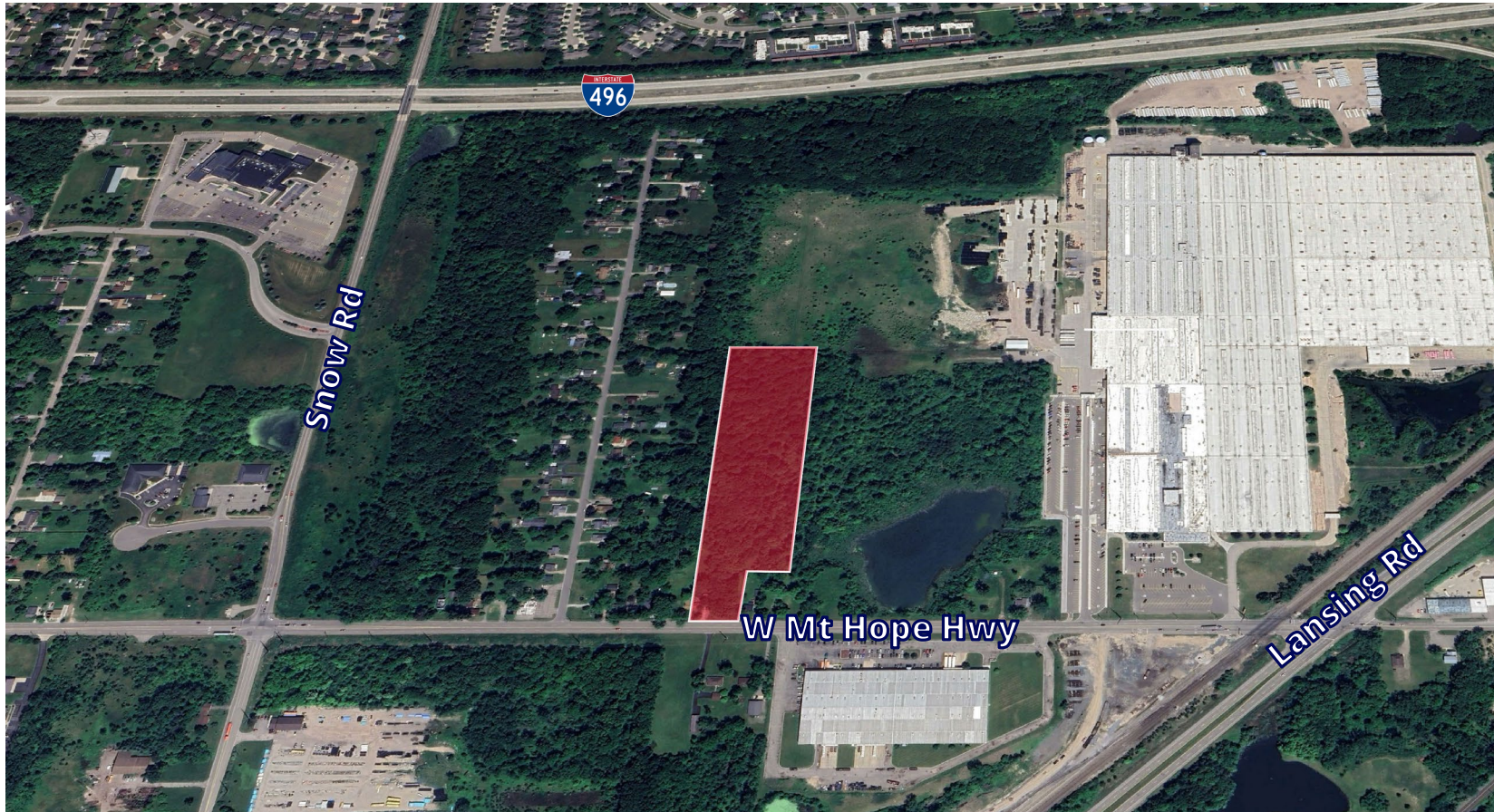


FOR SALE



W Mt Hope Hwy, Lansing, MI

4.5 Acres Vacant Land



Jeff Ridenour
Associate Vice President
517 204 7902
jeff.ridenour@colliers.com

