

**LAND ADJACENT TO THE MARKETPLACE
AT DELTA TOWNSHIP
12406 BROADBENT RD LANSING, MI 48917**



**FOR
SALE/LEASE**



PROPERTY DESCRIPTION

- Premiere location centered between Waverly, Grand Ledge, and West Lansing.
- Concurrent interstates I-69 and I-96 total an annual average of over 51,000 vehicles per day
- Nestled between well-maintained facilities, River's Edge Community Church and Regency at Lansing West
- Located in the heart of residential neighborhoods and newly developed and established apartment complexes

PROPERTY SUMMARY

Area Tenants:	Value City Furniture, Hobby Lobby, Menard's, Walmart, Lowe's, Michaels, Petsmart, Tractor Supply Co, Ulta, and Bath & Body Works
Available:	6.74 Acres
Traffic Counts:	51,906 VPD I-69/I-96 27,098 VPD M-43 (Saginaw Hwy)

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Population	25,974	57,036	119,245
Total Households	11,775	25,552	52,143
Average HH Income	\$100,625	\$91,541	\$80,251

Chris Brochert
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www.lormaxstern.com

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