



6046 S Cedar St | Lansing, MI 48911

PROPERTY OVERVIEW

Located along high-traffic Cedar St, this is an exceptional leasing opportunity for any business. This end-cap unit provides prime visibility and boasts a corner lot location, perfectly positioned to capture customer traffic. With lease options at \$12 NNN as-is or \$16 NNN with Tenant Improvements, this property offers flexibility for businesses' specific needs. Ample parking ensures convenience and accessibility for both customers and employees. Notably, the property experiences an impressive average of 17,620 vehicles daily, setting the stage for significant exposure. Seize the chance to elevate your business in this dynamic location. Get in touch today to explore this remarkable leasing opportunity.

PROPERTY HIGHLIGHTS

- End-cap unit offering prime visibility
- Flexible lease options: \$12 NNN as-is, \$16 NNN with Tenant Improvements
- Corner lot location ideal for capturing customer traffic
- Abundant parking for convenience and accessibility

AVAILABLE SF:	1,840 - 3,684 SF
LEASE RATE:	\$12.00 - 16.00 SF/YR (NNN)
ZONING:	DM-1 RE

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RETAIL PROPERTY FOR LEASE

6046 S Cedar St



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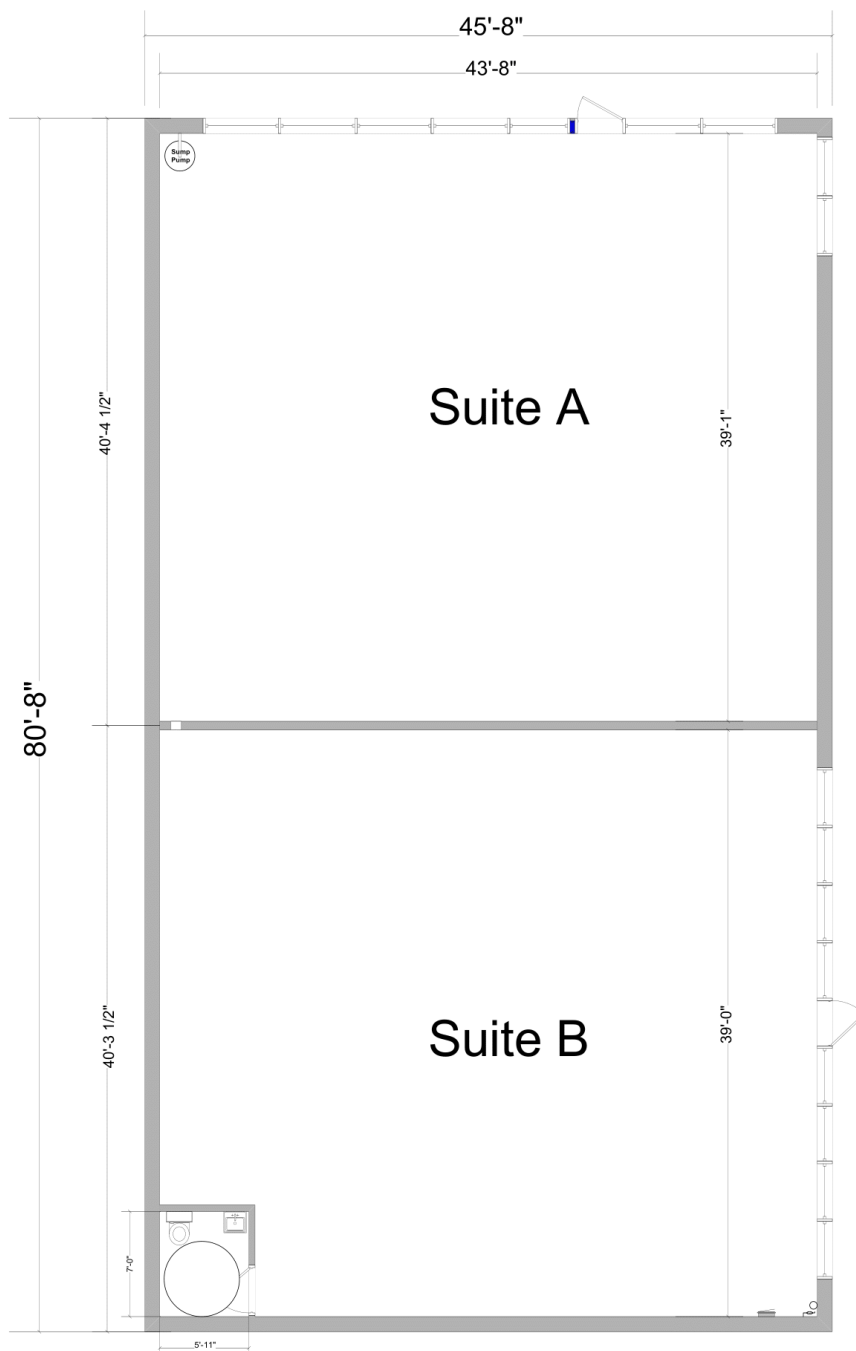


RETAIL PROPERTY FOR LEASE

6046 S Cedar St

Total Lease Sq. Ft. 3,684
Unit 1 - Lease Sq. Ft. 1,844
Unit 2 - Lease Sq. Ft. 1,840

