

FOR SALE

5505 PENNSYLVANIA AVENUE | LANSING, MICHIGAN



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PROPERTY INFORMATION

Property Address	5505 Pennsylvania Avenue
City/Township	Lansing
Building Size	16,872 SF
Land Size	1.07 AC
Space Available	16,872 SF
Sale Price	\$950,000

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION
149,617 PEOPLE



MEDIAN AGE
33.3 YEARS OLD



HOUSEHOLDS
63,306



CONSUMER SPENDING
\$1.6 BILLION ANNUALLY



AVG HOUSEHOLD INCOME
\$65,766/ANNUALLY



DAYTIME EMPLOYEES
130,016 EMPLOYEES

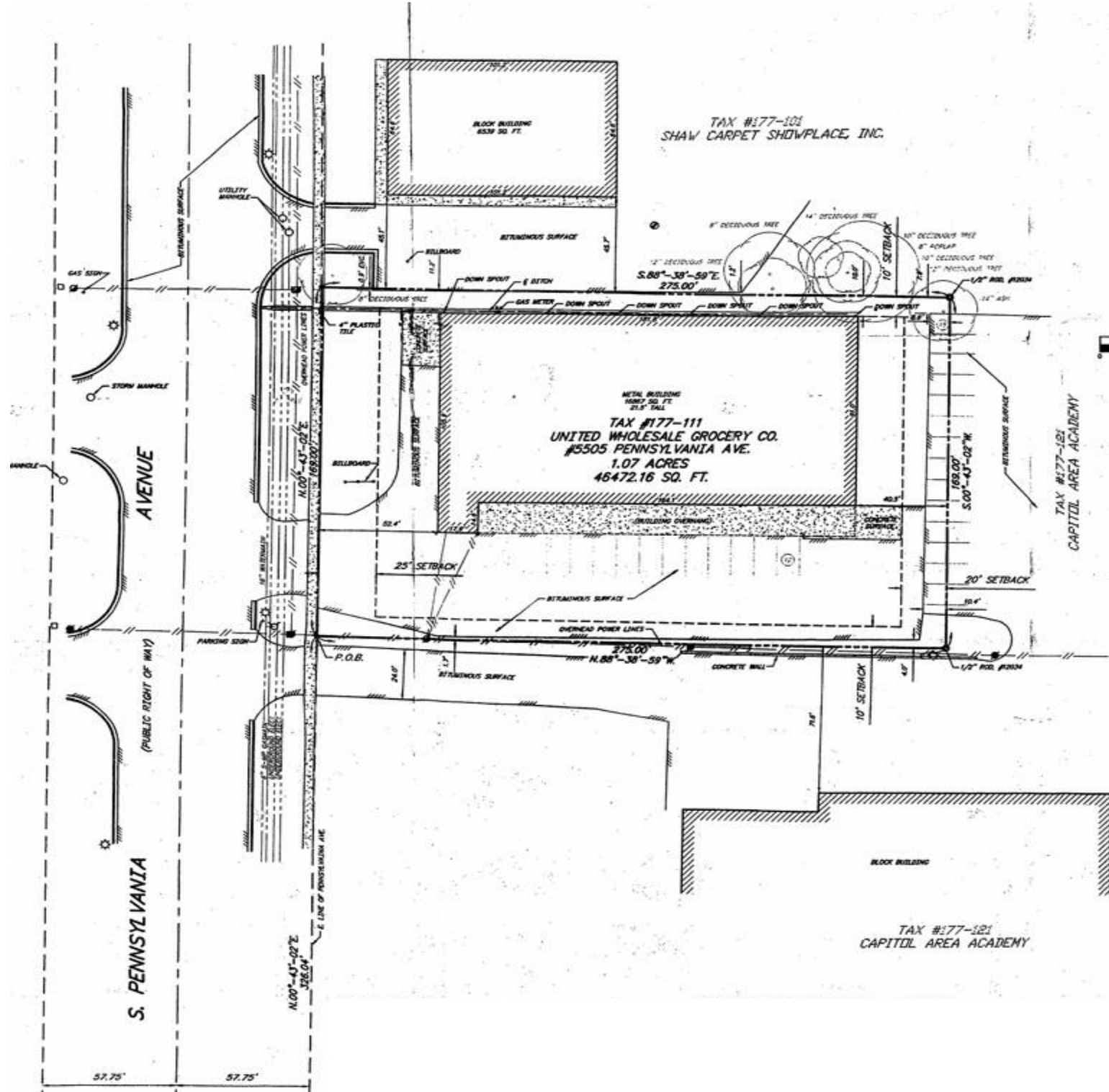
AREA TENANTS



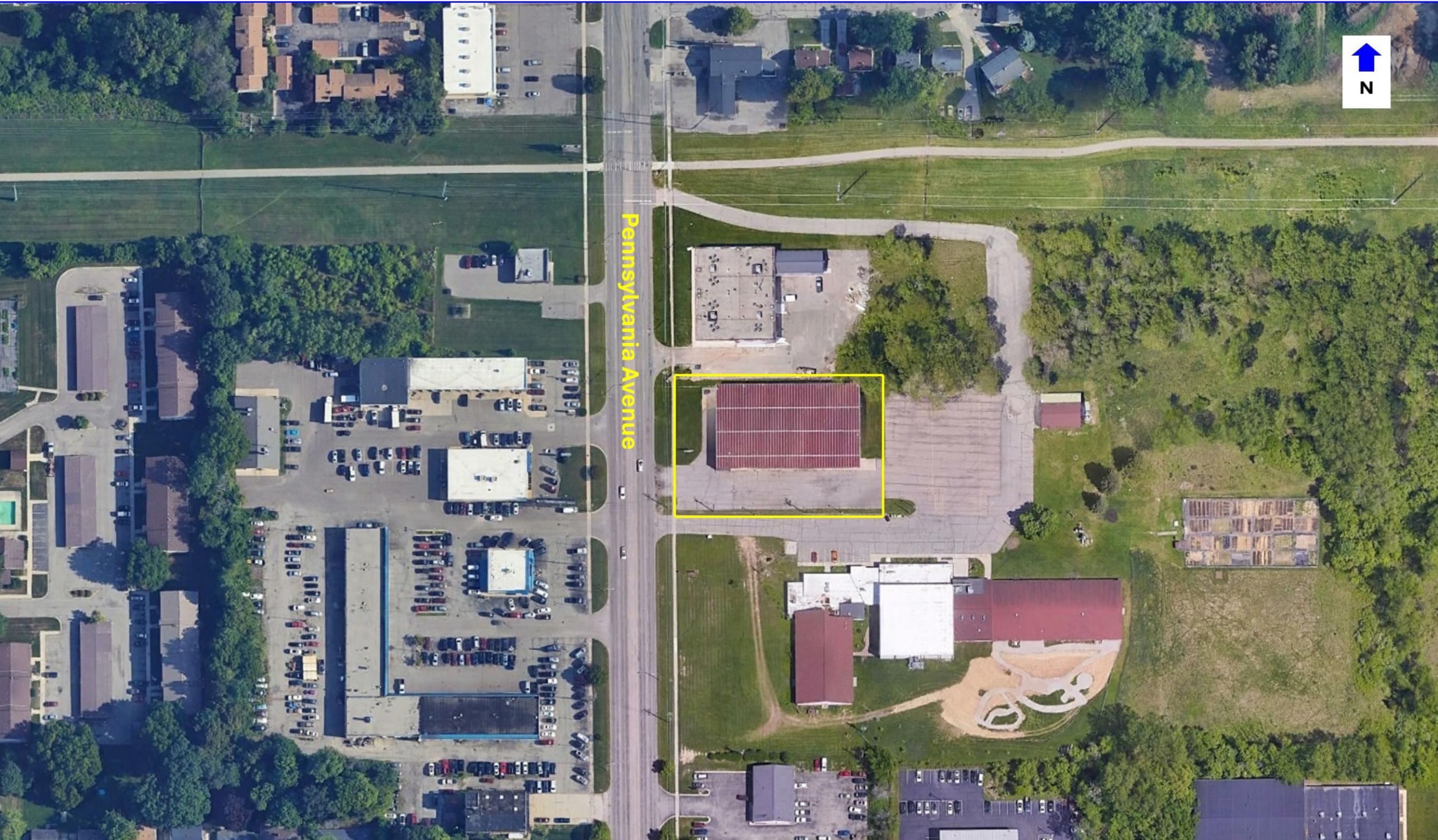
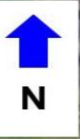
PROPERTY HIGHLIGHTS

- Clear span building
- Ceiling 14 feet clear
- One 10 by 8 overhead door
- Less than a mile to highways
- 400 amps service
- 2 restrooms









POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	7,733	68,566	146,588
2024 Population	8,118	68,731	149,617
2029 Population Projection	8,160	68,480	149,615
Annual Growth 2020-2024	1.20%	0.10%	0.50%
Annual Growth 2024-2029	0.10%	-0.10%	0.00%
Median Age	37.8	35.7	33.3
Bachelor's Degree or Higher	21%	27%	32%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	3,451	29,757	62,103
2024 Households	3,600	29,712	63,306
2029 Household Projection	3,614	29,578	63,282
Owner Occupied Households	1,754	15,571	31,269
Renter Occupied Households	1,860	14,007	32,013
Avg Household Income	57,479	64,654	65,766
Median Household Income	47,357	50,090	49,132

