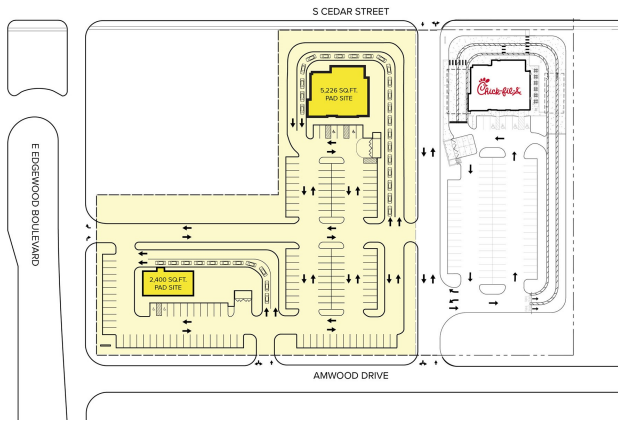




LAND For Sale or Ground Lease

Location: 6420 S. Cedar Street
Side of Street: South
City: Lansing, MI
Cross Streets: I-96
County: Eaton

Acreage: 1.00 - 4.09

Improvements: N/A

Zoning: MX-C

Dimensions:

UTILITIES

Sanitary Sewer: Yes
Storm Sewer: Yes
Water: Yes

Gas: Yes
Outside Storage: No
Rail Siding: No

ADJACENT LAND

North: Retail
South: Retail

East: Retail
West: Industrial

PRICING INFORMATION

Asking Price: Contact Broker
Per Acre: Contact Broker
Per SqFt : Contact Broker
Terms:

Lease Rate: Contact Broker
Parcel #: 01-05-10-151-002
Assessor Number: N/A
Taxes: \$58,149.14 (2025)

TRAFFIC INFORMATION

Yr: 2025 Count: 20,458 S. Cedar St. N. of I-96 2-Way
Yr: 2025 Count: 33,274 S. Cedar St. S. of I-96 2-Way
Yr: 2025 Count: 52,858 I-96 E. of S. Cedar St. 2-Way
Yr: 2025 Count: 52,909 I-96 W. of S. Cedar St. 2-Way

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	8,850	\$53,421
3 Mile Radius	65,531	\$66,022
5 Mile Radius	122,016	\$66,644

Comments: Exceptional retail development opportunity along S. Cedar Street in Lansing, a high-traffic retail corridor, providing excellent visibility and accessibility. In close proximity to the I-96 corridor. Pad site 1.00 - 4.09 acres available. Site offers flexible MX-C zoning, allowing for a wide variety of uses including restaurants, retailers, car washes, service stations, and financial institutions. New Chick-fil-A opened adjacent to the site in May 2026 further enhancing traffic and draw to the area. Potential for multi-tenant buildings up to 7,600 sq. ft. Build-to-suit, ground lease, and purchase options are available.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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