



Sale Price:

\$1,495,000

Lease Rate:

\$10.50-\$15.00/SF

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FOR SALE AND LEASE

2508 & 2518 Cedar St Lansing, MI

13,992 SF of Freestanding Retail Available

Property Highlights

2508 S. Cedar Street

- 9,993 SF Building Located on a 0.822 Acre Lot
- Recently Renovated Property:
 - Several Offices, Break Room, Cash Room, Conference Room with a Kitchenette and a Large Back Storage/Processing Area
 - High-end Showroom Finishes with Exposed Ceilings, Brick and Wood Floors
- Formerly Occupied By Skymint as a Cannabis Dispensary

2518 S. Cedar Street

- 3,999 SF Building Located on a 0.260 Acre Lot
- Formerly Occupied By ADAM
- Currently Built Out as Office Space

Building Specifications

Financials

Sale Price:	\$1,495,000
Sale Price Per SF:	\$106.85/SF
Lease Rate:	2508: \$15.00/SF 2518: \$10.50/SF
Property Taxes (2025):	2508: \$37,831 2518: \$9,675
SEV (2025):	2508: \$584,300 2518: \$120,800
Taxable Value (2025):	2508: \$584,300 2518: \$120,800

Property Details

Building SF:	2508: 9,993 SF 2518: 3,999 SF
Year Built:	2508: 1957 2518: 1957
Acreage:	2508: 0.822 Acres 2518: 0.260 Acres
Parcel Number:	33-01-01-28-256-082 33-01-01-28-256-072
Parking	± 40 Spaces
Zoning:	MX-C
Municipality:	City of Lansing



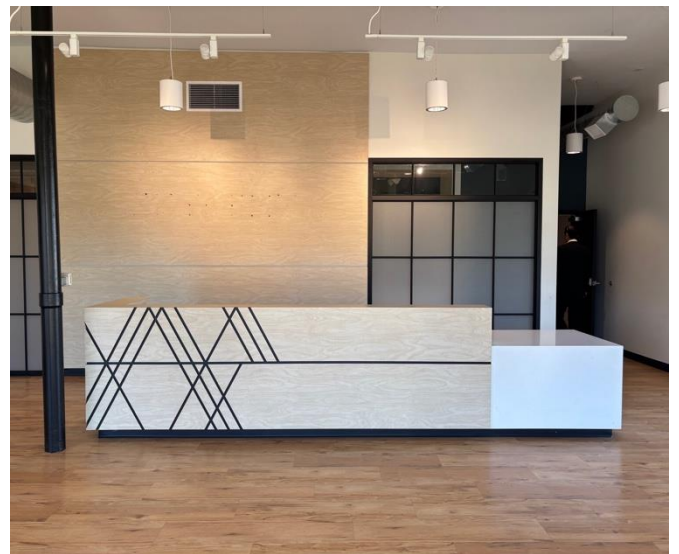
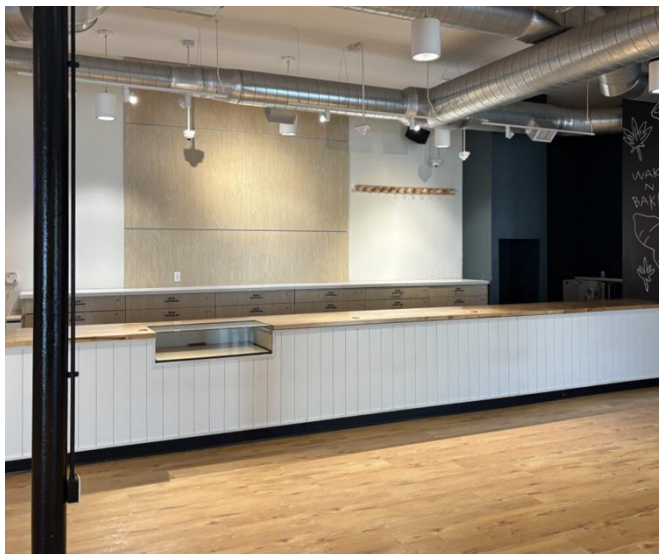
Location Highlights

- Multiple Points of Ingress and Egress from both Cedar Street (230' of Frontage) and Lincoln Avenue (200' of Frontage)
- Located off Major Road Featuring Heavy Daily Traffic (19,303 VPD)
- Centered in a Significant Redevelopment Corridor Along South Cedar Street
- High Density Residential and Mixed-use Commercial Provides a Strong Urban Pulse and Sustainable Growth Potential

