



## 608 S. Washington Ave

Lansing, Michigan 48933

### Property Highlights

- 5 blocks from the Capitol
- Flexible DT-3 Zoning
- Ample on site parking
- Immediately adjacent to multiple residential developments
- 1/2 block from I-496 freeway
- Possible drive thru opportunity

### Offering Summary

|                |                            |
|----------------|----------------------------|
| Lease Rate:    | \$18.00 - 20.00 SF/yr (MG) |
| Building Size: | 9,964 SF                   |
| Available SF:  | 1,000 - 4,982 SF           |

### For More Information



#### Jeffrey Branch

Associate Broker

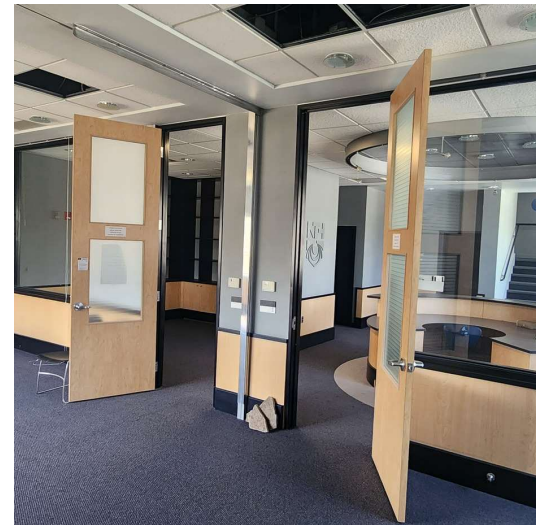
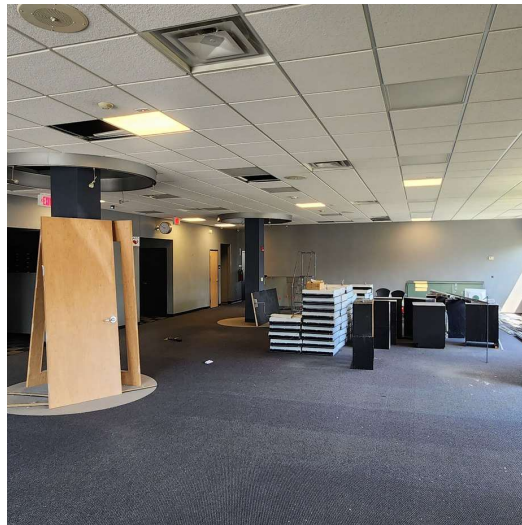
O: 517 487 9222 | C: 517 899 6368  
jbranch@naimidmichigan.com

