



FOR SALE

Colonial Village Shopping Center

1601-1715 W Mount Hope Avenue | Lansing, Michigan

PROPERTY OVERVIEW

- Value-Add Opportunity via Lease-Up: With approximately 37,000 SF of vacancy across former grocery, drugstore, bank, and medical suites, significant upside exists through backfilling anchor and small shop spaces
- Low Operating Expenses: Operating costs are efficiently managed at \$95,340 annually, equating to ~\$1.94/SF, producing a strong potential for growth through occupancy stabilization
- Prime Neighborhood Location: The Center is situated on W Mount Hope Avenue, a dense residential corridor in Lansing, with great visibility, accessibility, and positioning; ideal for attracting essential service, medical, and neighborhood retail tenants
- Proven National Tenant Draw: Historical occupancy by brands such as Family Dollar, Rite Aid, PNC Bank, and Spartan Nash underscores the site's credibility and positioning for future national or regional tenants seeking Lansing presence

The Auction will begin on **November 17, 2025**, with the closing time for all bidding to be on **November 19, 2025**.

On site tours will be held from **November 6-7, 2025**.

Property Type	Retail
Square Footage	49,135 SF
Suite Sizes	1,650-20,000 SF
Year Built	1953
Occupancy	26%
Parking	Surface (290 Spaces)
Parking Ratio	5.90 / 1,000
Parcel ID	33-01-01-29-126-004 33-01-01-29-126-003
Gross Income	\$119,492
NOI	\$24,152



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