



Retail For Sale

Property Name:
Location: 520 Lansing Street
City, State: Charlotte, MI
Cross Streets: Island Highway
County: Eaton
Zoning: B-3
Year Built: 1999

Total Building Sq. Ft.:	5,000	Property Type:	Auto Repair
Available Sq. Ft.:	5,000	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	5,000	Total Acreage:	13.00
Max Cont. Sq. Ft.:	5,000	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	24
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	N/A	Power:	Aple
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	N/A	Signage:	Yes
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: 13,252	Lansing St. N. of Island Hwy 2-Way
1 Mile: 3,664	1 Mile: \$53,995	Yr: 2025	Count: 12,296	Lansing St. S. of Island Hwy 2-Way	
3 Miles: 12,525	3 Miles: \$70,519	Yr: 2025	Count: 28,660	I-69 & Lake Lansing St. 2-Way	
5 Miles: 16,893	5 Miles: \$75,133	Yr: 2025	Count: 2,465	Island Hwy & Lansing St. 2-Way	

Current Tenant(s): N/A **Major Tenants:** N/A

Sale Price:	\$1,379,000 (\$275.80/sqft)	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$5,335.64 (2025)		
TD:	N/A		
Parcel #:	200-007-400-271-01		

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

Tenant Responsibilities: N/A

Comments: 5,000 sq. ft. commercial building available on 13.00 acres. Located within an Opportunity Zone and eligible for MSHDA-related incentives, this property presents a unique opportunity for investors, developers, and owner-users alike. The site supports a wide range of automotive and commercial uses, including vehicle sales, service and maintenance, body work, and towing operations. With significant excess land, the property is well positioned for mixed-use development or future redevelopment, offering upside potential for a variety of commercial applications. Surrounded by both national and local retailers along the Lansing Street corridor, with strong commercial presence and excellent visibility. Close proximity to I-69.

Broker: SIGNATURE ASSOCIATES

Agent(s):
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