

FOR LEASE

BOX SPACE NEXT TO SPORTSMAN'S WAREHOUSE

8757 DELTA MARKET DR, LANSING, MI 48917

**20,000 SF
AVAILABLE**



PROPERTY DETAILS

LOCATION: 8757 Delta Market Dr
Lansing, MI 48917

PROPERTY TYPE: Freestanding Building

DATE AVAILABLE: Immediately

BUILDING SIZE: 52,000 SF

AVAILABLE SPACE: Approximately 20,000 SF

LOT SIZE: 5.95 AC

IMPROVEMENTS: "As-Is"

ZONING: Commercial

TRAFFIC COUNT: Saginaw Hwy (27,098 CPD)
I-96 (60,005 CPD)

EXCLUSIVELY LISTED BY:



MATTHEW D. SWANTKO
Principal
mswantko@landmarkcres.com
248 488 2620



RICHARD A. SHLOM
Managing Director
rshlom@landmarkcres.com
248 488 2620



DESCRIPTION

Join Sportman's Warehouse in a portion of the former Gander Mountain next to new Menards. Built in 2016, this building is like new. Tremendous local and regional draw due to its proximity to the I-96 & Saginaw Highway interchange. Trade area includes Walmart Supercenter, Menards, Value City Furniture, Lowe's, Michaels, PetSmart, Five Below, ULTA, Tractor Supply & Pier 1 Imports. Additionally, the newly constructed Delta Crossing Center featuring, Hobby Lobby, T.J. Maxx, Sierra Trading, BJ Wholesale Club and more will drive significant traffic to this intersection. This is an extremely high traffic site with over 25,000 cpd on Saginaw Hwy and almost 60,000 cpd on I-96. Restaurants in the immediate trade area include Culvers, McDonald's, Arby's, and Bob Evans.