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Lansing, MI. 48911

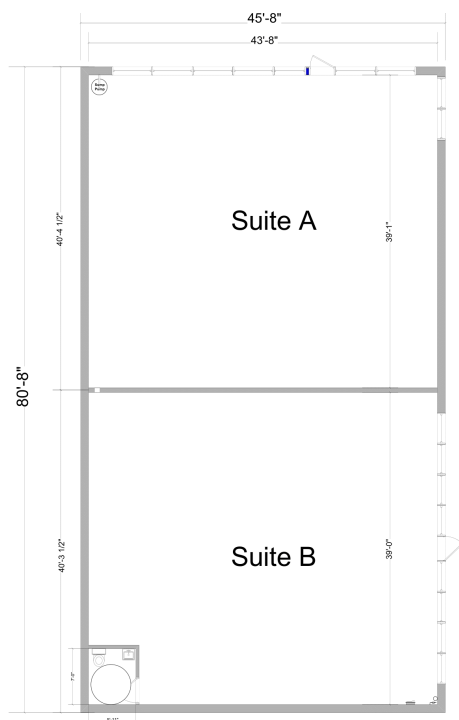


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RETAIL PROPERTY FOR LEASE

6046 S Cedar St



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,840 - 3,684 SF	Lease Rate:	\$12.00 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
6046 S Cedar St	Available	3,684 SF	NNN	\$12.00 SF/yr
6046 S Cedar St	Available	1,844 SF	NNN	\$16.00 SF/yr
6046 S Cedar St	Available	1,840 SF	NNN	\$14.00 SF/yr

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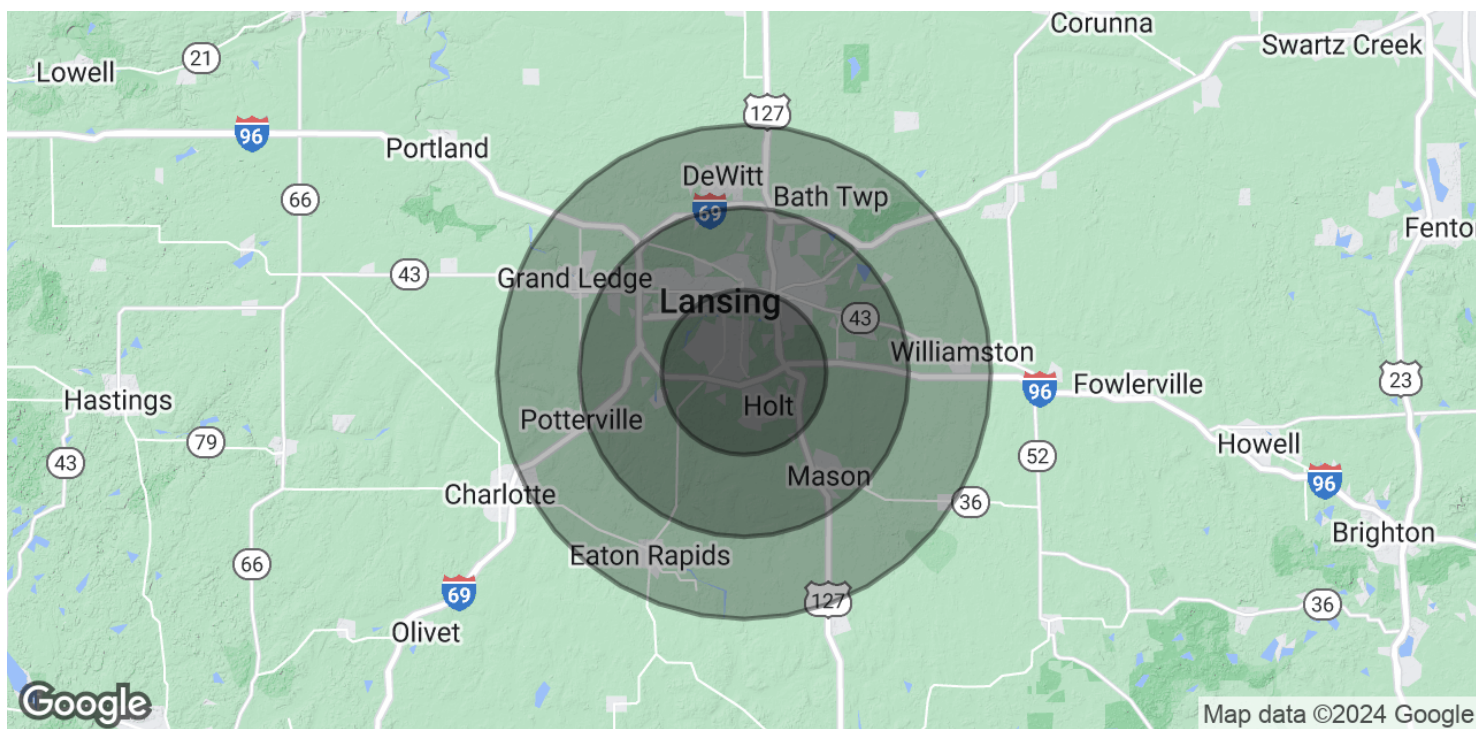
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	132,053	313,688	392,761
Average Age	35.4	36.4	37.7
Average Age (Male)	33.6	34.7	36.4
Average Age (Female)	36.6	37.4	38.5

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	59,908	137,252	169,577
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$55,339	\$68,861	\$73,505
Average House Value	\$106,651	\$142,173	\$153,365

2020 American Community Survey (ACS)

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