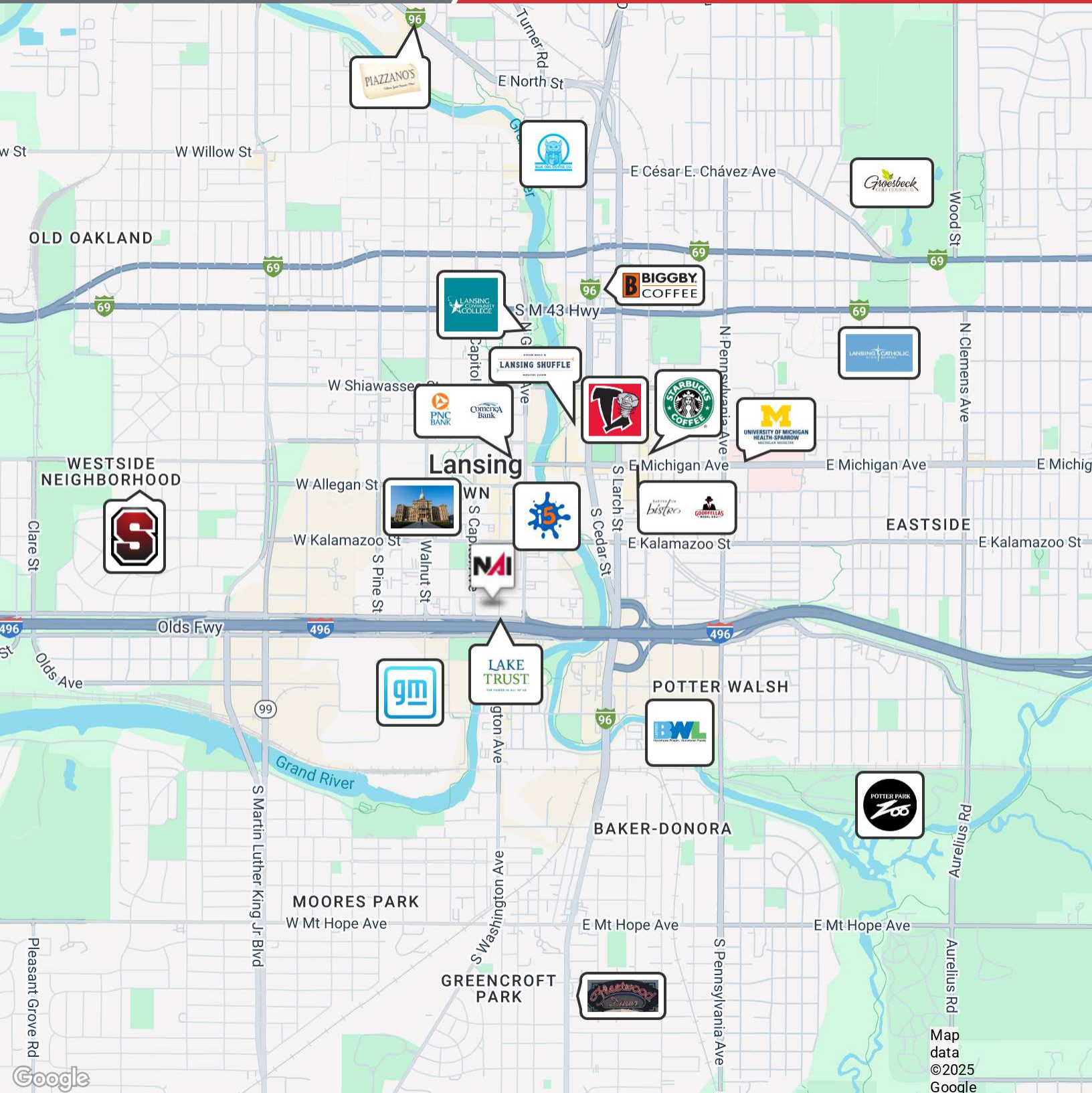


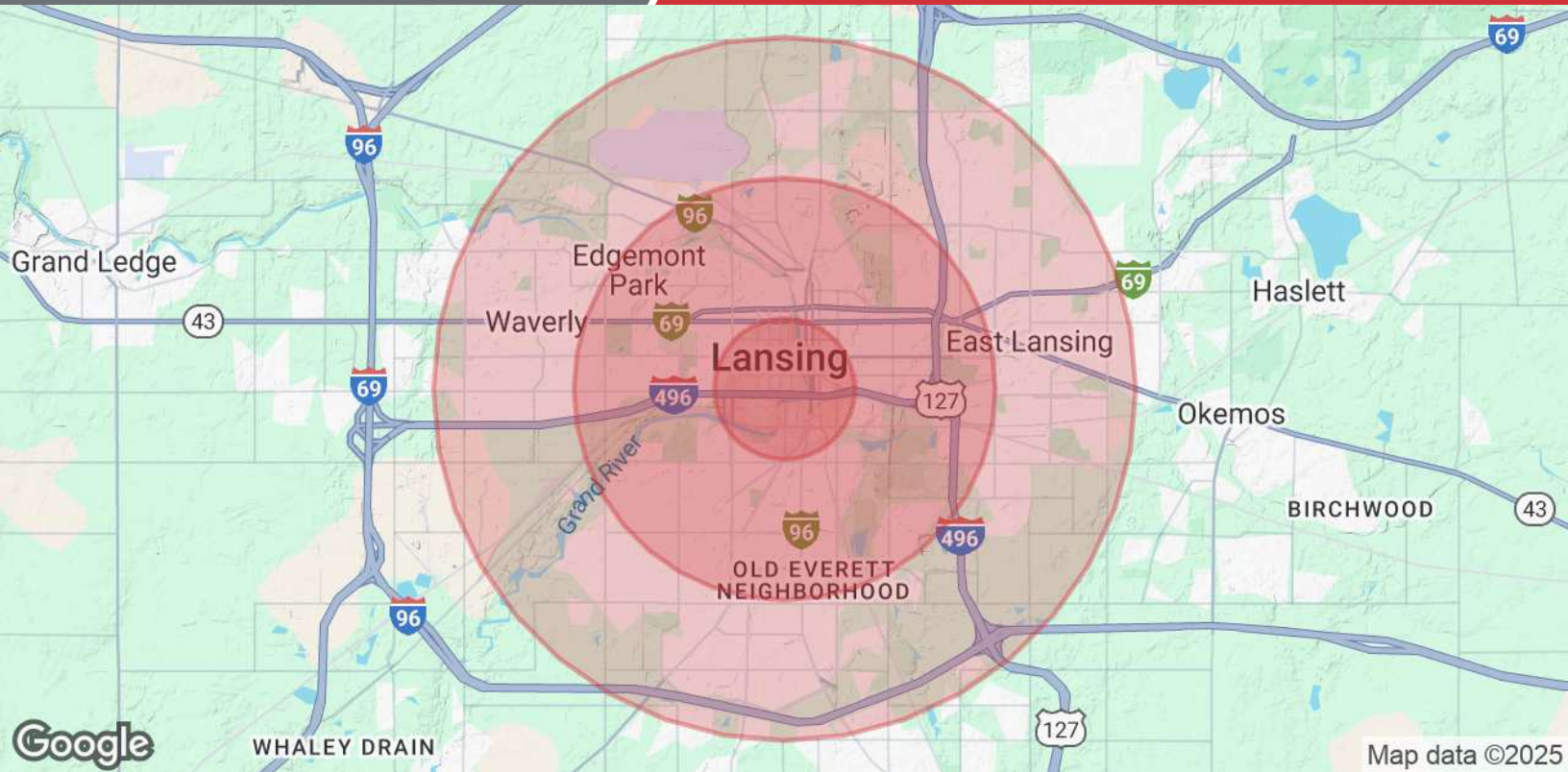
#### Nick Vlahakis

Principal

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| Population           | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 10,688    | 91,611    | 197,192   |
| Average Age          | 37        | 38        | 36        |
| Average Age (Male)   | 0         | 0         | 0         |
| Average Age (Female) | 0         | 0         | 0         |
| Households & Income  | 1 Mile    | 3 Miles   | 5 Miles   |
| Total Households     | 5,341     | 41,015    | 82,080    |
| # of Persons per HH  | 2         | 2.2       | 2.4       |
| Average HH Income    | \$56,417  | \$67,219  | \$72,206  |
| Average House Value  | \$133,563 | \$145,711 | \$178,044 |