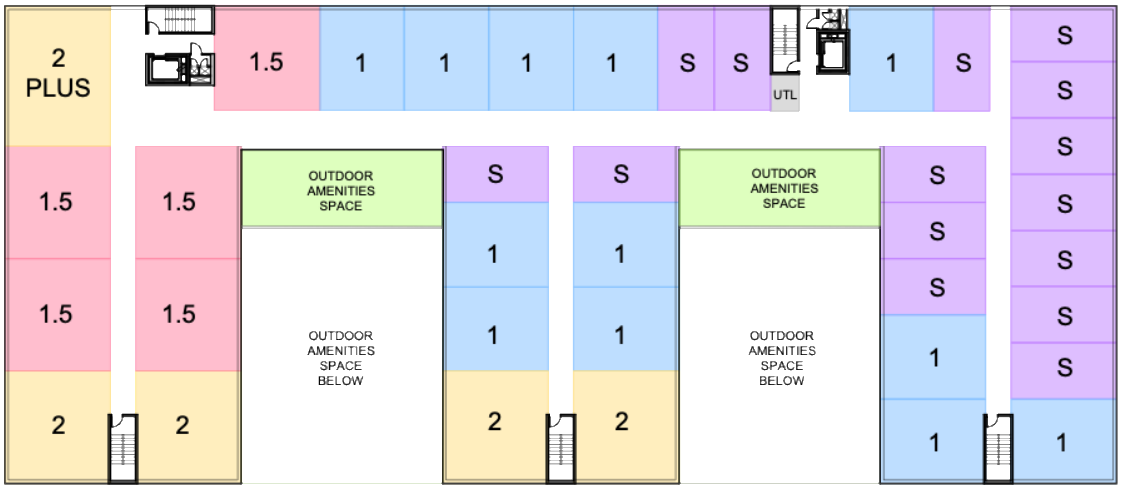


Possible Unit layout Levels 1-2



STUDIO - 480 SF
1 BEDROOM - 720 SF
1 BEDROOM WITH DEN - 900 SF
2 BEDROOM - 960 SF
2 PLUS BEDROOM - 1200SF

LEVEL 1 RESIDENTIAL UNIT FLOOR PLAN



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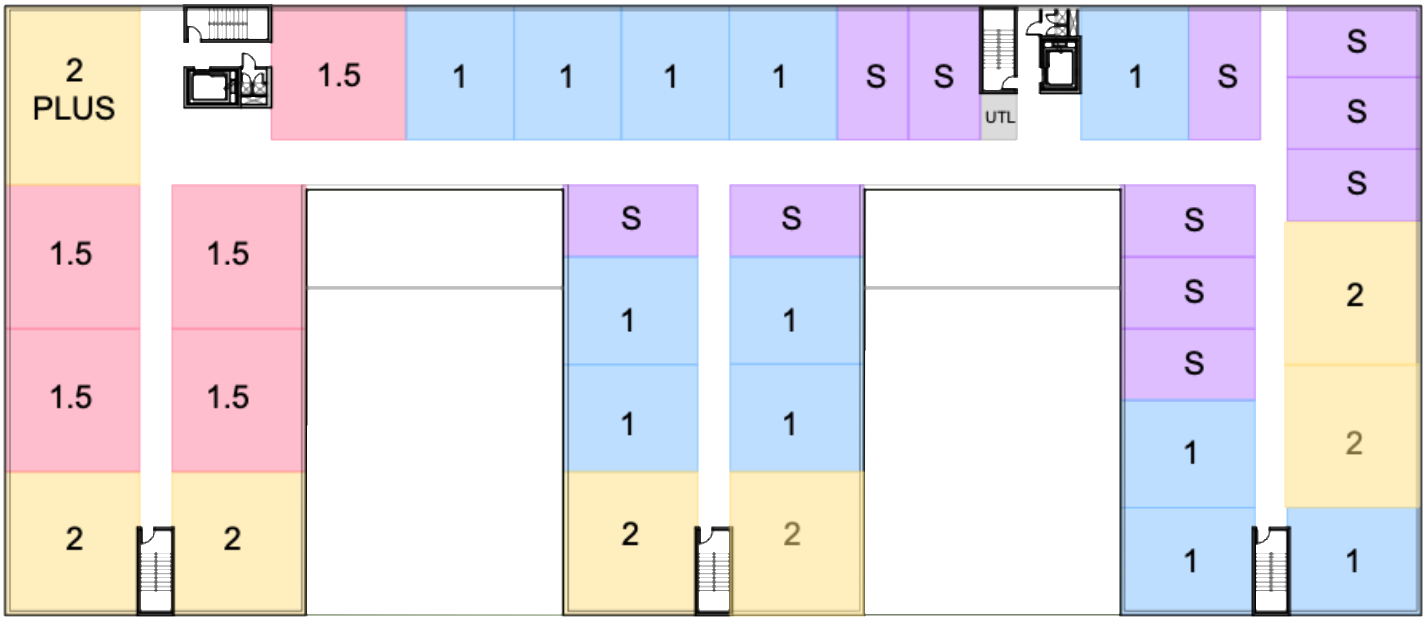
LEVEL 2
RESIDENTIAL UNIT FLOOR PLAN

