

13.76 ACRE REDEVELOPMENT OPPORTUNITY

LOCATED BETWEEN MT. HOPE AVE. AND CAVANAUGH RD.



FOR SALE

2727 S. Pennsylvania Ave.
Lansing, MI

AVAILABLE

13.76 Acres

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13.76 Acres in Established South Lansing Corridor Prime Redevelopment Opportunity

This 13.76-acre site in South Lansing offers a rare chance to reimagine a prominent, established property in a high-visibility corridor. Formerly home to the 240,000 SF McLaren Penn Campus, the site has now been cleared and is fully prepared for redevelopment, creating a blank slate for a wide range of users.

Zoned G-2 Wholesale and DM-4 Residential, the property is well-positioned for industrial, multi-family, or mixed-use concepts. Its flexible zoning and substantial footprint provide developers with the opportunity to bring new life to a strategically located parcel with excellent connectivity.

Surrounded by green space—including a large park and the Sycamore Creek area—the site offers a natural buffer and appealing setting for future residents or users. With 778 feet of frontage on Health Care Court and 600 feet along Alpha Street, the property provides strong access and multiple configuration options.

Two existing easements—a reciprocal parking easement and a utility easement—support the adjacent office building, which has expressed interest in participating in future redevelopment plans. Full easement documentation is available upon request.

Whether envisioned for residential density, industrial operations, or a thoughtful combination of both, this site represents a rare redevelopment opportunity in a transitioning corridor with long-term growth potential.

SALE PRICE:

\$900,000

CASH OR NEW MORTGAGE



SIZE:
13.76 Acres
Vacant Land



Zoned:
G-2, Wholesale and
DM-4, Residential



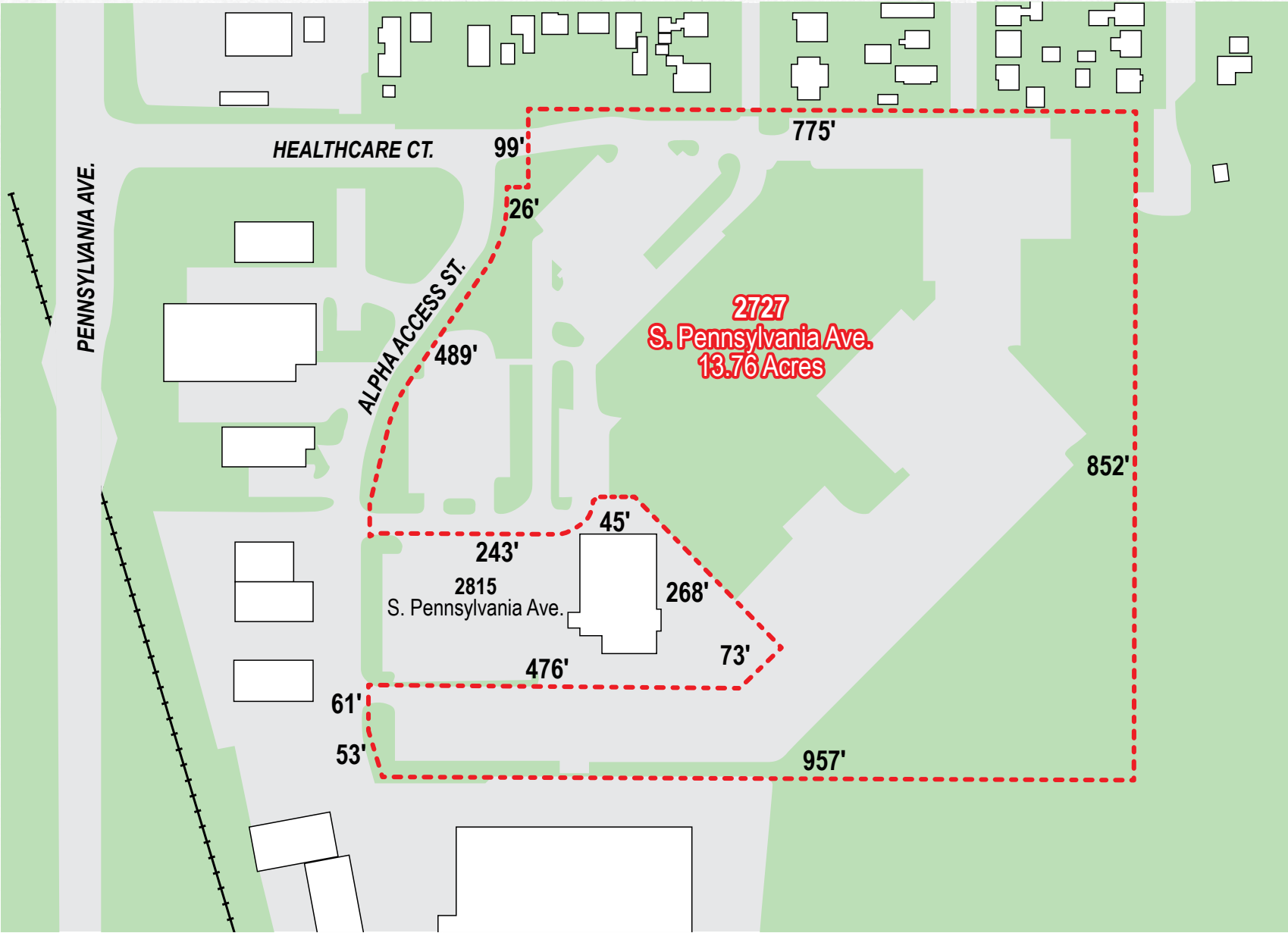
CLEARED:
Ready to
Develop



5 MINUTES:
To I-496 Interchange

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SITE PLAN



AREA INFORMATION

1.7 Miles

to I-496 Highway Interchange

2.5 Miles

to Midway Industrial Park

2.9 Miles

to S. Pennsylvania Meijer

3.0 Miles

to I-96 Cedar St. Interchange

3.1 Miles

to Downtown Lansing

4 Miles

to Michigan State University

Multi-Housing

30 within a 1 mile radius

TAX AUTHORITY: CITY OF LANSING

Parcel Number 33-01-01-27-327-114

Acres 13.76

Zoning G-2, Wholesale and
DM-4, Residential

AREA MAP



LARGEST EMPLOYERS



ECONOMIC HIGHLIGHTS



East Lansing is home to **Michigan State University** a premier research university with over **51,000** students and over **20,260** employees



The **Lansing** market is home to **8** insurance **company HQ's**, collectively responsible for **\$30 billion** in annual premiums/revenue



Lansing is **home** to three **GM** facilities that **employ** over **5,800** workers



2018-2022 **Regional** Growth in high-tech employment: **12.2%**. Between 2019 and 2023, Area **GDP** increased by **10.3%**