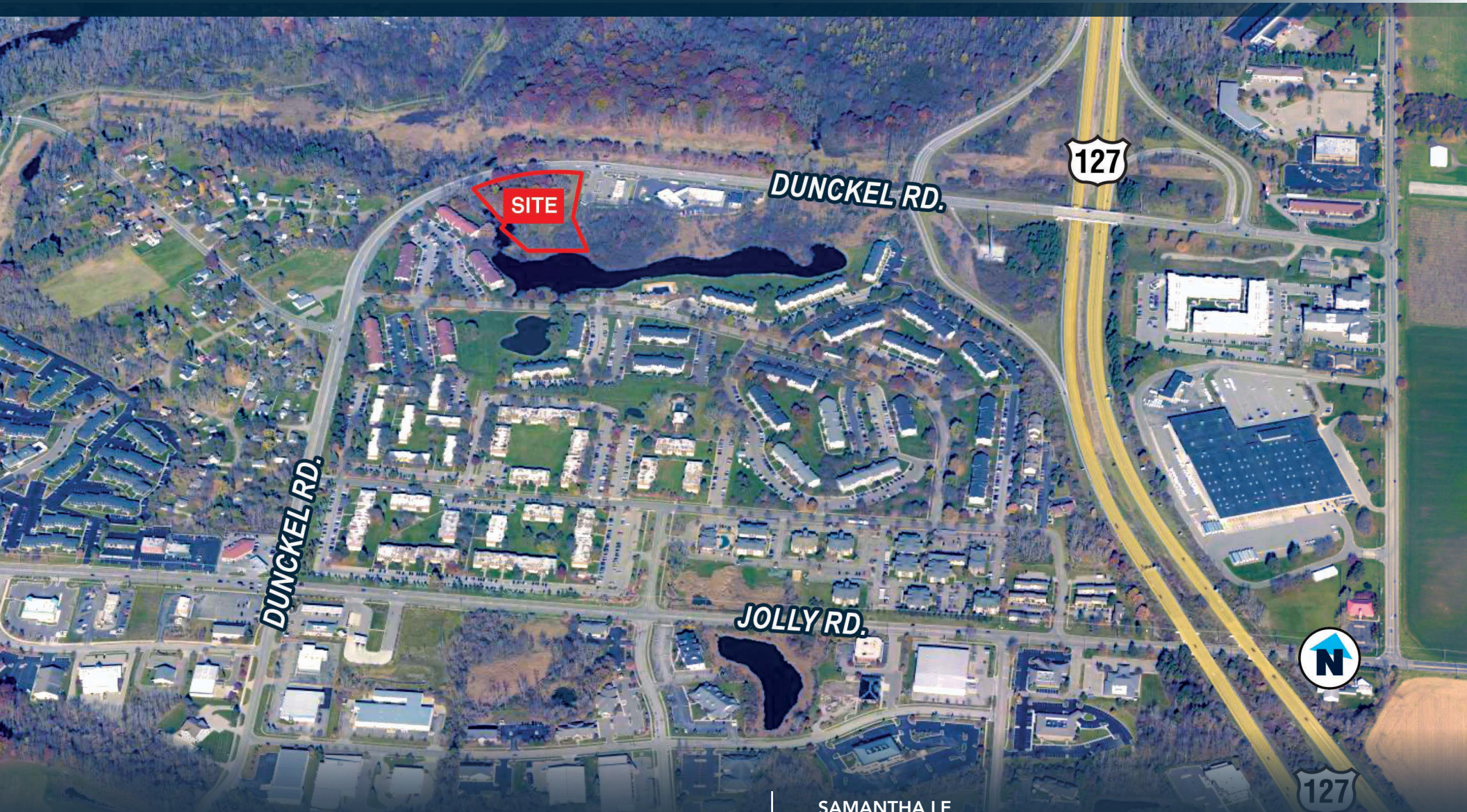


DEVELOPMENT INTERCHANGE SITE

LOCATED LESS THAN A MILE FROM THE US-127/DUNCKEL ROAD EXIT



FOR SALE

Dunckel Road
Lansing, MI

**AVAILABLE:
3.43 ACRES**



SAMANTHA LE

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Vice President, Retail Advisor

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Martin

martincommercial.com



RETAIL SITE SURROUNDED BY DENSE RESIDENTIAL AREA

This ±3.43-acre commercial development site boasts 447' of high-visibility frontage along Dunckel Road in Lansing, positioned directly off the US-127/Dunckel Road interchange. Its location along an established commercial corridor provides direct connectivity to McClaren Greater Lansing, East Lansing, Downtown Lansing, Michigan State University, and the broader regional market.

Flanked by high-density multi-family apartment communities, hotels, offices, and dining options, the property benefits from a large built-in customer base and continuous traffic. The site is uniquely suited for high-volume commercial ventures, including fast-casual dining, drive-thru concepts, or service-oriented retail seeking maximum access and visibility.

