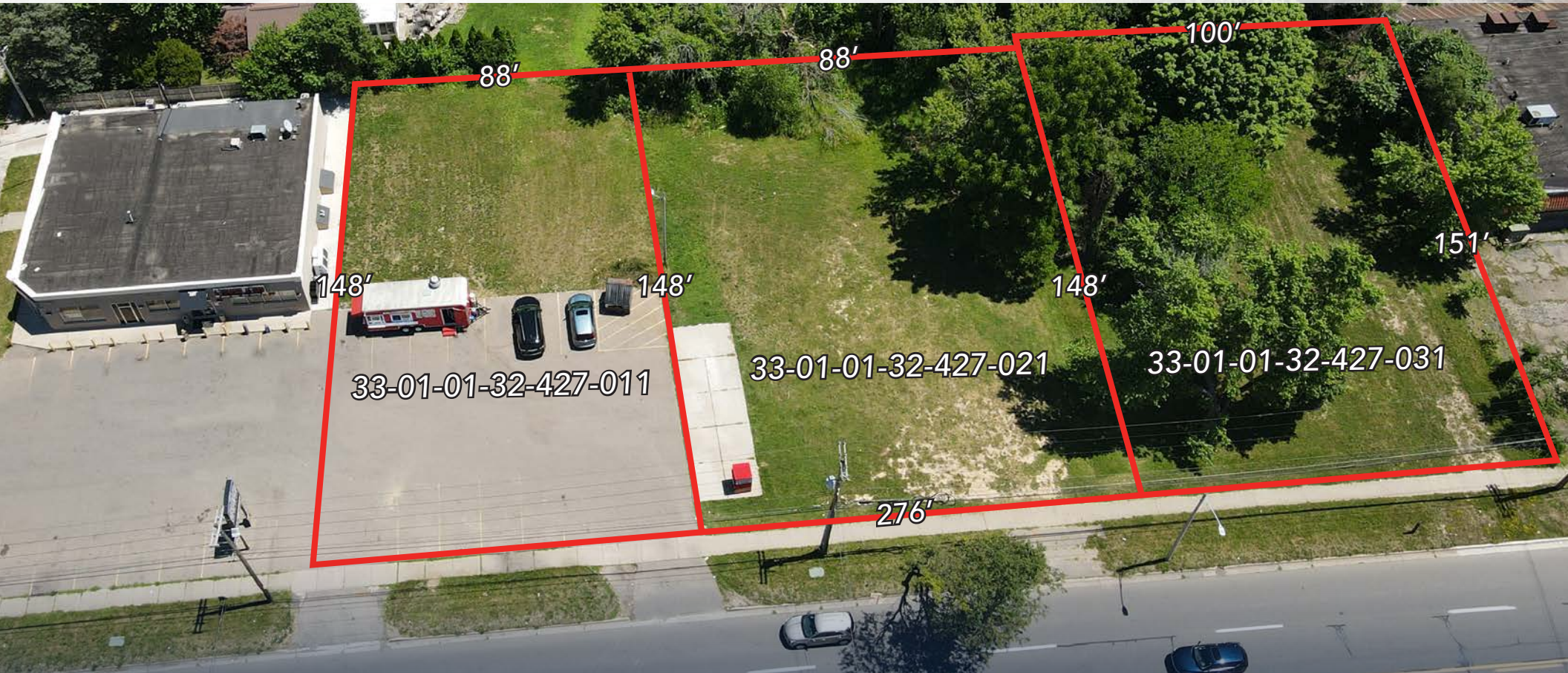


1.02-ACRE DEVELOPMENT SITE

4415 S. Martin Luther King Jr. Blvd., North of Jolly Rd.



FOR SALE
LANSING, MI

CARSON PATTEN

Vice President, Retail Advisor
Direct: 517 319-9230
carson.patten@martincommercial.com

SAMANTHA LE

Senior Associate, Retail Advisor
Direct: 517 319-9279
samantha.le@martincommercial.com



1111 Michigan Avenue, Ste 300
East Lansing, MI 48823
517.351.2200
martincommercial.com

Located in Greater Lansing's Southside Commercial Corridor

This property is located in a high-traffic area with easy access to highways, shopping and entertainment, making the site ideal for a multitude of users.

Zoned MX-C with the potential to be rezoned, the 1.02-acre site is ready for development.

