

1.44 ACRE VACANT LAND | READY FOR DEVELOPMENT

LOCATED AT CEDAR STREET AND WILLOUGHBY ROAD



FOR SALE
4543-4553 Willoughby Rd.
Holt, MI

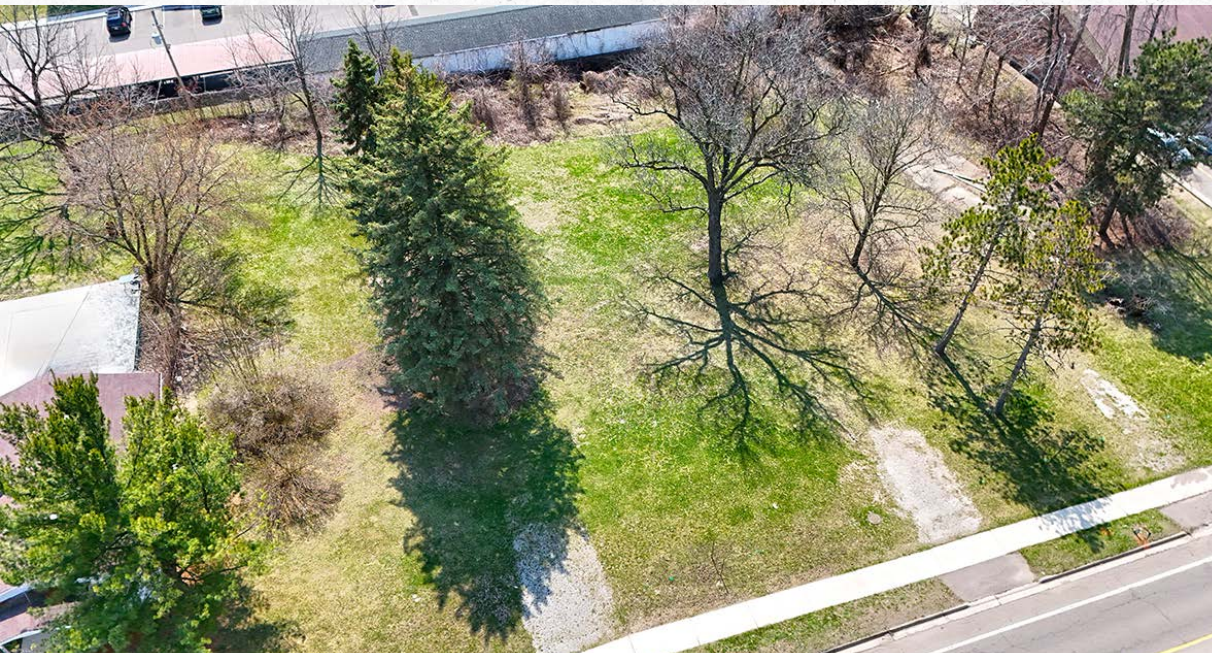
**AVAILABLE:
1.44 ACRES**



SAMANTHA LE
Senior Associate, Retail Advisor
Direct: 517 319-9279
samantha.le@martincommercial.com

CARSON PATTEN, CCIM
Vice President, Retail Advisor
Direct: 517 319-9230
carson.patten@martincommercial.com


Martin
martincommercial.com



CORNER DEVELOPMENT SITE WITH STRONG VISIBILITY IN GROWING HOLT CORRIDOR

Positioned at the signalized corner of Cedar Street and Willoughby Road, this 1.44-acre site offers a strong opportunity for retail or commercial development in a growing Holt corridor. There is a 1,200 SF building on site that is zoned Commercial. The property benefits from excellent visibility and convenient access to major roadways, making it well-suited for users seeking both exposure and accessibility.

Surrounded by continued residential expansion and established national retailers, the site is supported by a solid customer base and steady traffic patterns. Utilities are available at or near the property, and its proximity to Edgewood Town Center, I-96, and key Lansing-area destinations further enhances its long-term appeal.

