

NOW AVAILABLE FOR **BUILD TO SUIT** FROM



## FREESTANDING RETAIL

707 EAST MILLER ROAD, LANSING, MICHIGAN

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2314 Helen Avenue  
Portage, Michigan 49002

- ◆ Meijer Shadow Site
- ◆ Available for Retail or Restaurant Development
- ◆ Cedar Street and Miller Road Access
- ◆ Adjacent to I-96 Ramps

Offered As:

## Build-to-Suit / Leaseback

The information contained in his offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



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SALIENT FACTS

**PROPERTY DESCRIPTION** A 1.39 acre parcel with 195.25 feet of frontage along East Miller Road. The property wraps a hard corner with a traffic light. The common street address is 707 East Miller Road, Lansing, Michigan. The property has 111 parking spaces, shared with existing tenant.

**AREA INFORMATION** This property is located directly behind Meijer as you exit I-96. The property offers direct access to South Cedar Street which is a main commercial corridor. Many other national tenants surrounding the property. Population within a three mile radius is 67,029 with an average annual income of \$51,468.

**PARCEL NUMBER** 33-01-05-03-351-297

**SIZE** Retail: 6,200 SF to 7,360 SF  
Restaurant: 2,500+ SF

**TRAFFIC COUNTS** East Miller Road: 11,225  
South Cedar Street: 23,300  
I-96 Expressway: 40,620

**ACCESS** Wraps a hard corner with a traffic light. Adjacent to I-96 Ramps.

**UTILITIES** Electric: Consumers Power  
Gas: Consumers Power  
Water: City  
Sewer: City

**ZONING** 201 - Commercial

**LEASE DETAILS** Build to suit or land lease offered.

**LISTING AGENTS** Contact Midwest Realty Group for more details.

Agent: Andrew Gyorkos  
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CORRIDOR VIEW



