

FOR SALE



172 E Edgewood Blvd, Lansing, MI 48911

4,285 SF Freestanding Restaurant Available



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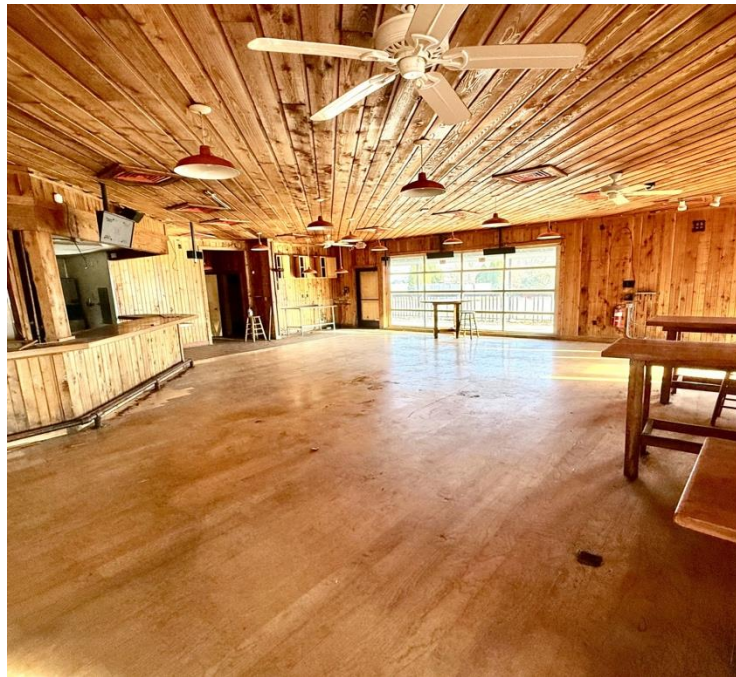
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4,285 SF Freestanding Restaurant Available

PROPERTY HIGHLIGHTS

- 4,825 SF Available
- Sale Price: \$525,000.00
- Highly Visible Full-Service Restaurant West of Cedar St./I-96 Interchange
- Building Situated on 1.17 Acres
- 90 Parking Spaces
- Located on a Prominent Retail Corridor
- Restaurant Features Include an Open Dining Concept, Separate Smaller Area Fit for High-Top Tables. 560 SF Spacious Outdoor Covered Patio Area, Bar, Kitchen with Large Hood, Walk-In Freezer and Refrigerator, Dry Storage Room and a Private Office Space
- Built in 2001 for Long-Term Tenant Hooters





