



TWO STORY FORMER FITNESS FACILITY

LOCATED IN THE HEART OF SOUTH LANSING'S RETAIL CORRIDOR



FOR SALE OR LEASE

134 E. Edgewood Blvd., Lansing, MI

BUILDING: ±17,700 SF



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Building Near Retail and Interstate

17,700 SF building located in the heart of South Lansing's retail corridor. Less than 1 mile from the Interstate 96 ramp as well as area co-tenants such as Meijer, Target, Menards, and Celebration Cinema.

Formerly a gym, the property is perfect for a fitness user, auto repair, events venue or retail store. Additionally, the space is a fully entitled recreational cannabis facility and there is an option to purchase license.

Sale Price:

\$2,000,000

Cash or New Mortgage

(Lease Terms Contact Broker)

PROPERTY INFORMATION



17,700 SF
2-Story, Brick



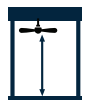
Built:
2005



ZONING:
F-1 Commercial
(Cannabis Licensed)



Parking:
82 Spaces



First Floor: feature:
2-Story Atrium
Extends to Large
Open Room

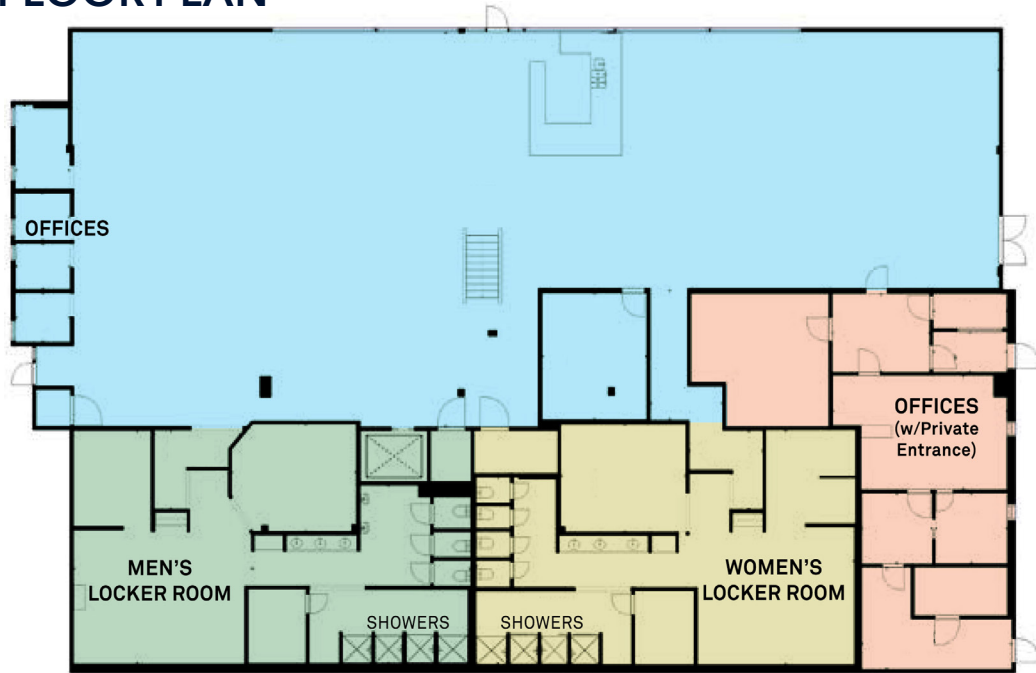


ACRES:
1.17 & 259'
of Frontage

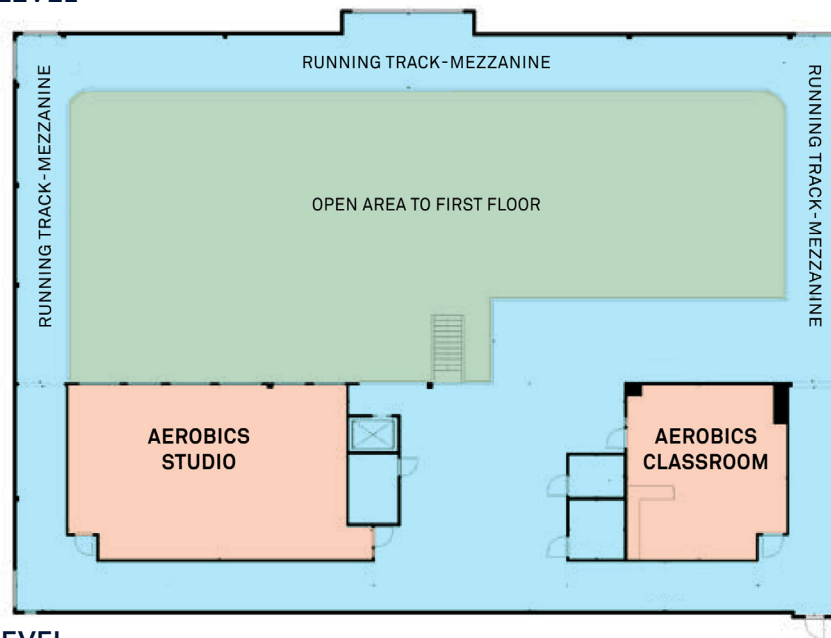