SALE PRICE:

\$299,000

CASH OR NEW MORTGAGE

PROPERTY INFORMATION



NEARBY: Retail,
Office, Multi-Family
& Single Family



Adjacent to
neighborhood
strip center



ZONED: MX-C
with potential to be
rezoned



1.02-Acre site
ready for
development

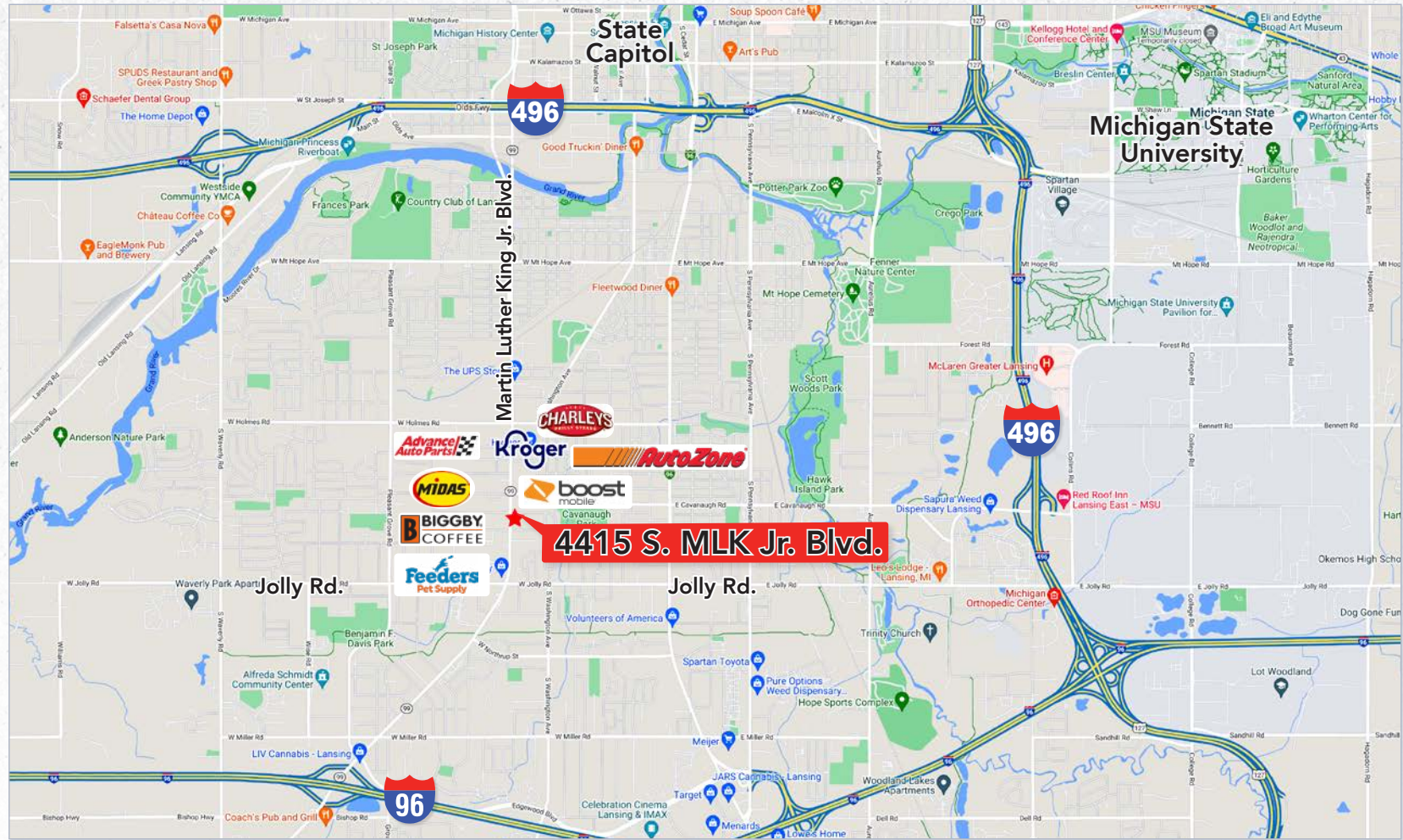


High Traffic
Location



All city utilities
available

SITE/LOCATION



DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	11,377	76,621	164,682
Average Household Income	\$54,479	\$65,162	\$70,079

AREA INFO

2.2 Miles to I-96 Highway
3.6 Miles to Capitol
3.8 Miles to I-496 Highway