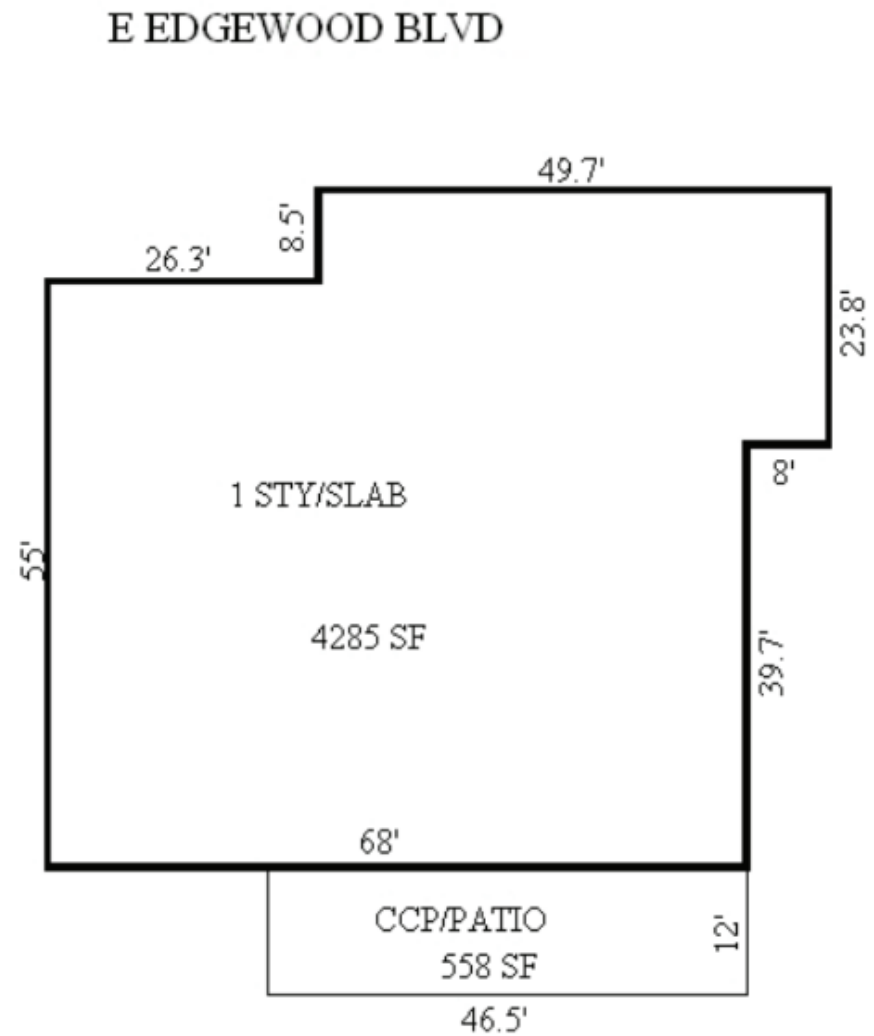
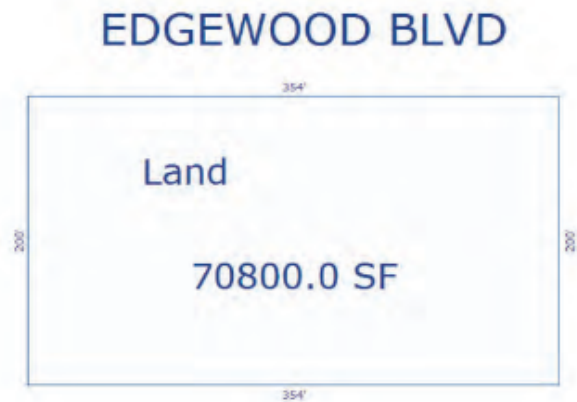
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4,285 SF Freestanding Restaurant