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FLOOR PLAN



LOWER LEVEL



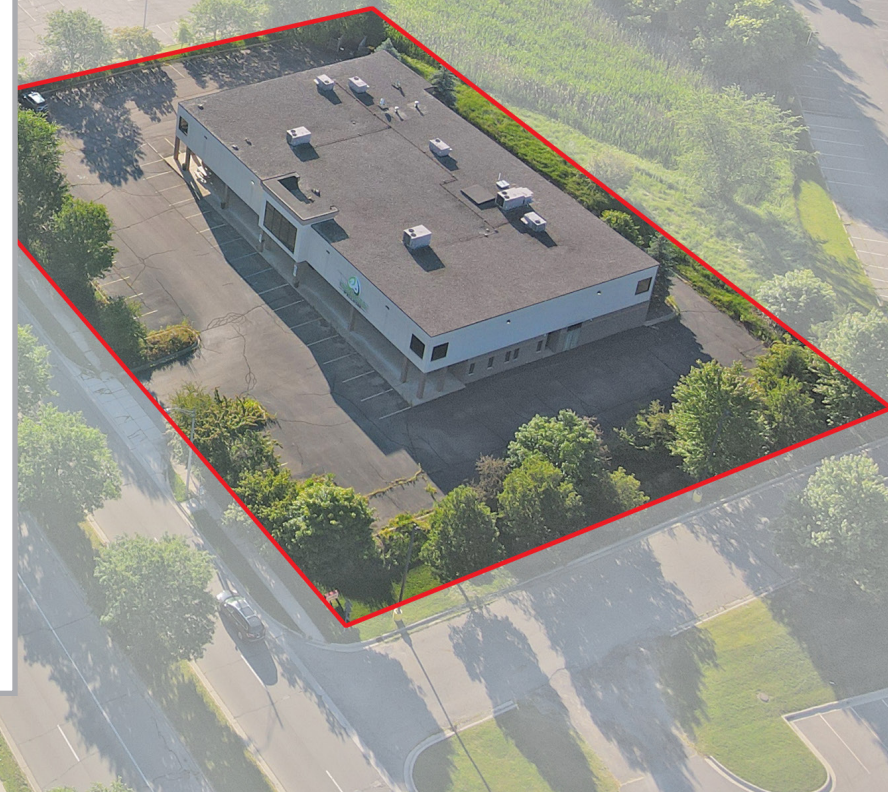
UPPER LEVEL

LOWER LEVEL

The front area of the facility features a large open room, which offers a blank slate for a variety of lounge and entertainment concepts.

UPPER LEVEL

An upstairs portion of the property features a wraparound former running track, along with additional meeting areas—ready for unique VIP room possibilities.



SITE PLAN



AREA INFORMATION

1 Mile

to Target, Menards, Meijer, Lowes and 10 apartment complexes

<7 Minute

drive to two I-96 interchanges

5 Mile

radius to 52,266 housing units

12 Minutes

to Michigan State university

High Profile

area near shopping, services, restaurants, entertainment and densely populated neighborhoods

TRAFFIC COUNTS

Edgewood Blvd.	15,888 VPD
Cedar St.	26,478 VPD
I-96	51,549 VPD

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	8,588	62,909	110,265
Total Housing Units	4,182	29,281	52,266
Average Household Income	\$61,284	\$70,905	\$72,106

CITY OF LANSING TAX DATA

Parcel Number	33-01-05-09-401-012
2024 Assessed Value/SEV	\$971,500
2024 Taxable Value	\$871,575
2023 Taxes	\$66,208