Possible Unit layout Levels 3-4



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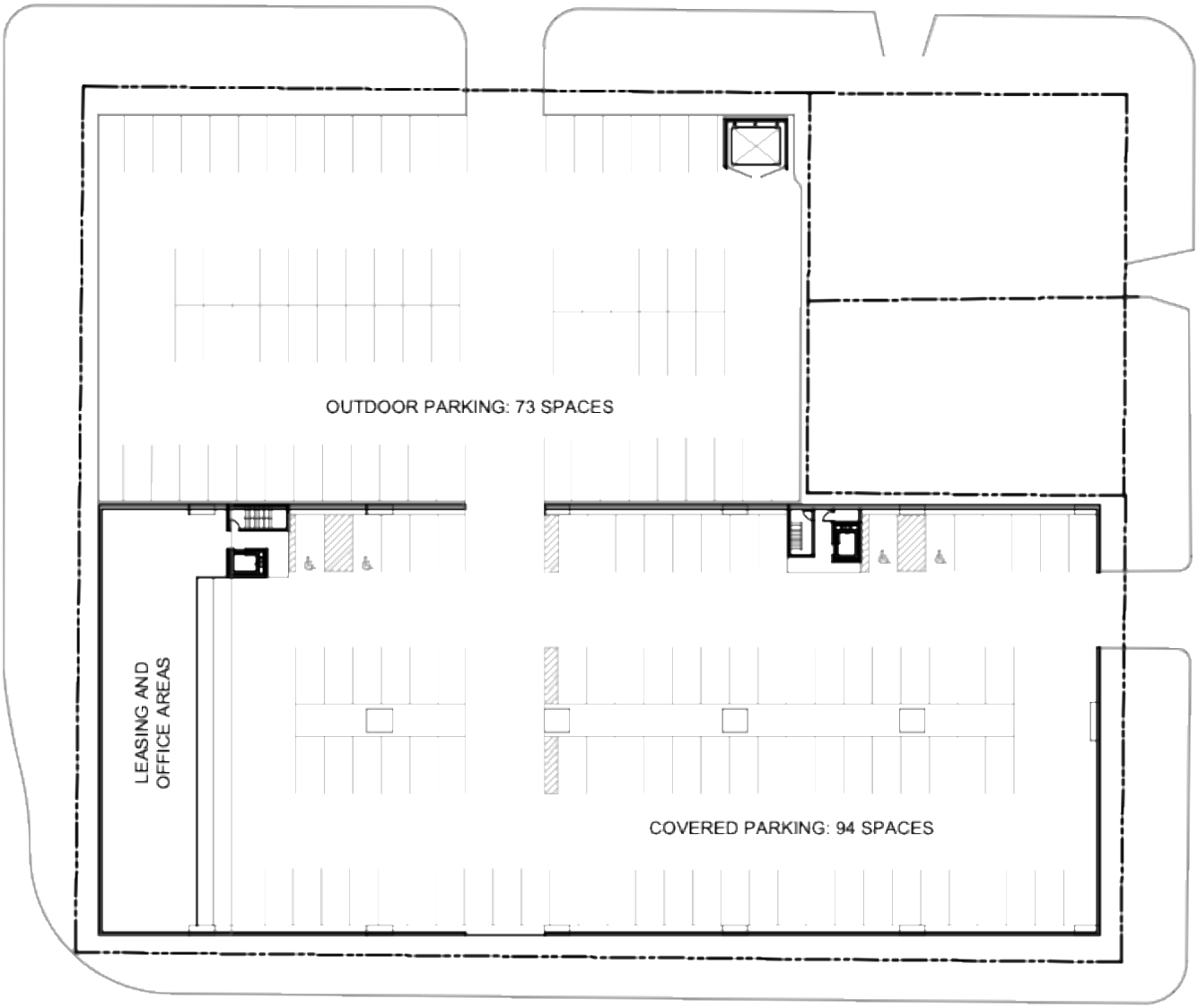
LEVELS 3-4
RESIDENTIAL UNIT FLOOR PLAN