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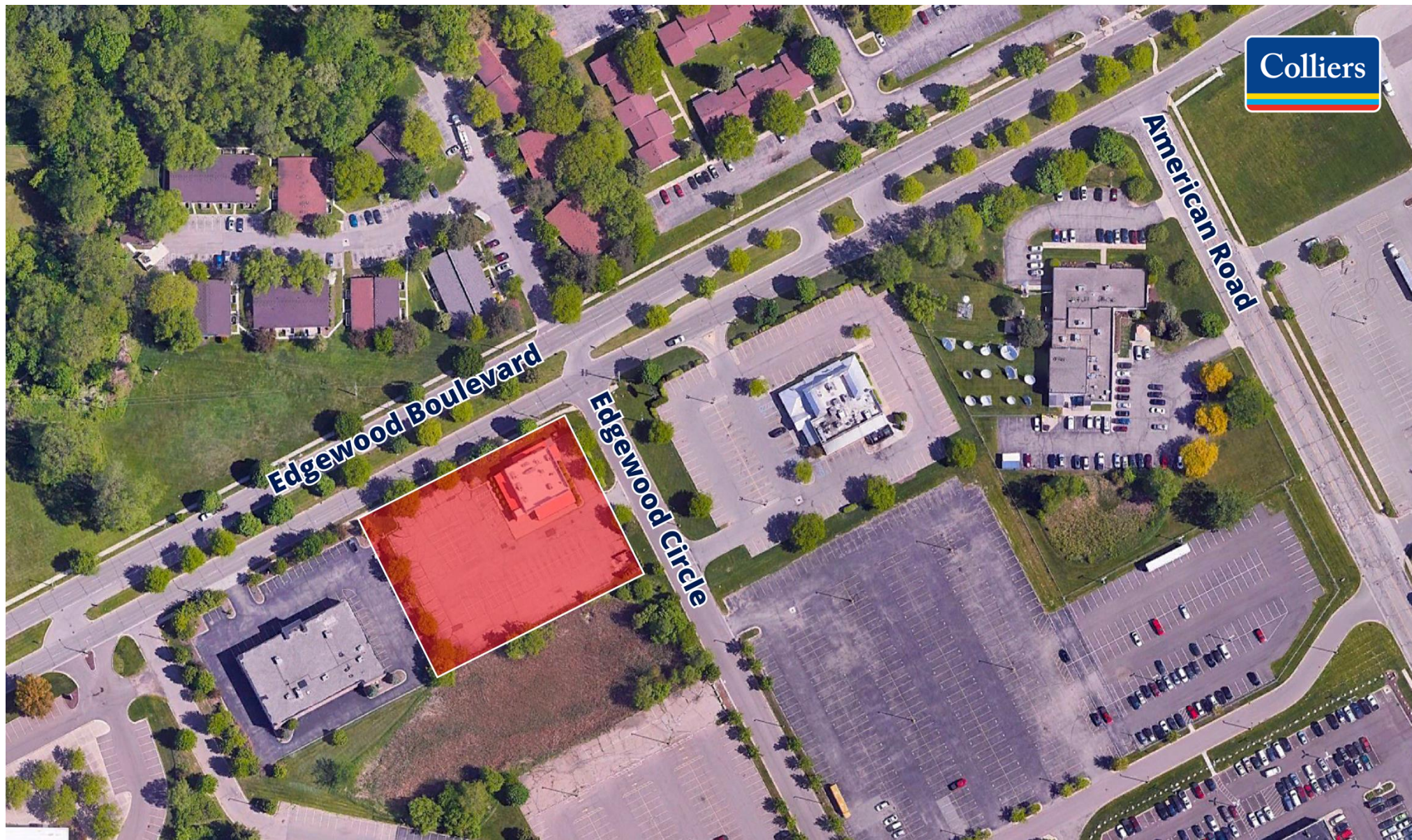
172 E Edgewood – 4,825 SF

