



Retail For Lease

Property Name:

Location: 6420 S. Cedar Street
City, State: Lansing, MI
Cross Streets: I-96
County: Ingham
Zoning: MX-C, Mixed-Use Urban Corridor
Year Built: 2027 Build-to-Suit

Total Building Sq. Ft.:	10,000	Property Type:	General Retail-Commercial
Available Sq. Ft.:	10,000	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	1,200	Total Acreage:	4.09
Max Cont. Sq. Ft.:	10,000	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	Ample
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	N/A	Power:	Ample
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	TBD
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 20,458	S. Cedar St. N. of I-96 2-Way
1 Mile: 8,850	1 Mile: \$53,421	Yr: 2025	Count: 33,274		S. Cedar St. S. of I-96 2-Way
3 Miles: 65,531	3 Miles: \$66,022	Yr: 2025	Count: 52,858		I-96 E. of S. Cedar St. 2-Way
5 Miles: 122,016	5 Miles: \$66,644	Yr: 2025	Count: 52,909		I-96 W. of S. Cedar St. 2-Way
Current Tenant(s): N/A	Major Tenants: N/A				

Lease Rate:	Contact Broker	Improvement Allowance:	N/A
Lease Type:	Contact Broker	Options:	N/A
Monthly Rate:	Contact Broker	Taxes:	\$58,149.14 (2025)
Lease Term:	5 Year(s)	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	01-05-10-151-002	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Exceptional retail development opportunity along S. Cedar Street in Lansing, a high-traffic retail corridor, providing excellent visibility and accessibility, 7,600 sq. ft. proposed retail building. In close proximity to the I-96 corridor. Pad site 1.00 - 4.09 acres available. Site offers flexible MX-C zoning, allowing for a wide variety of uses including restaurants, retailers, car washes, service stations, and financial institutions. New Chick-fil-A opened adjacent to the site in May 2026 further enhancing traffic and draw to the area.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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