

FOR LEASE

PANDA EXPRESS EXCESS PROPERTY – EASTWOOD TOWNE CENTER

NEC LAKE LANSING RD & PREYDE BLVD, LANSING, MI 48912



PROPERTY DETAILS

LOCATION: NEC Lake Lansing Rd & Preyde Blvd
Lansing, MI 48912

PROPERTY TYPE: Vacant Land

DATE AVAILABLE: October 2022

RENT: \$90,000/YR (Ground-Lease) NNN

IMPROVEMENTS: Pad Ready
Utilities approximately to property line

TRAFFIC COUNT: Lake Lansing Rd (32,292 CPD)
US-127 (42,867 CPD)

EXCLUSIVELY LISTED BY:



MATTHEW D. SWANTKO

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ANCHORS



TENANT ROSTER



HIGHLIGHTS

- Vacant Land Adjacent to New Panda Express (Opening 06/2023)
- Outlot to Eastwood Towne Center
- Regional Trade Area

Eastwood Towne Center

- Lansing Area's Top Lifestyle/Open-Air & Mixed-Use Center
- *Anchors: Sam's Club, Walmart Supercenter, Dick's Sporting Goods, NCG Cinema*
- *Lifestyle Tenants: Apple Store, LuluLemon & Many More*
- *Restaurants: BJ's Brewhouse, PF Chang's, Bravo!, Mitchell's, Smokey Bones & Others*