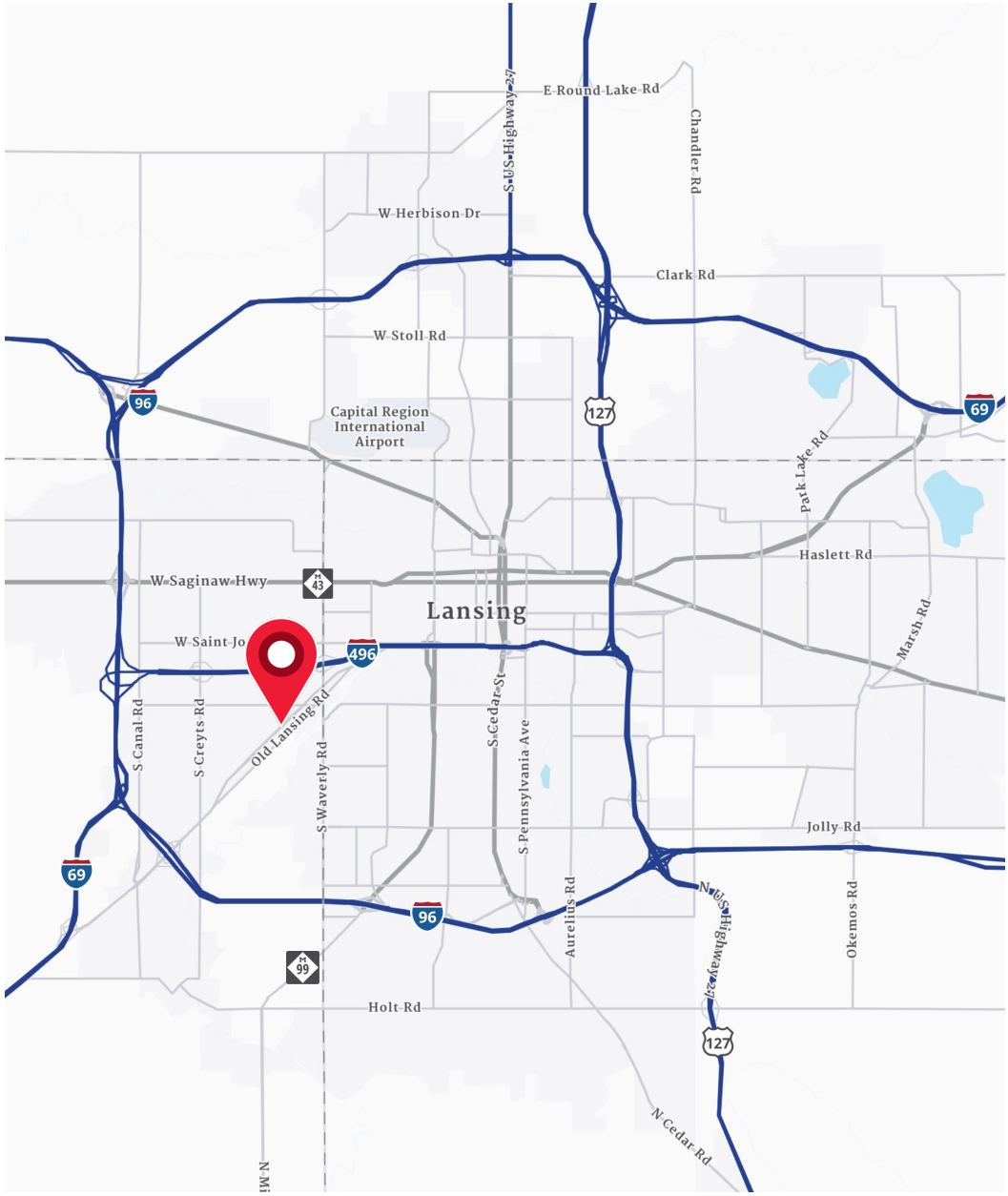


Burm Kim
Associate
517 512 7404
burm.kim@colliers.com



Colliers Lansing
2501 Coolidge Road
Suite 300
East Lansing, MI 48823
colliers.com/lansing