FREESTANDING RETAIL FOR SALE & LEASE

Colliers

2508 S Cedar St - Interior



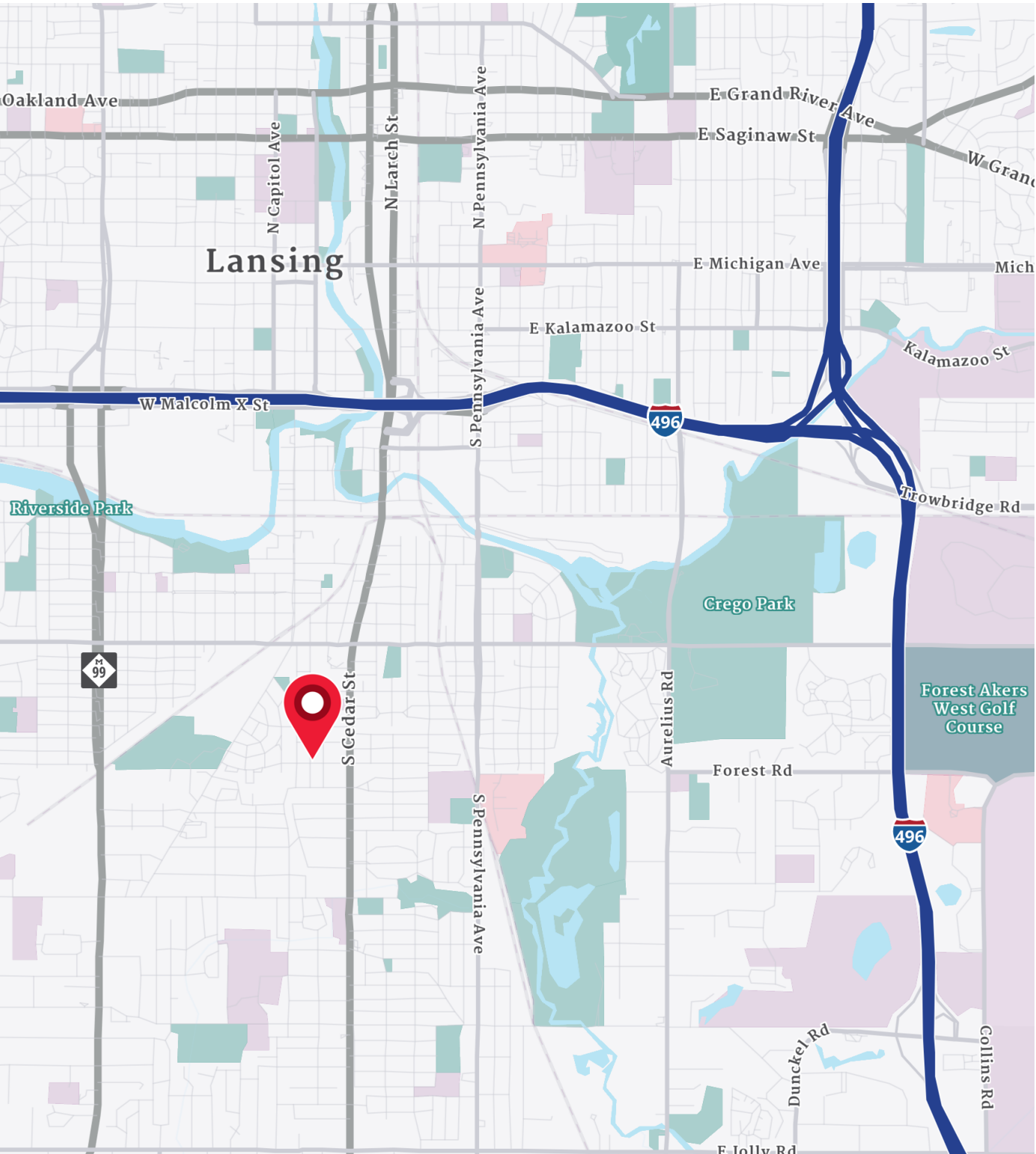
FREESTANDING RETAIL FOR SALE & LEASE

Colliers

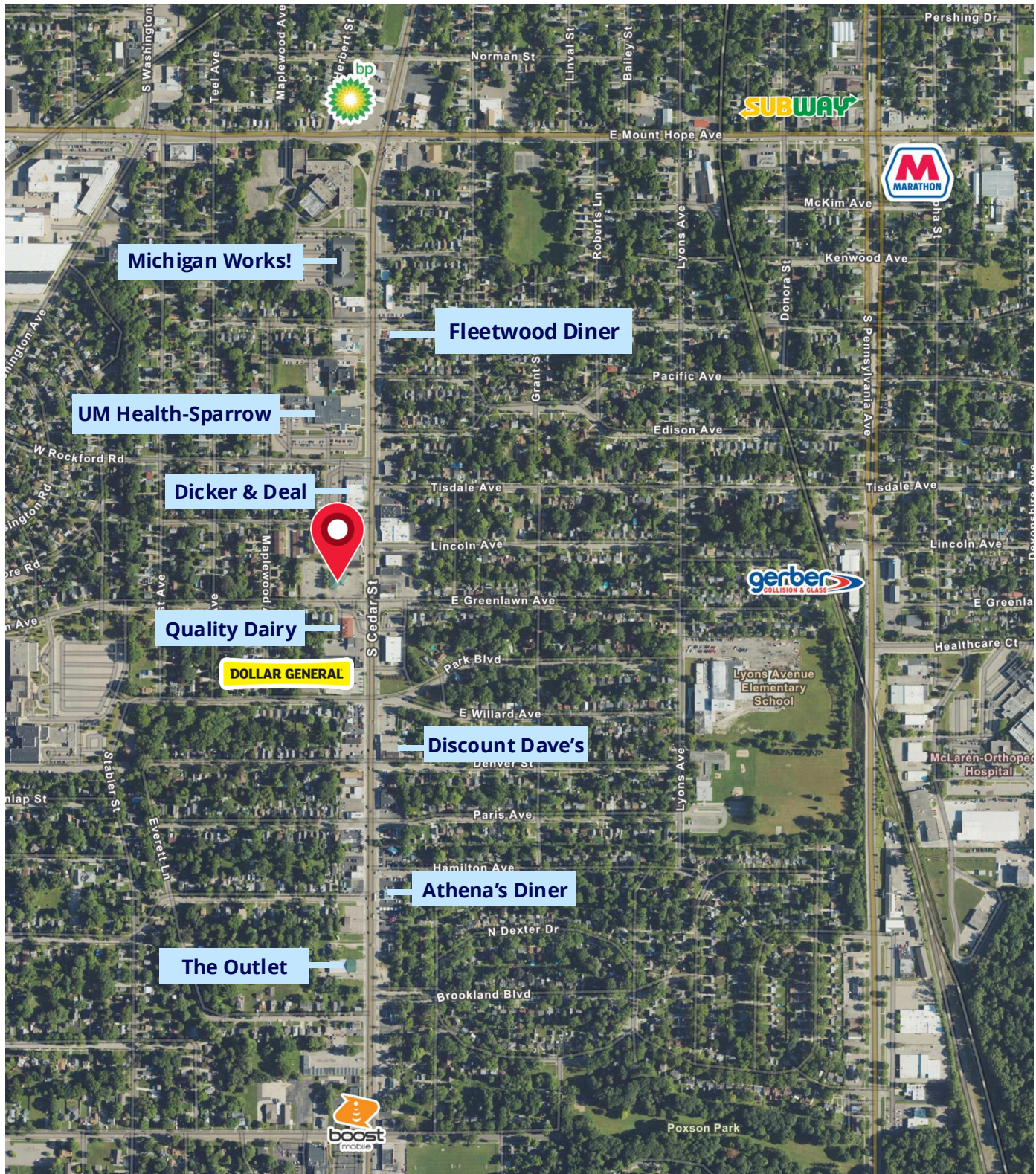
2518 Cedar St - Exterior & Interior



Location Map



Retailer Map



Aerial Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	12,668	85,956	195,870
Total Households	5,829	39,823	82,365
Total Family Households	2,920	18,626	39,550
Average Household Size	2.16	2.13	2.17
Median Age	37.4	35.4	31.8
Population Age 25+	8,894	58,888	118,119
2010 – 2020 Population: Annual Growth Rate (CAGR)	-0.24%	-0.29%	-0.08%
2020 – 2025 Population: Annual Growth Rate (CAGR)	-0.76%	0.10%	0.05%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	-0.34%	0.05%	-0.03%
Households	0.10%	0.52%	0.43%
Families	-0.13%	0.21%	0.15%
Median Household Income	2.28%	2.21%	2.09%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	6,239	42,682	96,669
Female Population / % Female	6,429	43,274	99,201
INCOME & HOUSEHOLDS SUMMARY			
2020 Median Household Income	\$53,364	\$53,912	\$56,298
Average Household Income	\$68,841	\$66,655	\$74,476
Per Capita Income	\$31,445	\$30,911	\$31,657
SUMMARY BUSINESS DATA			
Total Businesses	342	3,845	7,767
Total Daytime Population	9,238	125,774	247,538
Daytime Population: Workers	3,445	85,606	154,071
Daytime Population: Residents	5,793	40,168	93,467

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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