SALE PRICE:

\$350,000

CASH OR NEW MORTGAGE

PROPERTY FEATURES



VISIBILITY:
Strong, Easy Access
to Major Corridors



GROWTH:
Continued
Residential Expansion
in Area



UTILITIES:
Available at or
Near the Site



CO-TENANTS:
National Retailers



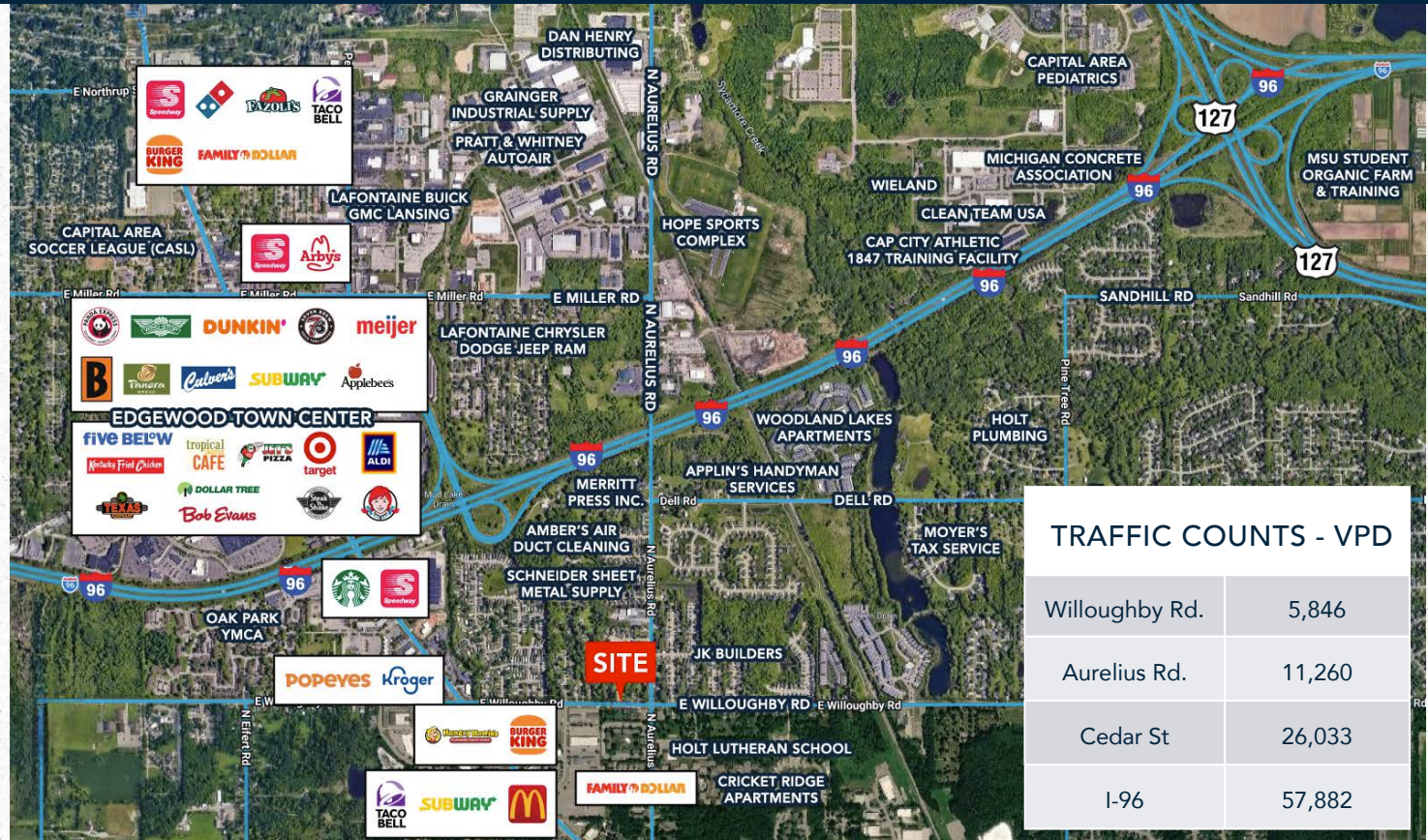
AREA INFORMATION

10 Minutes
to Michigan State University

<25 Minutes
to Capital Region International
Airport

15 Minutes
to Capitol Building and Downtown
Lansing

Convenient to
Edgewood Town Center with
several national retailers



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	9,588	50,667	102,017
Households	4,339	21,978	42,901
Average HH Income	\$79,548	\$83,886	\$81,494

DELHI TOWNSHIP TAX DATA

Address	4543 Willoughby Rd.	4553 Willoughby Rd.
Parcel Number	33-25-05-15-226-006	33-25-05-15-226-030
2026 SEV	\$79,400	\$64,300
2026 Taxable Value	\$79,400	\$33,012
2025 Taxes	± \$4,225 2025 Winter: + \$3,461.99 2025 Summer: \$762.97	± \$2,298 2025 Winter: \$1,882.77 + 2025 Summer: \$414.93

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