

PREMIER DEVELOPMENT OPPORTUNITY

ADJACENT TO MICHIGAN STATE UNIVERSITY

4578 & 4606 Hagadorn Rd.

HAGADORN RD.

FOR SALE

4578 & 4606 Hagadorn Rd.
East Lansing, MI

AVAILABLE:
5.7± ACRES

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5.7± ACRES AVAILABLE NEAR MSU & MCLAREN HEALTH

Offering 5.7± acres in East Lansing, this highly visible development site presents a rare opportunity directly across from Michigan State University. Positioned along Hagadorn Road with all utilities available and PO (Professional and Office District) zoning in place, the property is ideally suited for office, medical, research, institutional, or complementary campus-oriented development.

Its strategic location provides convenient access to MSU, Downtown East Lansing, the McLaren Health Care Campus, and the broader Greater Lansing region, placing future users at the center of one of Mid-Michigan's most dynamic growth corridors.

PROPERTY FEATURES



ZONED:
PO - Professional and Office District



LOCATION:
Meridian Township, Excellent Exposure Along Hagadorn Rd.



CONVENIENT:
to MSU Campus, and Downtown East Lansing



UTILITIES:
All Available

SALE PRICE:

\$2,500,000

CASH OR NEW MORTGAGE, INCLUDES BOTH PARCELS



AREA INFORMATION

- 1.0 Mile to Grand River Avenue
- 2.0 Miles to downtown East Lansing
- 2.8 Miles to new McLaren Health Care Campus
- 3.0 Miles or less to all major MSU campus facilities
- 3.0 Miles to the Meridian Mall & major retail corridor



MERIDIAN TOWNSHIP - TAX DATA

Parcel Numbers	33-02-02-20-351-002 33-02-02-20-351-003
SEV and Taxable Value	TBD
Taxes	TBD
Zoning	PO (Professional & Office District)

DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	9,323	82,889	150,750
Households	2,310	23,839	60,455
Average HH Income	\$39,734 (Large Student Population)	\$82,407	\$78,165

TRAFFIC COUNTS - VPD

Grand River Ave.	27,602
Hagadorn Rd.	14,640
Mt. Hope Rd.	7,964

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