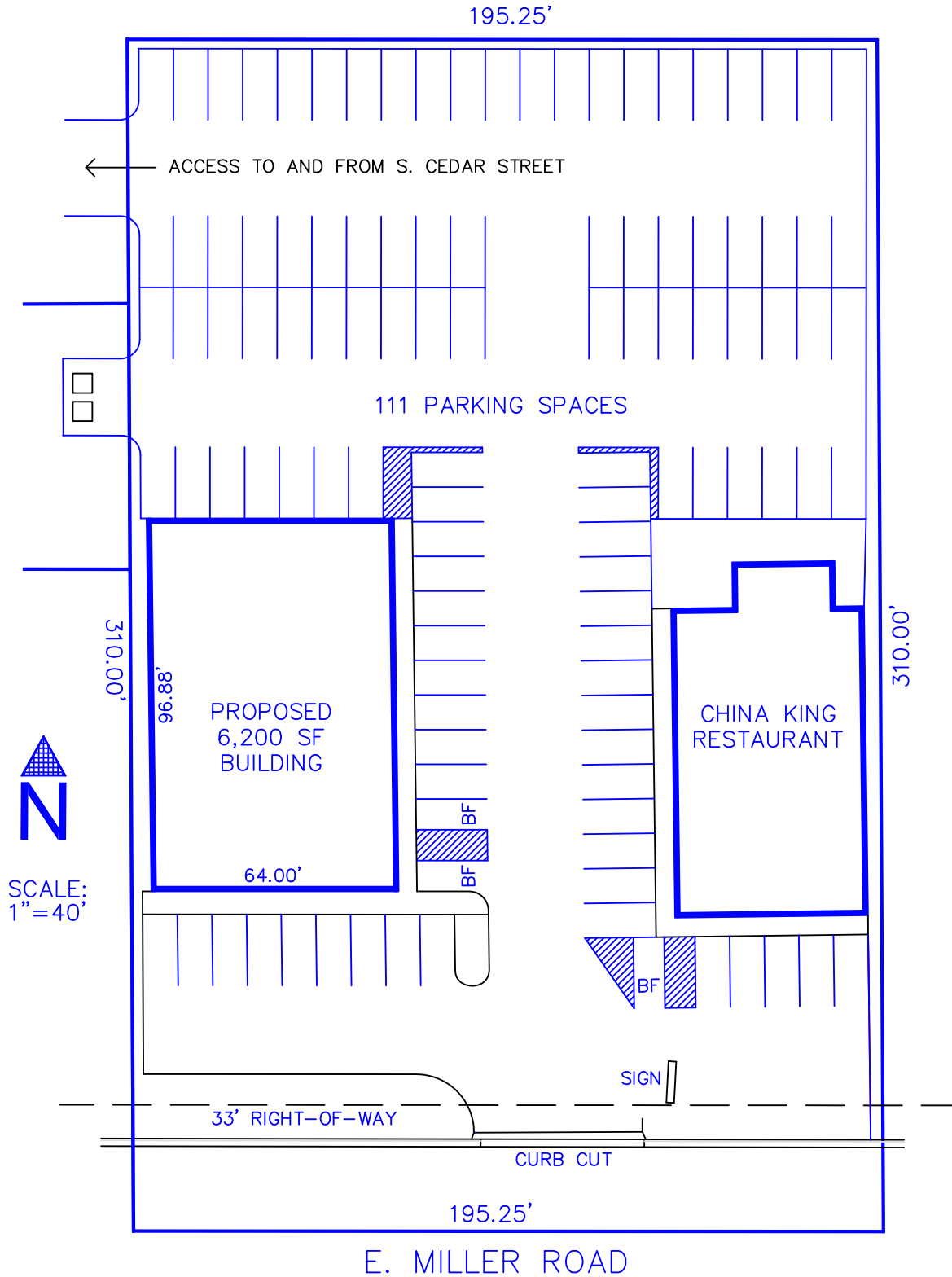
707 E. Miller Road  
Lansing, Michigan



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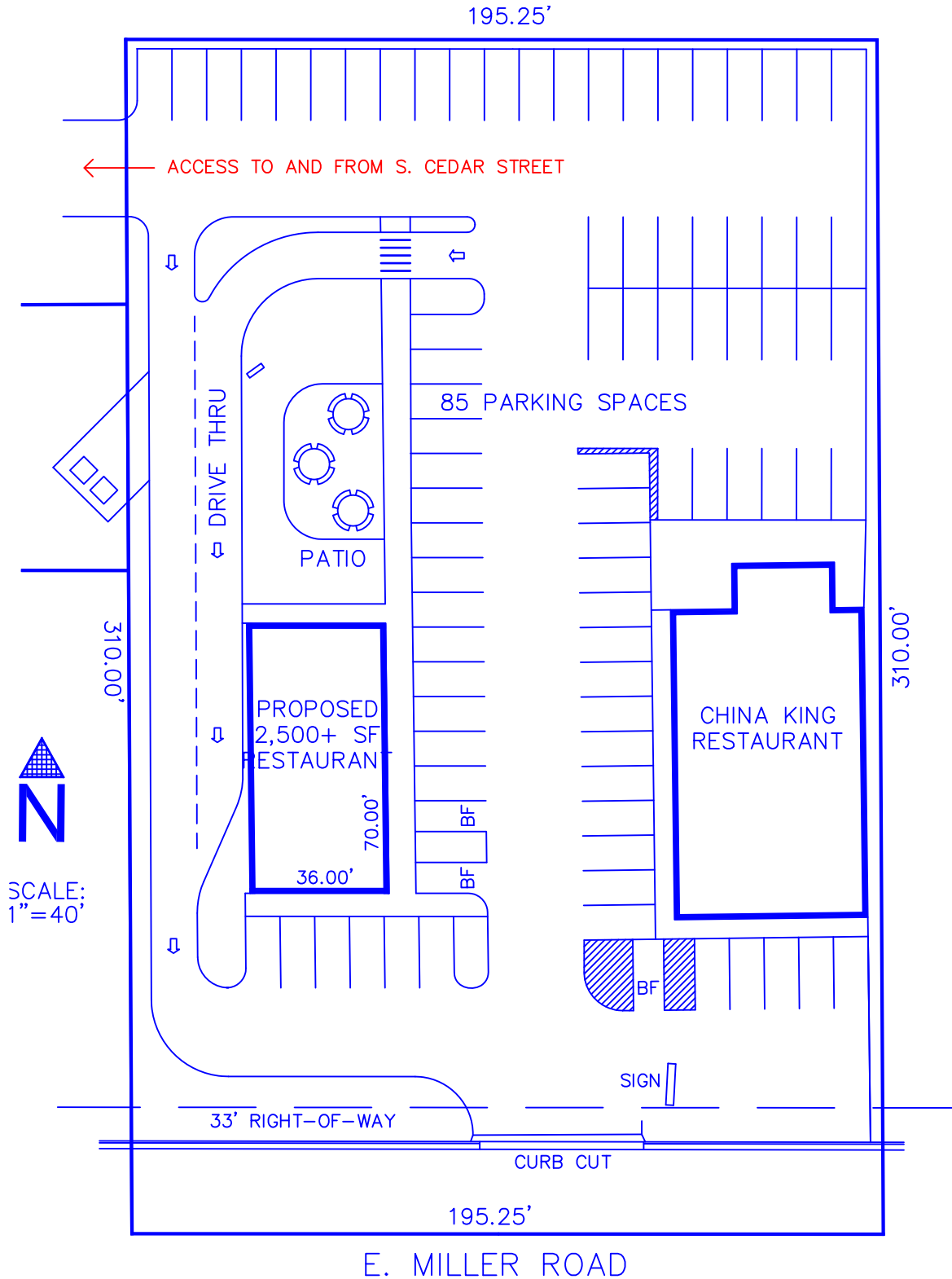
RETAIL CONCEPT