SALE PRICE:

\$699,000

CASH OR NEW MORTGAGE

PROPERTY FEATURES



SITE: 497' Frontage
Allows Easy Access



VISIBILITY:
Strong, Access
to Interchange



UTILITIES:
Available at or
Near the Site



GROWTH:
Near New McClaren
and Numerous
Multi-Family



AREA MAP



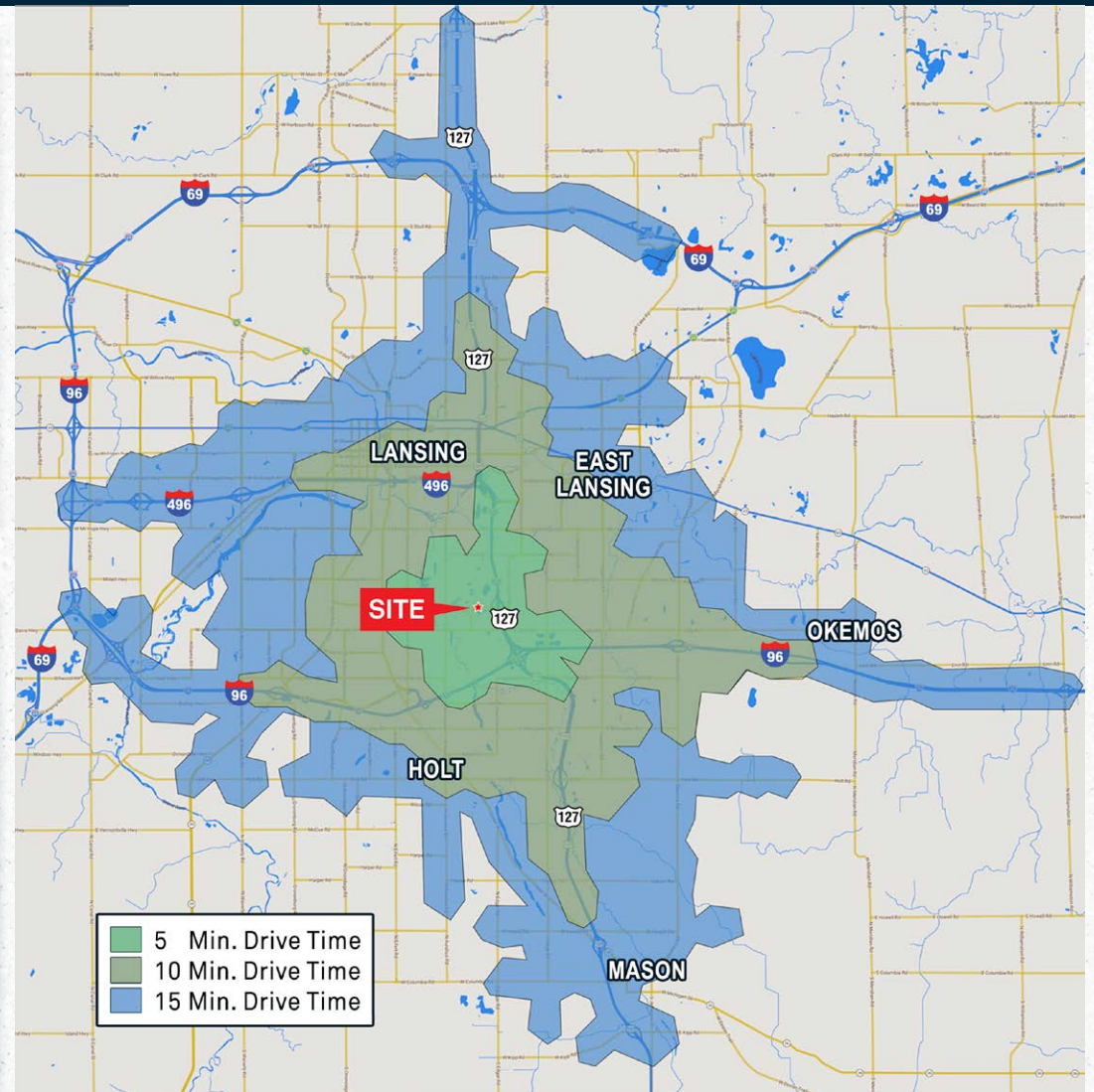


DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	6,484	58,518	194,024
Households	3,421	23,090	79,644
Average Household Income	\$68,126	\$72,579	\$85,748

CITY OF LANSING TAX DATA

Parcel Number	33-01-01-35-401-052
Zoning	MX-C (Mixed-Use Urban Corridor)
2026 Assessed/SEV	\$287,900
2026 Taxable Value	\$124,922
2025 Taxes	±\$9,840



AREA INFORMATION

< 0.5 Miles

to US-127/Dunkle Rd.
Interchange

< 1 Mile

to Jolly Road retail and numerous
Mixed-Use Properties

1.7 Miles

to McLaren Greater Lansing
Hospital

<3 Miles

to Michigan State University

< 6 Miles

to Downtown Lansing and
East Lansing



Martin Your Vision. Our Mission.

Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids, and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



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