AERIAL



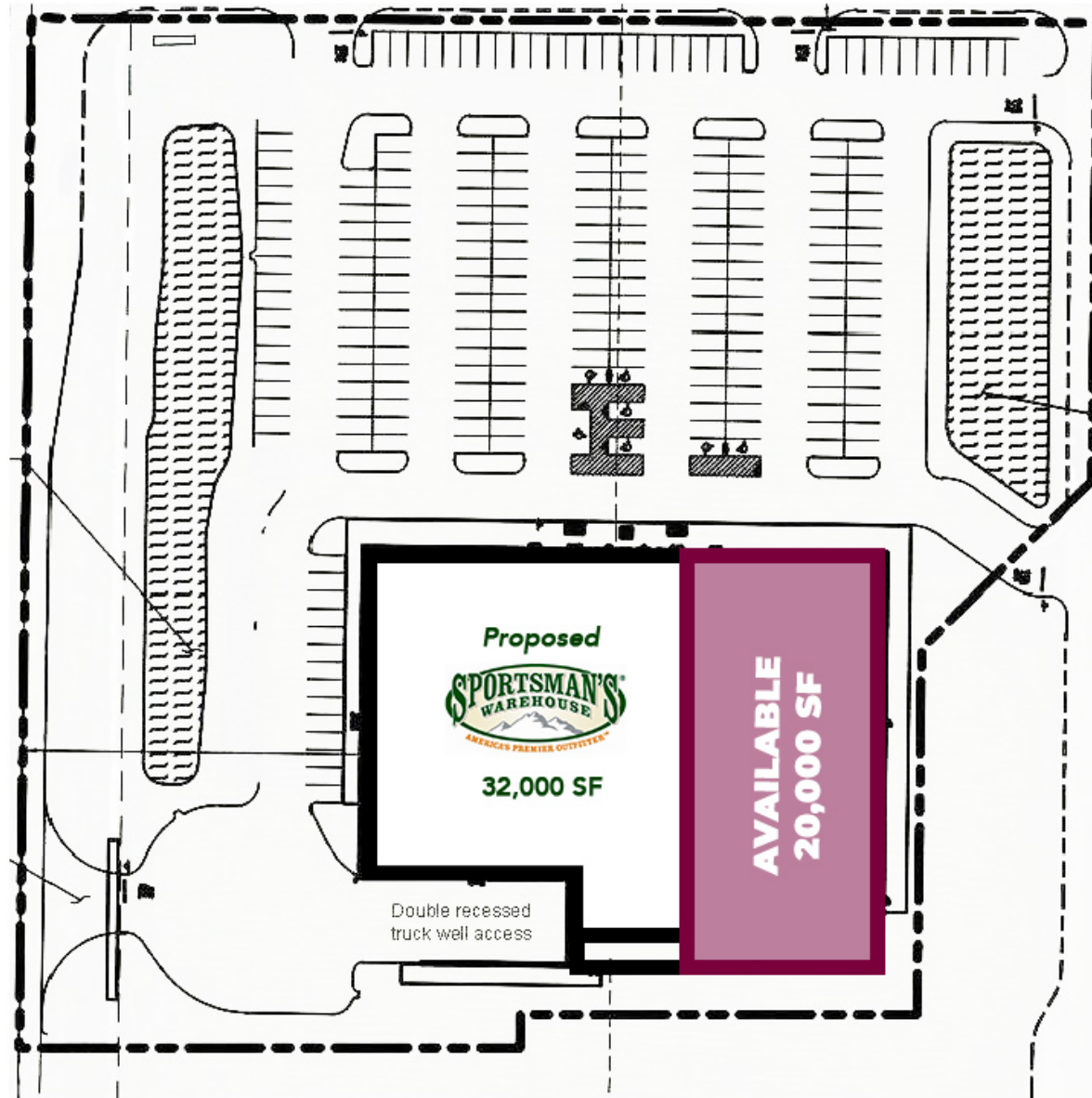
SOUTH AERIAL



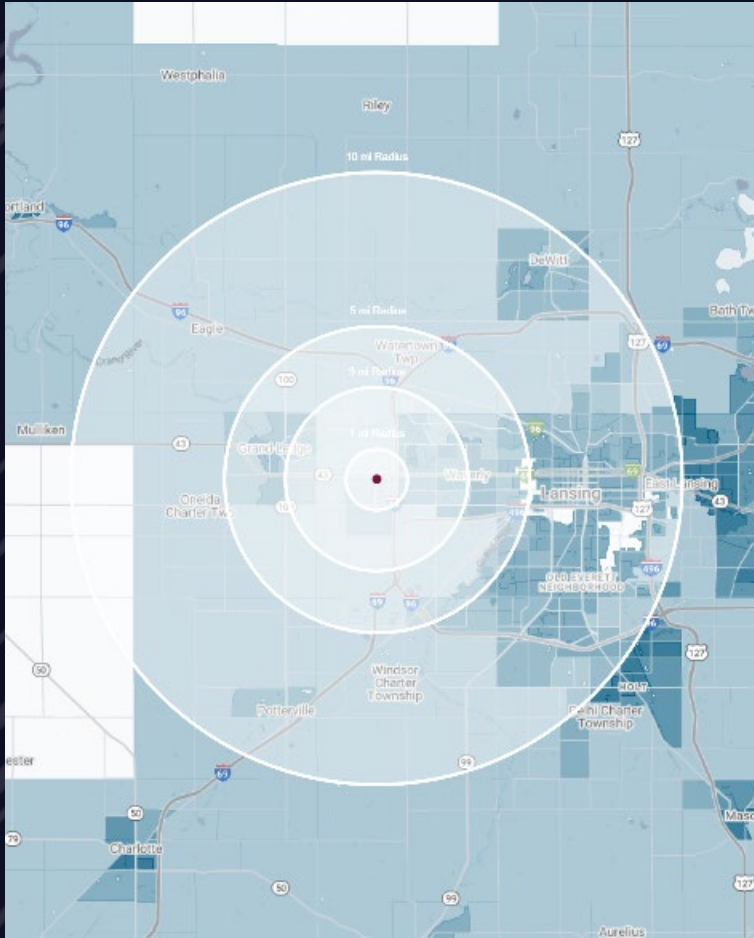
MACRO AERIAL



SITE PLAN



DEMOGRAPHICS



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8757 Delta Market Dr,
Lansing, MI

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Population	4,605	25,799	59,642	241,946
2028 Projected Population	4,820	25,497	60,225	273,669
2020 Census Population	4,175	25,316	59,515	239,091
2010 Census Population	3,849	24,331	58,487	239,060
Projected Annual Growth 2023 to 2028	0.9%	-0.2%	0.2%	2.6%
Historical Annual Growth 2010 to 2023	1.5%	0.5%	0.2%	-
HOUSEHOLDS				
2023 Estimated Households	2,176	11,594	25,988	101,207
2028 Projected Households	2,258	11,352	26,219	116,296
2020 Census Households	1,957	11,407	26,120	100,193
2010 Census Households	1,758	10,826	25,307	97,904
Projected Annual Growth 2023 to 2028	0.7%	-0.4%	0.2%	3.0%
Historical Annual Growth 2010 to 2023	1.8%	0.5%	0.2%	0.3%
RACE				
2023 Est. White	80.2%	77.1%	73.3%	67.2%
2023 Est. Black	7.4%	10.5%	13.6%	14.5%
2023 Est. Asian or Pacific Islander	5.6%	5.4%	4.4%	8.0%
2023 Est. American Indian or Alaska Native	0.2%	0.3%	0.4%	0.4%
2023 Est. Other Races	6.7%	6.8%	8.4%	9.9%
INCOME				
2023 Est. Average Household Income	\$98,427	\$120,506	\$112,271	\$94,267
2023 Est. Median Household Income	\$77,001	\$85,146	\$77,401	\$69,876
2023 Est. Per Capita Income	\$46,527	\$54,304	\$49,029	\$39,986
BUSINESS				
2023 Est. Total Businesses	130	943	2,231	7,955
2023 Est. Total Employees	1,676	14,140	28,544	108,413

CONTACT US



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Managing Director

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LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

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