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	4,429	41,128	90,273
Black	1,580	11,460	24,807
American Indian/Alaskan Native	29	176	475
Asian	594	2,996	7,827
Hawaiian & Pacific Islander	0	0	0
Two or More Races	1,486	12,971	26,235
Hispanic Origin	1,000	7,808	16,068

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,021	8,213	16,904
\$50,000 - 75,000	643	5,628	11,545
\$75,000 - 100,000	486	3,600	7,446
\$100,000 - 125,000	363	2,588	5,004
\$125,000 - 150,000	112	1,457	2,885
\$150,000 - 200,000	60	948	2,139
\$200,000+	25	656	2,023

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	6,954	861	8	28,570	3,551	8	120,059	9,636	12
Trade Transportation & Utilities	2,049	127	16	5,309	435	12	11,238	943	12
Information	159	16	10	1,047	66	16	2,969	168	18
Financial Activities	348	74	5	2,001	311	6	5,559	813	7
Professional & Business Services	753	64	12	3,387	369	9	16,026	1,088	15
Education & Health Services	2,048	416	5	9,712	1,598	6	44,157	4,406	10
Leisure & Hospitality	666	41	16	2,487	171	15	8,860	570	16
Other Services	414	97	4	2,803	527	5	8,296	1,252	7
Public Administration	517	26	20	1,824	74	25	22,954	396	58
Goods-Producing Industries	2,982	41	73	4,596	203	23	9,957	486	20
Natural Resources & Mining	45	3	15	55	7	8	126	19	7
Construction	77	15	5	875	127	7	2,673	302	9
Manufacturing	2,860	23	124	3,666	69	53	7,158	165	43
Total	9,936	902	11	33,166	3,754	9	130,016	10,122	13

EXCLUSIVELY LISTED BY:

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

STNL & Multi-Tenant, Multi-Family, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*