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RESTAURANT CONCEPT WITH DRIVE-THRU





NOW AVAILABLE FOR BUILD TO SUIT FROM



## Demographic and Income Profile

707 E Miller Rd, Lansing, Michigan, 48911 2  
 707 E Miller Rd, Lansing, Michigan, 48911  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 42.66929  
 Longitude: -84.54237

Summary	Census 2010	2015	2020			
Population	67,029	65,937	65,642			
Households	28,187	27,938	27,847			
Families	16,636	16,227	16,013			
Average Household Size	2.36	2.34	2.34			
Owner Occupied Housing Units	15,889	15,416	15,391			
Renter Occupied Housing Units	12,298	12,522	12,457			
Median Age	33.5	34.5	35.3			
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	-0.09%	0.15%	0.75%			
Households	-0.07%	0.21%	0.77%			
Families	-0.27%	0.06%	0.69%			
Owner HHs	-0.03%	0.19%	0.70%			
Median Household Income	3.13%	2.79%	2.66%			
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	5,123	18.3%	4,866	17.5%		
\$15,000 - \$24,999	3,478	12.4%	2,624	9.4%		
\$25,000 - \$34,999	3,656	13.1%	3,125	11.2%		
\$35,000 - \$49,999	4,234	15.2%	4,032	14.5%		
\$50,000 - \$74,999	5,264	18.8%	5,406	19.4%		
\$75,000 - \$99,999	3,048	10.9%	3,766	13.5%		
\$100,000 - \$149,999	2,383	8.5%	3,105	11.2%		
\$150,000 - \$199,999	494	1.8%	617	2.2%		
\$200,000+	257	0.9%	306	1.1%		
Median Household Income	\$39,898		\$46,554			
Average Household Income	\$51,468		\$58,546			
Per Capita Income	\$21,836		\$24,858			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,937	7.4%	4,580	6.9%	4,490	6.8%
5 - 9	4,582	6.8%	4,404	6.7%	4,271	6.5%
10 - 14	4,329	6.5%	4,192	6.4%	4,244	6.5%
15 - 19	4,432	6.6%	4,030	6.1%	4,078	6.2%
20 - 24	5,773	8.6%	5,553	8.4%	5,084	7.7%
25 - 34	11,005	16.4%	10,752	16.3%	10,391	15.8%
35 - 44	8,631	12.9%	8,575	13.0%	8,862	13.5%
45 - 54	9,196	13.7%	8,209	12.4%	7,605	11.6%
55 - 64	7,511	11.2%	8,050	12.2%	7,752	11.8%
65 - 74	3,486	5.2%	4,661	7.1%	5,740	8.7%
75 - 84	2,227	3.3%	2,009	3.0%	2,251	3.4%
85+	920	1.4%	923	1.4%	873	1.3%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	46,583	69.5%	44,927	68.1%	43,809	66.7%
Black Alone	11,623	17.3%	11,536	17.5%	11,596	17.7%
American Indian Alone	415	0.6%	416	0.6%	417	0.6%
Asian Alone	2,819	4.2%	3,020	4.6%	3,297	5.0%
Pacific Islander Alone	29	0.0%	29	0.0%	31	0.0%
Some Other Race Alone	2,111	3.1%	2,265	3.4%	2,391	3.6%
Two or More Races	3,448	5.1%	3,744	5.7%	4,100	6.2%
Hispanic Origin (Any Race)	6,605	9.9%	7,089	10.8%	7,665	11.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

