

SIGNATURE ASSOCIATES
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Retail For Lease

Property Name: Edgewood Towne Center
Location: 438 - 462 E. Edgewood Boulevard
City, State: Lansing, MI
Cross Streets: S. Cedar Street
County: Ingham
Zoning: B-1
Year Built: 1990

Total Building Sq. Ft.:	88,453	**Property Type:**	Power Center
Available Sq. Ft.:	52,765	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	1,611	**Total Acreage:**	12.00
Max Cont. Sq. Ft.:	44,306	**Land Dimensions:**	N/A
Ceiling Height:	12' - 16'	**Parking:**	Ample
Overhead Door(s) / Height:	0	**Curb Cuts:**	N/A
Exterior Construction:	Brick	**Power:**	Ample
Structural System:	Block	**Restrooms:**	Yes
Heating:	Yes	**Sprinklers:**	No
Air-Conditioning:	Yes	**Signage:**	Pylon & Building
Basement:	No	**Roof:**	N/A
Number of Stories:	1	**Floors:**	N/A
Condition:	N/A	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**				
1 Mile:	8,925	**1 Mile:**	$52,889	**Yr:**	2025	**Count:**	8,972	Edgewood Blvd. W. of Cedar St. 2-Way
3 Miles:	64,824	**3 Miles:**	$64,304	**Yr:**	2025	**Count:**	13,773	Cedar St. S. of Edgewood Blvd. 2-Way
5 Miles:	116,132	**5 Miles:**	$64,294	**Yr:**	2025	**Count:**	13,894	Cedar St. N. of Edgewood Blvd. 2-Way
				Yr:	2025	**Count:**	54,013	I-96 & Cedar Set. 2-Way

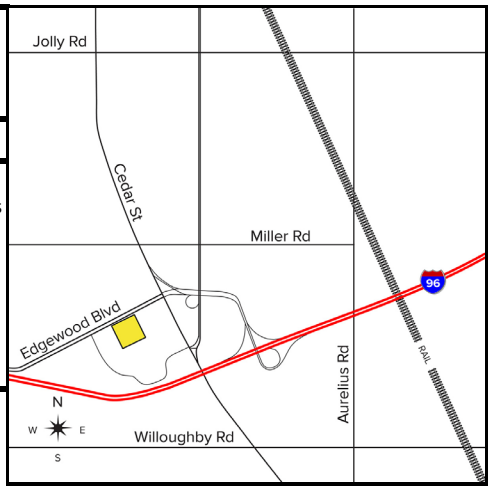
Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	$16.00	**Improvement Allowance:**	N/A
Lease Type:	NNN	**Options:**	N/A
Monthly Rate:	N/A	**Taxes:**	$220,727 (2025)
Lease Term:	5 Year(s)	**TD:**	N/A
Security Deposit:	N/A	**Assessor #:**	N/A
Parcel #:	01-05-09-403-082	**Date Available:**	Immediately

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

Tenant Responsibilities: N/A

Comments: Established power center located at I-96 and S. Cedar Street. Shadow anchored by Target. Join national retailers in this Towne Center which features a diverse tenant mix, tremendous visibility, and ample on-site parking. Excellent freeway signage opportunity.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Jeff Higgins, (248) 359-0650, jhiggins@signatureassociates.com
Richard Pifer, (248) 799-3158, rpifer@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.