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FLOOR PLAN

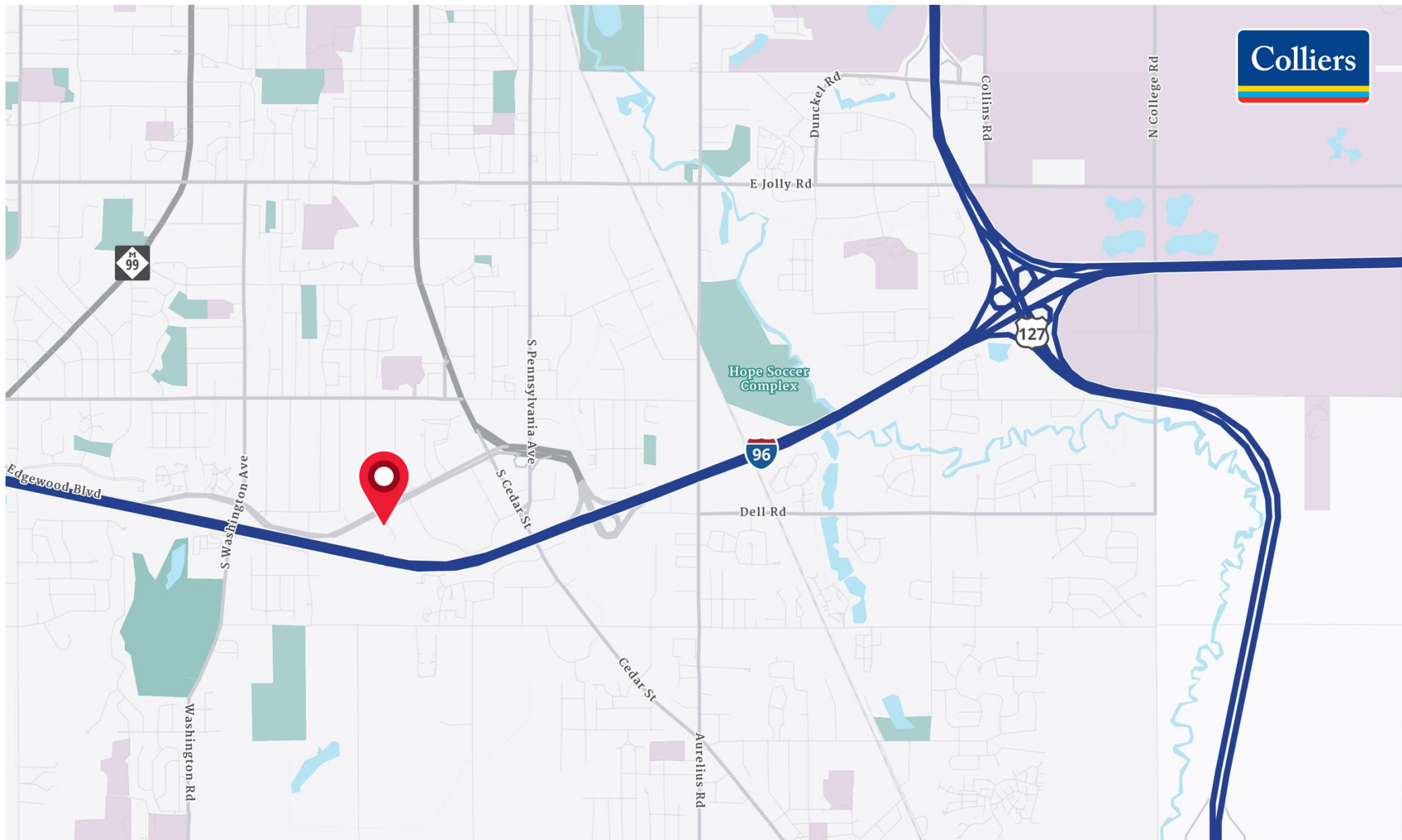
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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