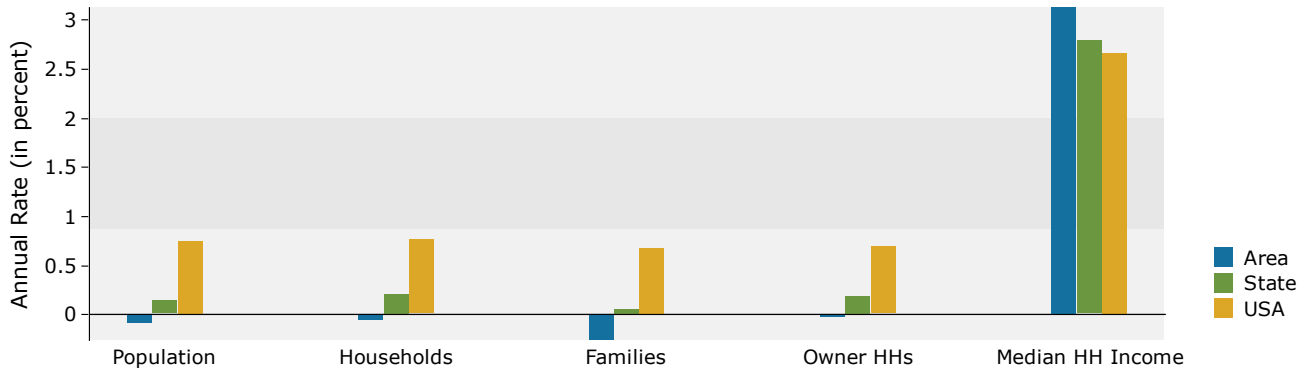


## Demographic and Income Profile

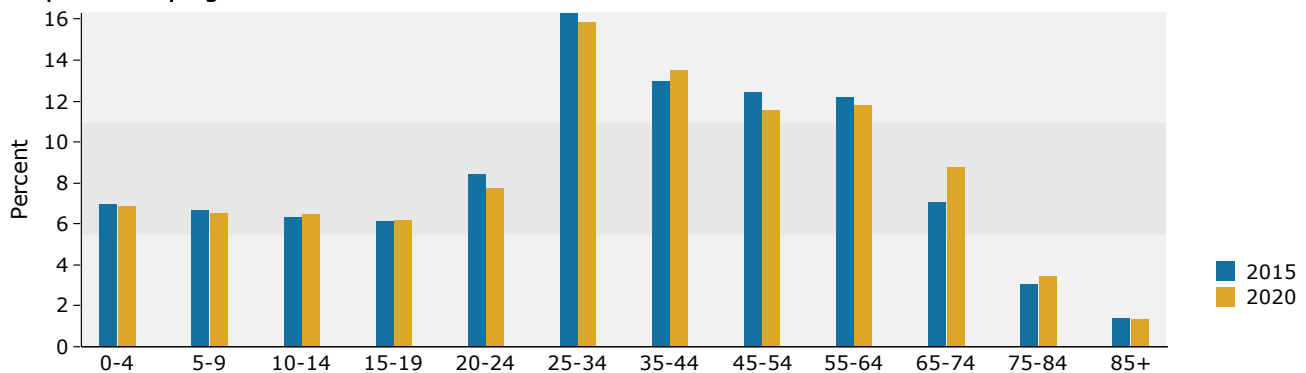
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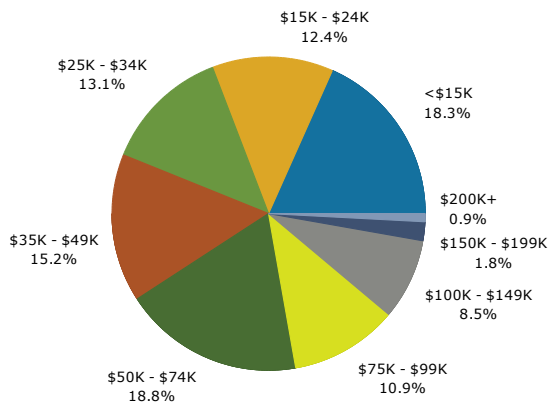
### Trends 2015-2020



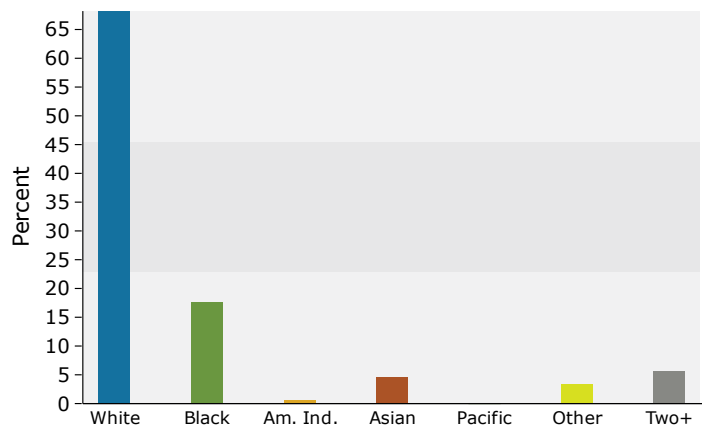
### Population by Age



### 2015 Household Income



### 2015 Population by Race



2015 Percent Hispanic Origin: 10.8%