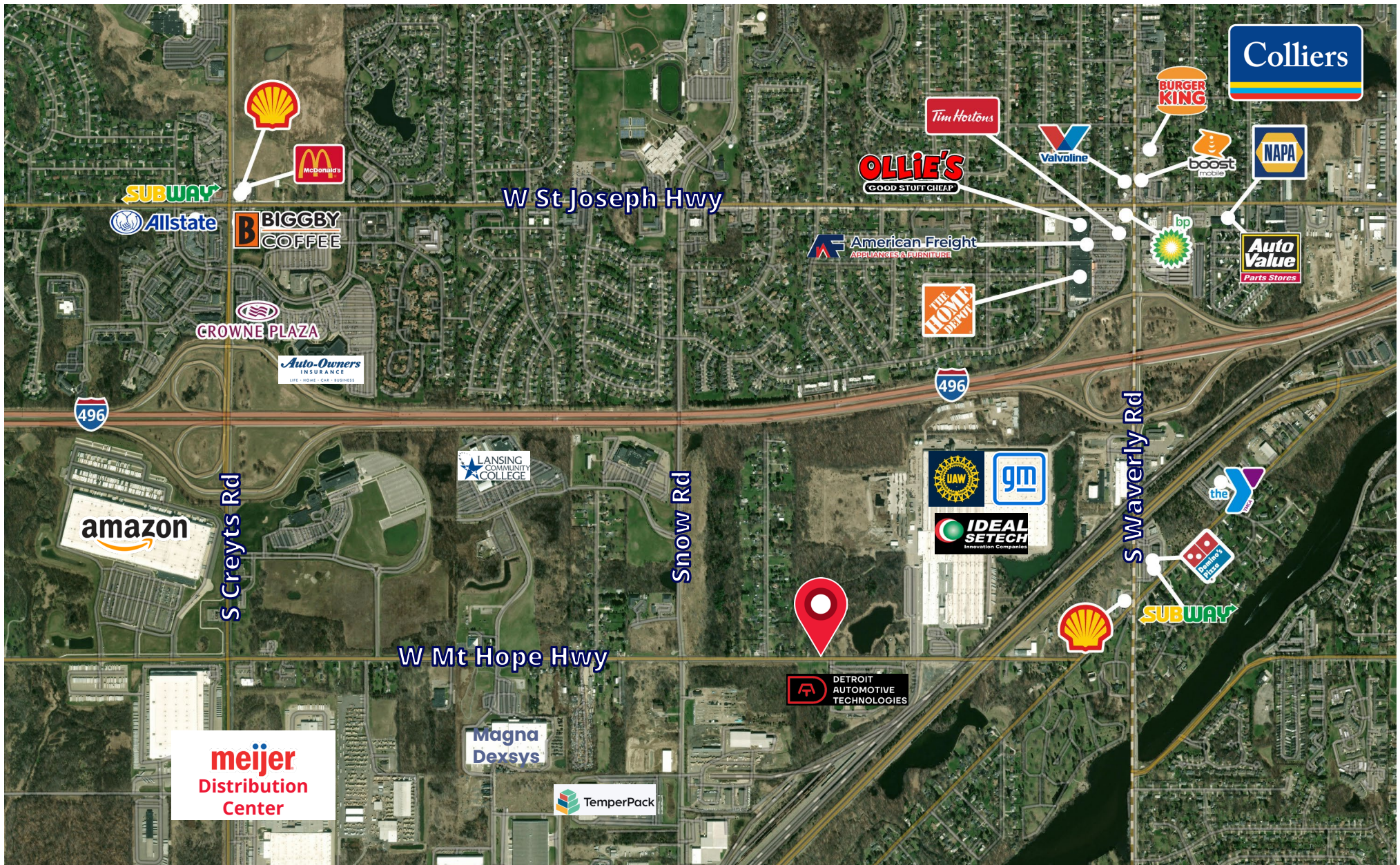
PROPERTY SPECIFICATIONS

- 4.440-acre industrial zoned lot
- Located in Delta Charter Township, Eaton County
- Less than ¼ mile from Lansing Rd; 2.5 miles north of the I-96 / I-69 interchange; and 4.2 miles west of downtown Lansing
- Public water and sewer located along Mt Hope Rd
- 166' frontage on W Mt Hope Rd with a depth of ±1,350'
- Situated in the center of Lansing industrial hub
- Zoning - I / Light Industrial
- 2025 Taxes: \$1,910
- Value: Taxable: \$32,723
SEV: \$41,700
- Parcel Number: 040-024-300-100-00

Sale Price: \$220,000
(\$48,888/Acre)

FOR SALE
4.5 Acres Vacant Land





MERCHANT MAP

4.5 Acres Vacant Land

DEMOGRAPHICS

4.5 Acres Vacant Land



CURRENT YEAR SUMMARY	5 MINUTE RADIUS	10 MINUTE RADIUS	15 MINUTE RADIUS
Total Population	3,393	56,759	136,224
Total Households	1,541	25,824	61,347
Total Family Households	908	13,865	32,244
Average Household Size	2.20	2.18	2.20
Median Age	42.0	39.2	38.2
Population Age 25+	2,432	40,130	95,702

5 YEAR PROJECTED TRENDS:	5 MINUTE RADIUS	10 MINUTE RADIUS	15 MINUTE RADIUS
Population	-0.06%	-0.18%	-0.11%
Households	0.27%	0.16%	0.29%
Families	0.04%	-0.04%	0.04%
Median Household Income	2.51%	1.63%	1.70%

CURRENT YEAR POPULATION BY SEX	5 MINUTE RADIUS	10 MINUTE RADIUS	15 MINUTE RADIUS
Male Population / % Male	47.8%	48.4%	49.1%
Female Population / % Female	52.2%	51.6%	50.9%

INCOME & HOUSEHOLDS SUMMARY	5 MINUTE RADIUS	10 MINUTE RADIUS	15 MINUTE RADIUS
2025 Median Household Income	\$59,114	\$59,749	\$59,987
Average Household Income	\$77,943	\$73,918	\$74,748
Per Capita Income	\$34,878	\$33,457	\$33,711

SUMMARY BUSINESS DATA	5 MINUTE RADIUS	10 MINUTE RADIUS	15 MINUTE RADIUS
Total Businesses	132	1,837	5,436
Total Daytime Population	4,163	57,892	181,517
Daytime Population: Workers	2,535	30,971	117,634
Daytime Population: Residents	1,628	26,921	63,883

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



Jeff Ridenour
Associate Vice President
517 204 7902
jeff.ridenour@colliers.com



Burm Kim
Associate
517 512 7404
burm.kim@colliers.com