



## 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

<b>Total Building Sq. Ft.:</b>	88,453	<b>Property Type:</b>	Power Center
<b>Available Sq. Ft.:</b>	49,265	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	1,611	<b>Total Acreage:</b>	12.00
<b>Max Cont. Sq. Ft.:</b>	23,782	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	12' - 16'	<b>Parking:</b>	Ample
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	Brick	<b>Power:</b>	Ample
<b>Structural System:</b>	Block	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Pylon & Building
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	1	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

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

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

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

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> 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):**

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