

# PENN-MILL PLAZA

## Retail Space at High-Traffic Intersection



**FOR LEASE**  
6030 S. Pennsylvania  
Lansing, MI

**SITE SOURCE**  
RETAIL BROKER NETWORK

**AVAILABLE:**  
**SUITE 7: 2,800 SF**  
**SUITE 8: 1,850 SF**  
**SUITE 11: 1,400 SF**

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## RETAIL SPACE IN PRIME SOUTH LANSING CORRIDOR

Positioned at a high-traffic intersection in Lansing's busy southside retail district, Penn-Mill Plaza offers exceptional visibility and accessibility for retailers and service-based businesses.

This 27,002 SF shopping center features a large corner lot, highly visible pylon signage, and ample front-door parking with easy ingress and egress. Current availability includes Suite 7 (2,800 SF) and Suite 11 (1,400 SF), both offering flexible layouts suitable for a variety of retail, service, or professional uses.

Co-tenants include Pet Supplies Plus, Metro PCS, and Advance America, among others, drawing consistent customer traffic. The plaza is just minutes from the I-96 interchange and surrounded by major national retailers such as Meijer, Target, Panera Bread, Culver's, and Biggby Coffee—making it a strategic location for tenants seeking strong exposure in a thriving commercial corridor.

**LEASE RATE:**  
**\$12.00**  
PSF/YR, NNN

NNN Expenses Estimated at \$3.86 PSF/YR

## PROPERTY FEATURES



**SIGNAGE:**  
Pylon and Building



**LOCATION:**  
Near I-96  
Interchange



**INGRESS/EGRESS:**  
Easy, with Ample  
Parking



**VISIBILITY:**  
Popular 27,000 SF  
Shopping Center on  
Large Corner Site

## AERIAL VIEW

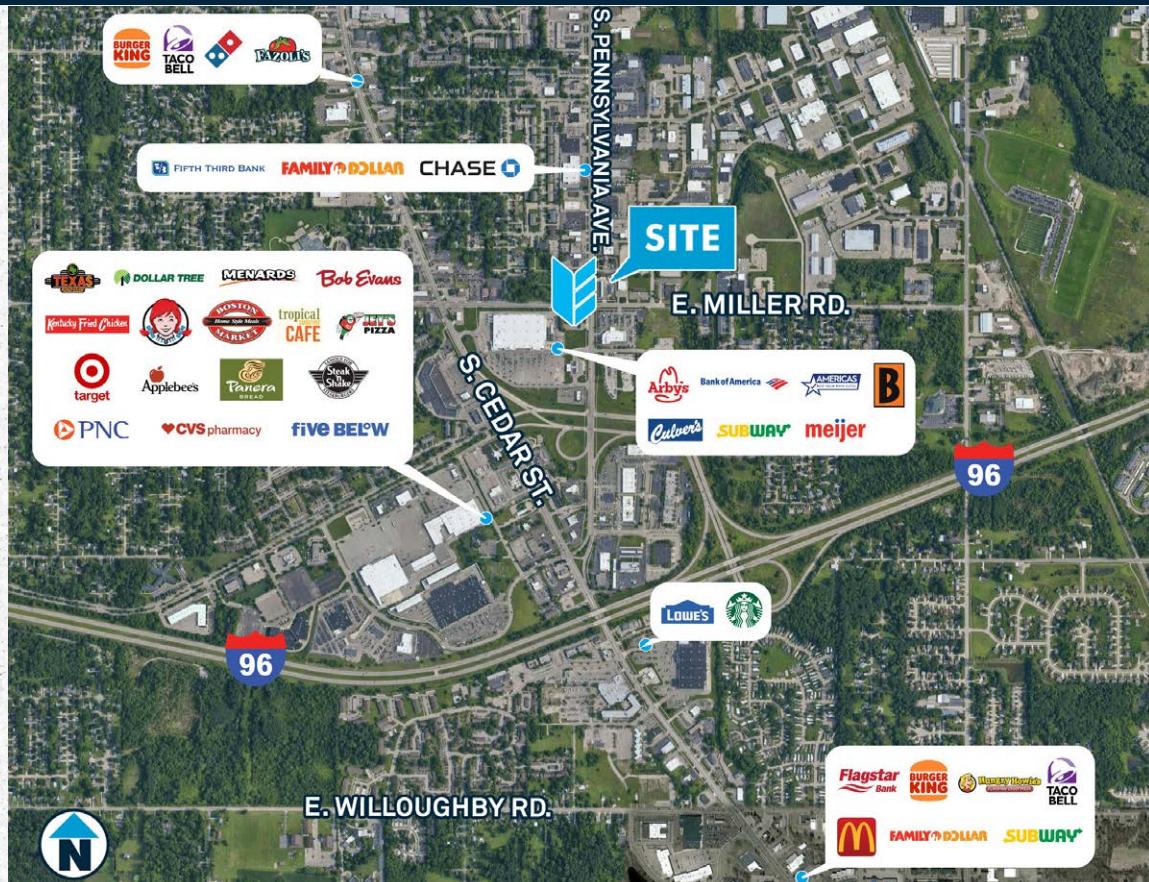


## DEMOGRAPHICS

| Proximity          | 1-Mile   | 3-Mile   | 5-Mile   |
|--------------------|----------|----------|----------|
| Population         | 7,768    | 66,617   | 129,813  |
| Average Households | 3,520    | 28,578   | 53,360   |
| Average HH Income  | \$54,827 | \$66,399 | \$64,374 |

## TRAFFIC COUNTS

|                        |            |
|------------------------|------------|
| Miller Road            | 7,845 VPD  |
| S. Pennsylvania Avenue | 15,821 VPD |
| S. Cedar Street        | 25,070 VPD |



## AREA INFORMATION

**3.3 Miles**  
to US-127/I-496 Interchange

**5.8 Miles**  
to Michigan State University

**Across From**  
Meijer, Culver's, and Other Major  
Retailers

**Near**  
Restaurants, Shopping, Hotels, and  
Apartments

**0.6 Miles**  
to I-96 Entrance