Proposed Parking



PARKING LAYOUT PLAN

TOTAL PARKING: 167 SPACES
PER LANSING ORDINANCE REQUIRED PARKING IS 194 SPACES.
CALCULATING WITH 1 SPACE PER UNIT: 144 SPACES REQUIRED; 23 VISITOR SPACES AVAILABLE

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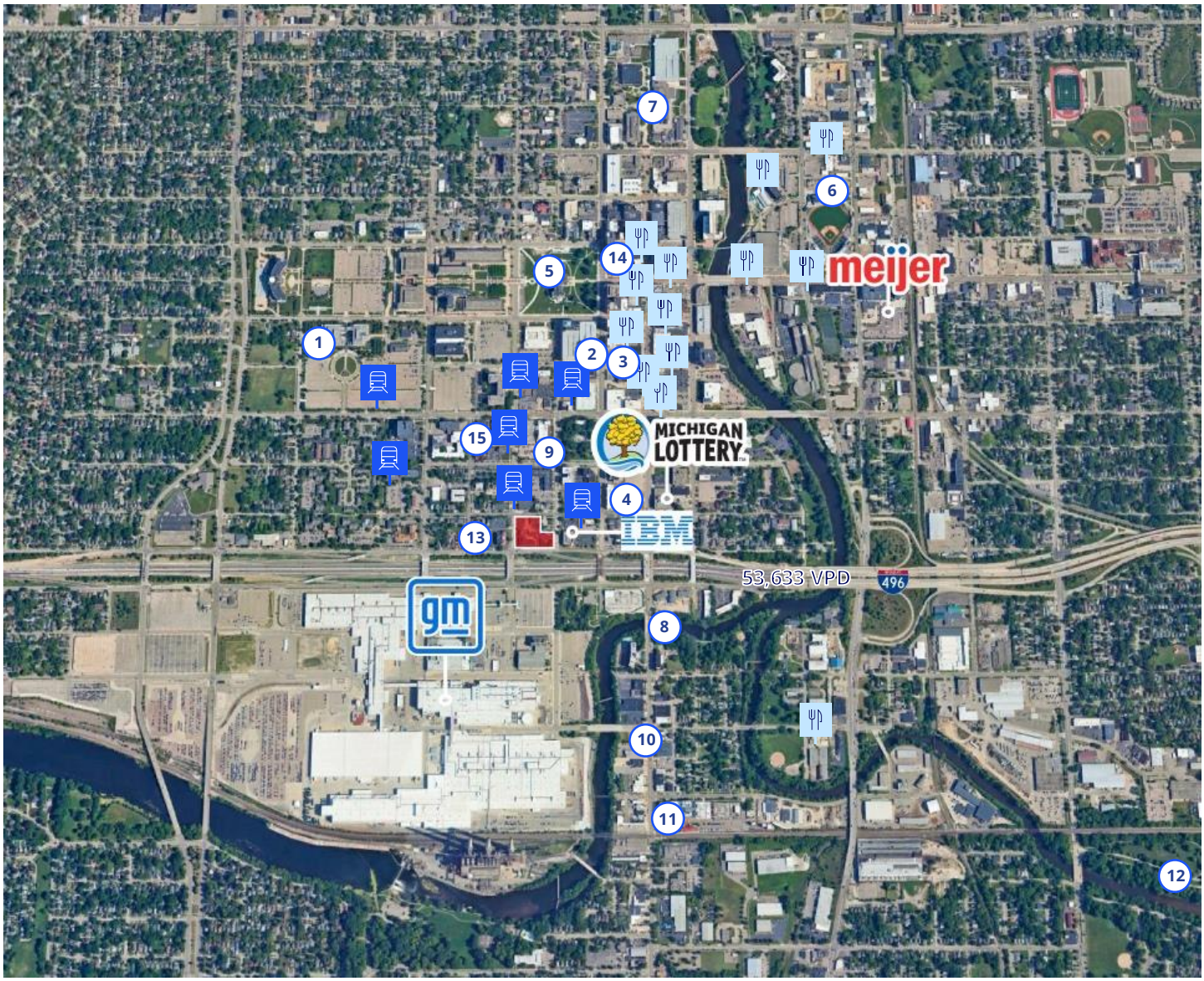
Walkability Map