MICRO AERIAL



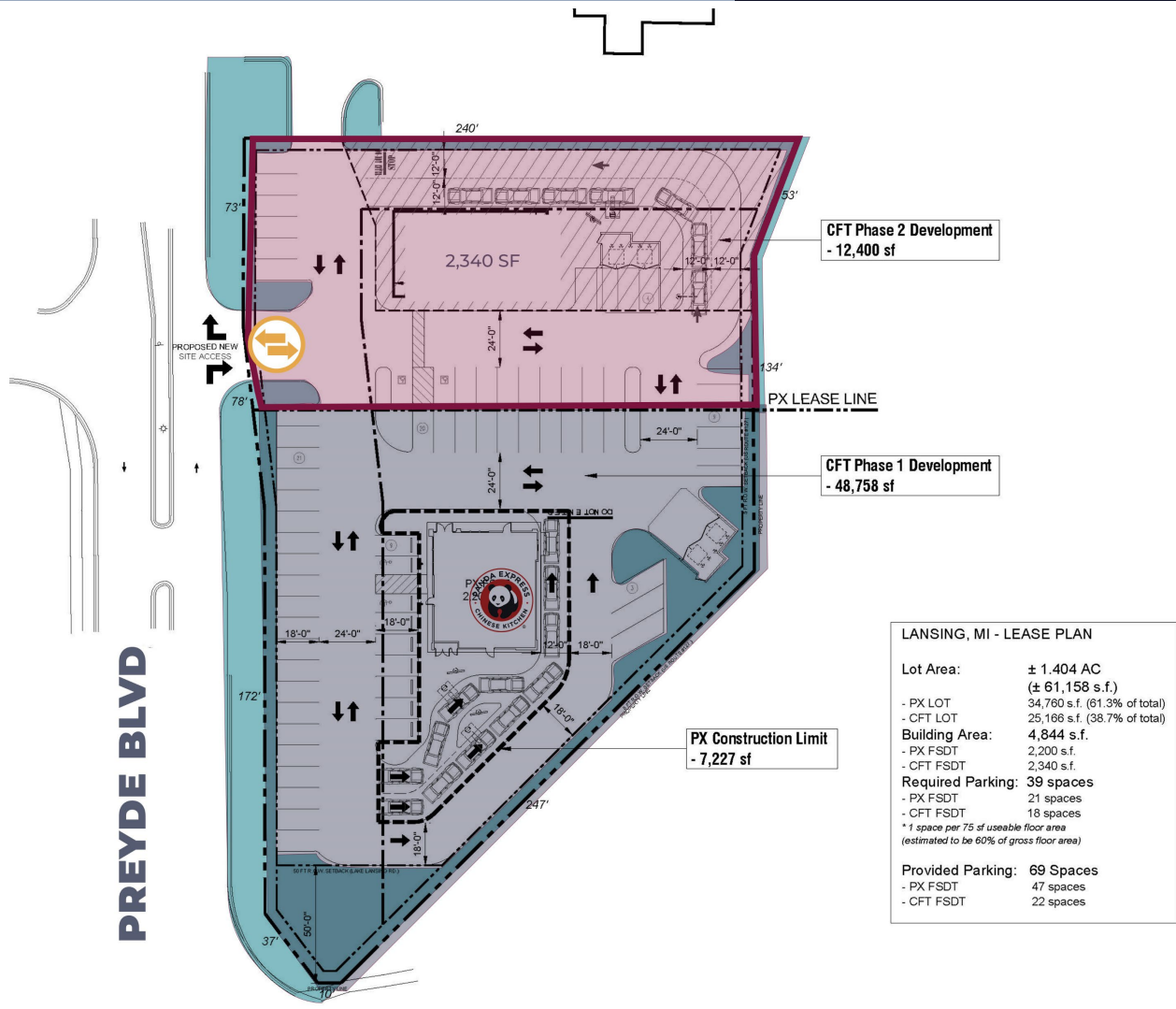
MACRO AERIAL



LEASE PLAN

PANDA EXPRESS EXCESS PROPERTY

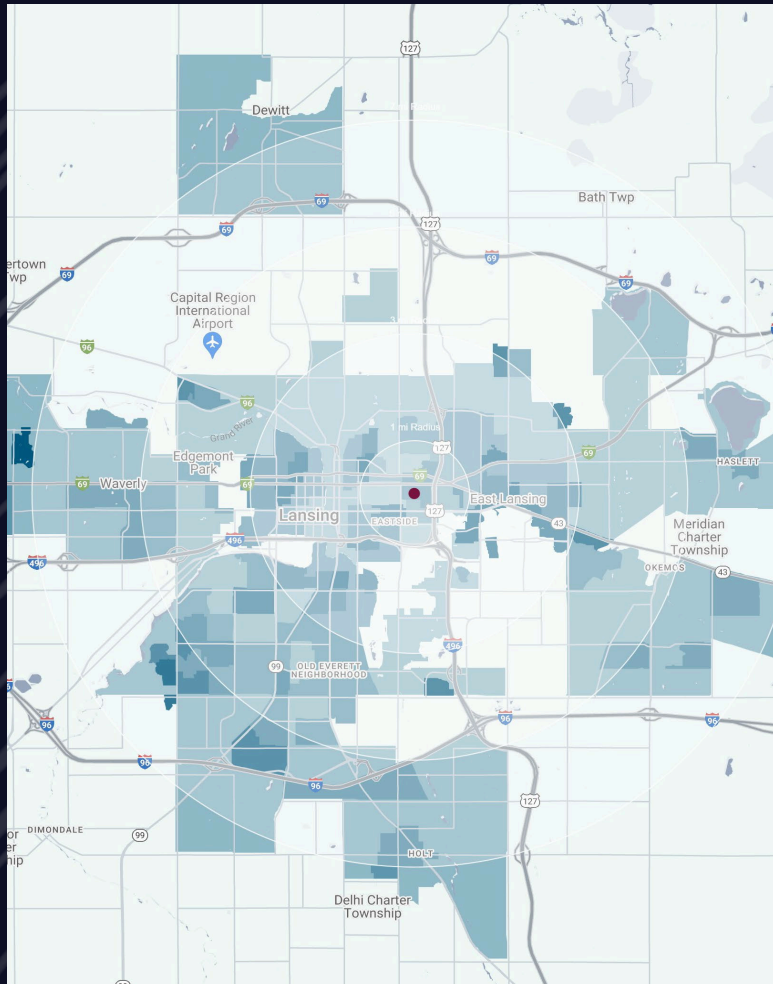
NEC Lake Lansing Rd & Preyde Blvd, Lansing, MI



LANSING, MI - LEASE PLAN

Lot Area:	± 1.404 AC (± 61,158 s.f.)
- PX LOT	34,760 s.f. (61.3% of total)
- CFT LOT	25,166 s.f. (38.7% of total)
Building Area:	4,844 s.f.
- PX FSDT	2,200 s.f.
- CFT FSDT	2,340 s.f.
Required Parking:	39 spaces
- PX FSDT	21 spaces
- CFT FSDT	18 spaces
<small>* 1 space per 75 sf useable floor area (estimated to be 60% of gross floor area)</small>	
Provided Parking:	69 Spaces
- PX FSDT	47 spaces
- CFT FSDT	22 spaces

DEMOGRAPHICS



PANDA EXPRESS EXCESS SPACE

NEC Lake Lansing Rd & Preyde Blvd, Lansing, MI

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2023 Estimated Population	6,366	77,809	153,824	251,387
2028 Projected Population	7,425	91,245	180,043	292,107
2020 Census Population	6,341	79,333	154,335	250,883
2010 Census Population	6,325	80,483	153,168	246,690
Projected Annual Growth 2023 to 2028	3.3%	3.5%	3.4%	3.2%
Historical Annual Growth 2010 to 2023	-	-0.3%	-	0.1%
HOUSEHOLDS				
2023 Estimated Households	2,995	31,795	62,415	104,079
2028 Projected Households	3,531	38,424	75,330	123,951
2020 Census Households	3,031	32,143	62,690	103,669
2010 Census Households	2,947	31,235	60,283	99,535
Projected Annual Growth 2023 to 2028	3.6%	4.2%	4.1%	3.8%
Historical Annual Growth 2010 to 2023	0.1%	0.1%	0.3%	0.4%
RACE				
2023 Est. White	70.8%	61.9%	62.6%	64.2%
2023 Est. Black	12.6%	11.4%	12.1%	13.5%
2023 Est. Asian or Pacific Islander	7.9%	16.9%	15.6%	12.7%
2023 Est. American Indian or Alaska Native	0.3%	0.5%	0.4%	0.4%
2023 Est. Other Races	8.3%	9.4%	9.3%	9.3%
INCOME				
2023 Est. Average Household Income	\$115,398	\$86,372	\$88,486	\$95,241
2023 Est. Median Household Income	\$81,339	\$62,095	\$64,088	\$69,263
2023 Est. Per Capita Income	\$54,397	\$36,895	\$37,363	\$40,361
BUSINESS				
2023 Est. Total Businesses	433	3,241	5,426	8,830
2023 Est. Total Employees	7,954	45,586	74,687	113,107

CONTACT US



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