AERIAL MAP

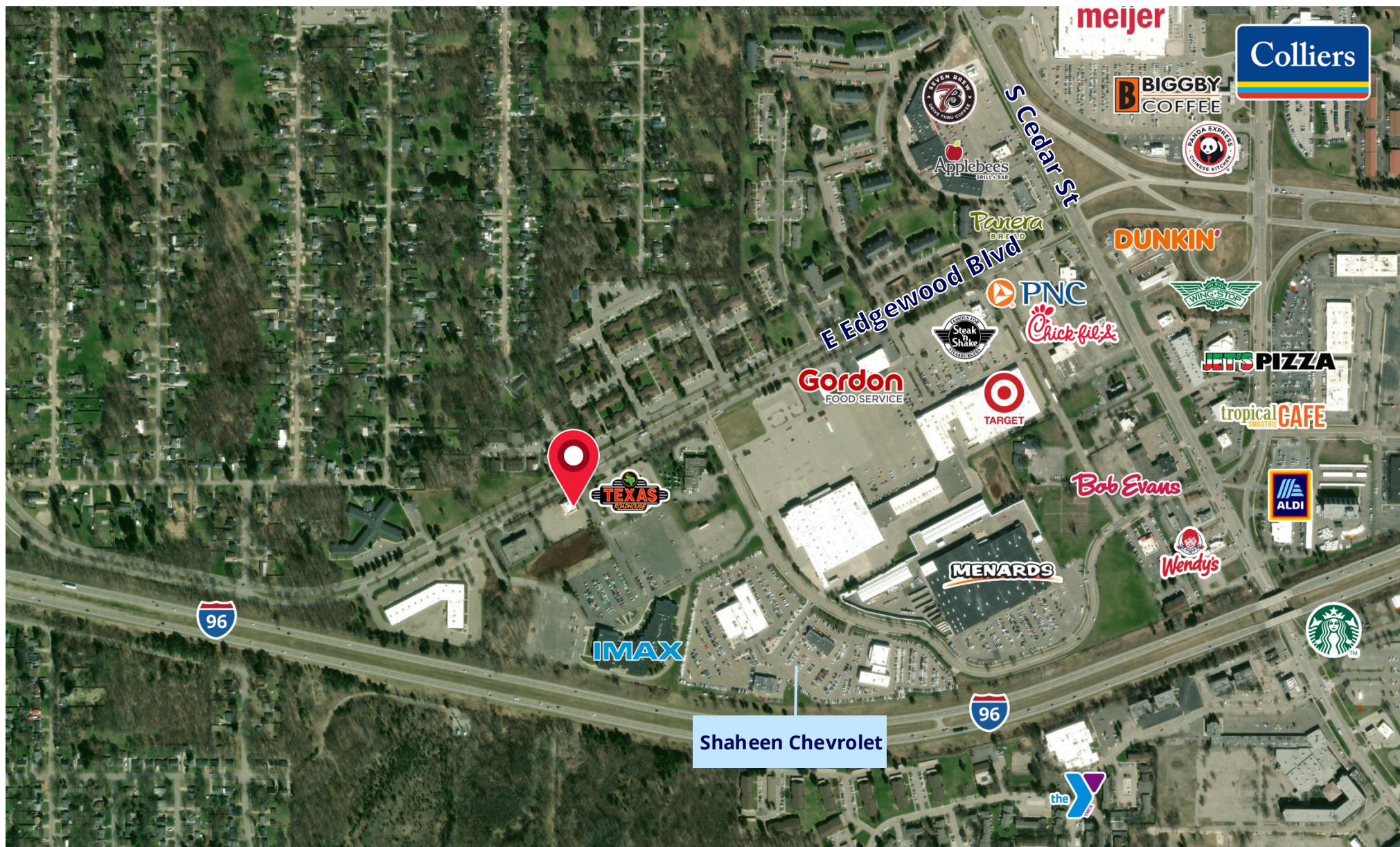
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LOCATION MAP

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RETAILER MAP

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DEMOGRAPHICS

4,825 SF of Retail Space Available



CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	7,079	63,769	111,244
Total Households	3,239	27,962	49,156
Total Family Households	1,615	15,440	26,528
Average Household Size	2.18	2.27	2.25
Median Age	36.7	36.8	37.8
Population Age 25+	4,884	43,306	76,585
2010 – 2021 Population: Annual Growth Rate (CAGR)	-0.17%	0.13%	-0.06%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-0.31%	-0.18%	-0.03%
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	0.03%	0.08%	0.06%
Households	0.41%	0.54%	0.51%
Families	0.21%	0.31%	0.27%
Median Household Income	1.60%	2.08%	1.92%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	3,412	30,885	54,332
Female Population / % Female	3,667	32,884	56,912
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2020 Median Household Income	\$53,552	\$61,009	\$60,949
Average Household Income	\$62,174	\$77,945	\$78,103
Per Capita Income	\$29,083	\$34,299	\$34,531
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	278	1,863	3,587
Total Daytime Population	7,571	56,939	118,859
Daytime Population: Workers	3,883	26,434	66,098
Daytime Population: Residents	3,688	30,505	52,761

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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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