Local Business

1 Michigan History Museum: 15 Min. Walk
2 Cooley Law School located: 10 Min. Walk
3 Grewal Hall Entertainment Venue: 13 Min. Walk
4 Ovation - Performing Arts Theater: 4 Min. Walk
5 State Capital Complex: 11 Min. Walk
6 Jackson Field: 5 Min. Drive
7 Lansing Community College: 5 Min Drive
8 Lansing River Trail: 13 Min. Walk
9 Reutter Park: 5 Min. Walk
10 Reo Town: 12 Min. Walk
11 Lansing Board of Water and Light: 17 Min. Walk
12 Potter Park Zoo: 7 Min. Drive
13 Michigan Chamber of Commerce: 1 Min. Walk
14 Lansing Government Offices: 15 Min. Walk
15 Michigan Department of Technology, Management & Budget: 8 Min Walk

Public Transit

Restaurants/Bars

Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	11,097	89,306	194,975
Total Households	5,649	41,529	82,509
Total Family Households	2,032	19,728	38,759
Average Household Size	1.94	2.12	2.15
Median Age	35.4	36.3	31.5
Population Age 25+	7,928	61,804	117,119
2010 – 2020 Population: Annual Growth Rate (CAGR)	-0.30%	-0.19%	-0.20%
2020 – 2025 Population: Annual Growth Rate (CAGR)	1.06%	0.00%	0.09%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.39%	-0.05%	-0.02%
Households	0.86%	0.41%	0.43%
Families	0.52%	0.12%	0.14%
Median Household Income	2.13%	2.16%	2.10%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	5,718 / 51.6%	44,551 / 49.9%	96,351 / 49.4%
Female Population / % Female	5,379 / 48.4%	44,755 / 50.1%	93,810 / 50.6%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	$46,979	$55,629	$54,878
Average Household Income	$59,405	$69,186	$72,606
Per Capita Income	$29,739	$32,174	$31,031
SUMMARY BUSINESS DATA			
Total Businesses	1,279	4,017	7,893
Total Daytime Population	42,100	122,244	249,769
Daytime Population: Workers	37,184	81,943	156,070
Daytime Population: Residents	4,916	40,301	93,699

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.