

PRIME OFFICE SITES IN VERNDALE LAKES NEAR I-496 INTERCHANGE



FOR SALE
Cherbourg Dr. &
Michigan Avenue
Lansing, MI

AVAILABLE:
LOT 29: 1.01 ACRES
LOT 30: 0.93 ACRES

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FLAT, READY-TO-DEVELOP OFFICE SITES IN A THRIVING LANSING CORRIDOR

Located at the edge of the Verndale Lakes residential neighborhood, this 1.94-acre office site offers an exceptional opportunity for development in a highly visible and accessible location. Situated on a prominent corner along Michigan Avenue, the property provides excellent exposure and convenient access to I-496 and I-96/69 interchange, downtown Lansing, Lansing Mall, retail corridors of West Saginaw, and growing commercial centers like Delta Crossing and the WestPark Development.

The site consists of two parcels—Lot 29, approximately 1.01 acres ($\pm 43,995$ square feet), and Lot 30, approximately 0.93 acres ($\pm 40,510$ square feet). Both lots are zoned for office use and feature flat terrain, making them ideal for immediate construction.

The surrounding area is home to numerous office buildings, Mt. Hope Church, and the bustling West Saginaw retail sector. This strategic location ensures strong connectivity to major interstates and urban amenities, making it a prime choice for professional office development.

SALE PRICE:	AVAILABLE:
\$4.00 PSF	Lot 29: 1.01 Acres
	Lot 30: 0.93 Acres

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PROPERTY FEATURES



READY:
Flat Sites for Immediate Development



ACCESSIBILITY:
Easy Ingress/Egress



VISIBILITY:
Corner Lot on Michigan Avenue



EASY ACCESS:
To I-496 and I-96/69

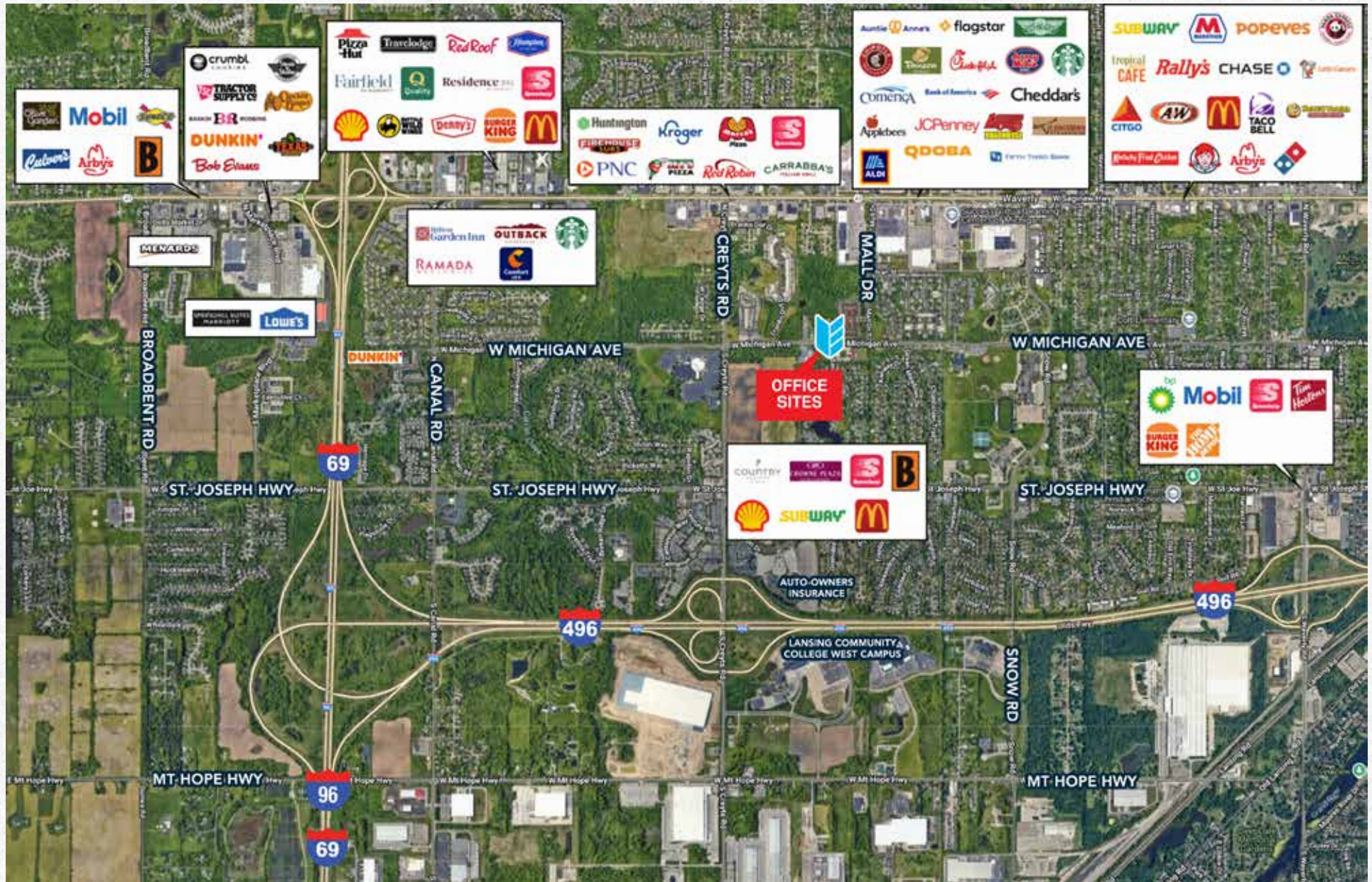


ZONED:
Office



CONVENIENT:
Near Residential and Major Retail Corridors

SURROUNDING ESTABLISHMENTS



VERNDALE LAKES-PRIME OFFICE LOTS
Cherbourg Dr. & Michigan Avenue, Lansing, MI



AREA
INFORMATION

0.7 Miles
to Lansing Mall

1.2 Miles
I-496/Creyts Rd Interchange

1.6 Miles
to Waverly Road

2.5 Miles
to I-96/I-69 Interchange

4.1 Miles
to Downtown Lansing/State Capitol

8 Miles
to Michigan State University



DELTA CHARTER TOWNSHIP TAX DATA

	Lot 29	Lot 30
Parcel Number	040-080-600-290-00	040-080-600-300-00
Acres	1.01	0.93
2025 SEV & Taxable Value	\$44,000	\$40,500
2024 Taxes	\$2,820±	\$2,608±