

# HIGH EXPOSURE 1.68 ACRES CORNER LOT NEAR I-96

CREYTS ROAD AT LANSING ROAD, DELTA CHARTER TWP.



**FOR SALE**  
**1.68 ACRES**

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## High Traffic Intersection in Lansing's Busiest Industrial Corridor

This 1.68-acre site at the SW corner of Creyts Road and Lansing Road offers exceptional visibility and accessibility for retail development. Positioned at a high-traffic intersection with strong daily commuter and industrial workforce activity, the site benefits from proximity to major employers such as the Meijer Distribution Center, Amazon Fulfillment Center, and numerous automotive suppliers. Across the street, a growing retail hub featuring Sunoco, Tailgaters, and Dunkin' demonstrates strong consumer demand in the area.

With direct access to I-69 and just minutes from the GM Delta Assembly Plant and Ultium Cells EV battery facility, this location is ideal for retailers seeking to capture both local residents and thousands of daily employees traveling through Lansing's busiest industrial corridor.

## PROPERTY INFORMATION



**SITE:**  
1.68 Acres



**SITE:**  
<1 mile to I-96/  
Lansing Rd. Interchange



**ZONED:**  
I-Industrial



**POTENTIAL**  
High Traffic Site w/  
Commercial Potential

**SALE PRICE:**

**\$450,000**

CASH OR NEW MORTGAGE

## SITE PLAN



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## LOCAL AREA MAP



### AREA INFO

**0.9 Miles**  
to I-96/Lansing Rd  
Interchange

**1.2 Miles**  
to Meijer Distribution  
Center

**2.1 Miles**  
to Amazon Fulfillment  
Center

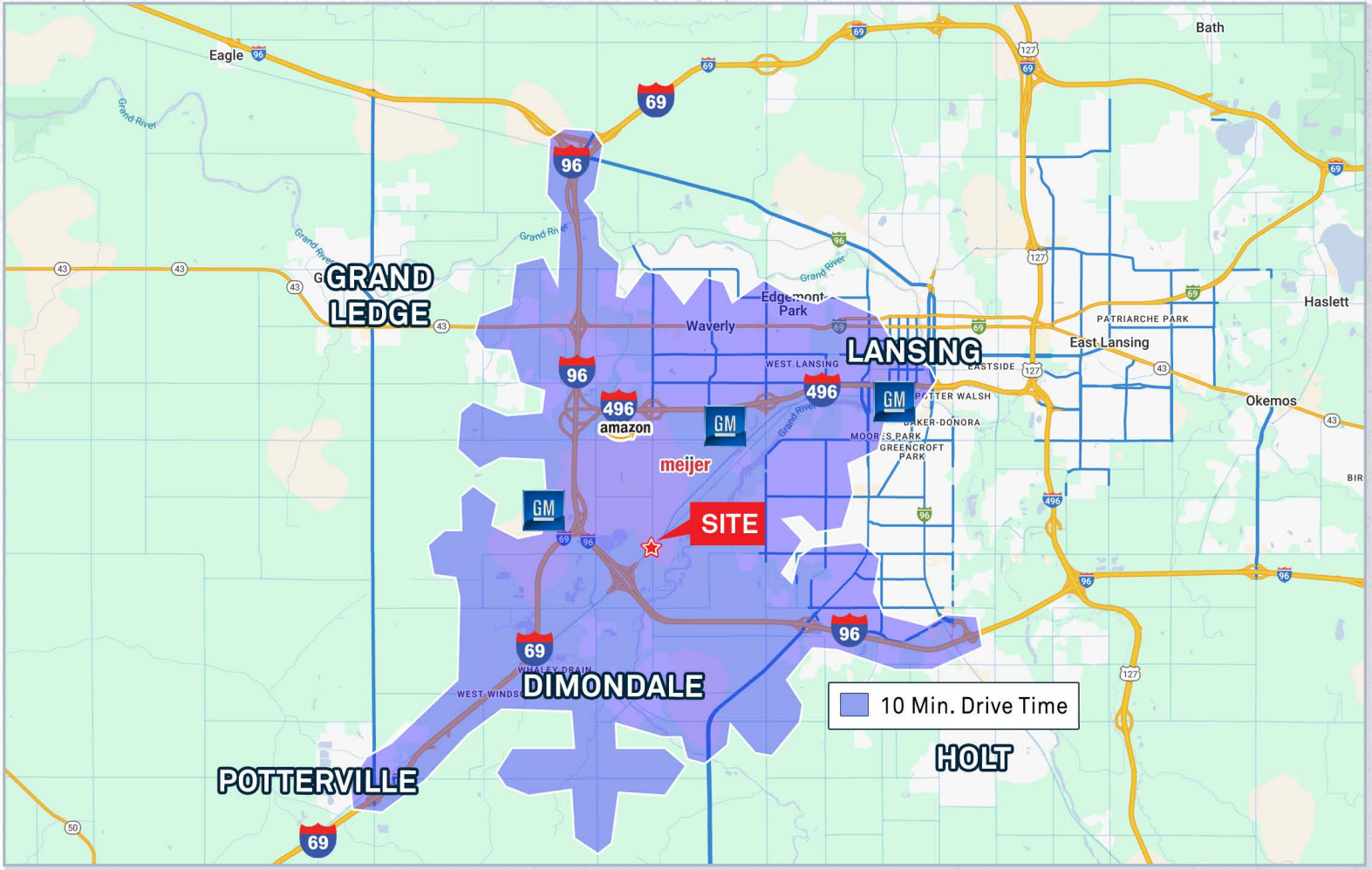
**2.4 Miles**  
to I-496 Creyts Rd  
Interchange

**2.9 Miles**  
to GM Delta Engine/Ultium  
Battery Plant

**Convenient**  
to Lansing's Largest  
Industrial Corridor



SITE DETAILS



TRAFFIC COUNTS

|              |               |
|--------------|---------------|
| Lansing Road | 11,436 V.P.D. |
| Creyts Road  | 5,422 V.P.D.  |
| I-96         | 36,141 V.P.D. |

DELTA CHARTER TWP. TAX DATA

|                    |                    |
|--------------------|--------------------|
| Parcel Number      | 040-034-400-090-00 |
| Assessed Value/SEV | \$109,100          |
| Taxable Value      | \$57,247           |
| 2025               | \$3,412            |