



447 N Canal Road

Lansing, Michigan 48917

Property Highlights

- Well appointed office space available
- Indirect lighting
- Convenient location near I-96/I-69
- Located near restaurants, retail and hotels

Offering Summary

Lease Rate:	\$16.50 SF/yr (MG)
Building Size:	14,000 SF
Available SF:	6,066 SF
Lot Size:	2.9 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,417	27,000	105,259
Total Population	2,935	62,509	253,811
Average HH Income	\$61,159	\$66,743	\$57,123

For More Information

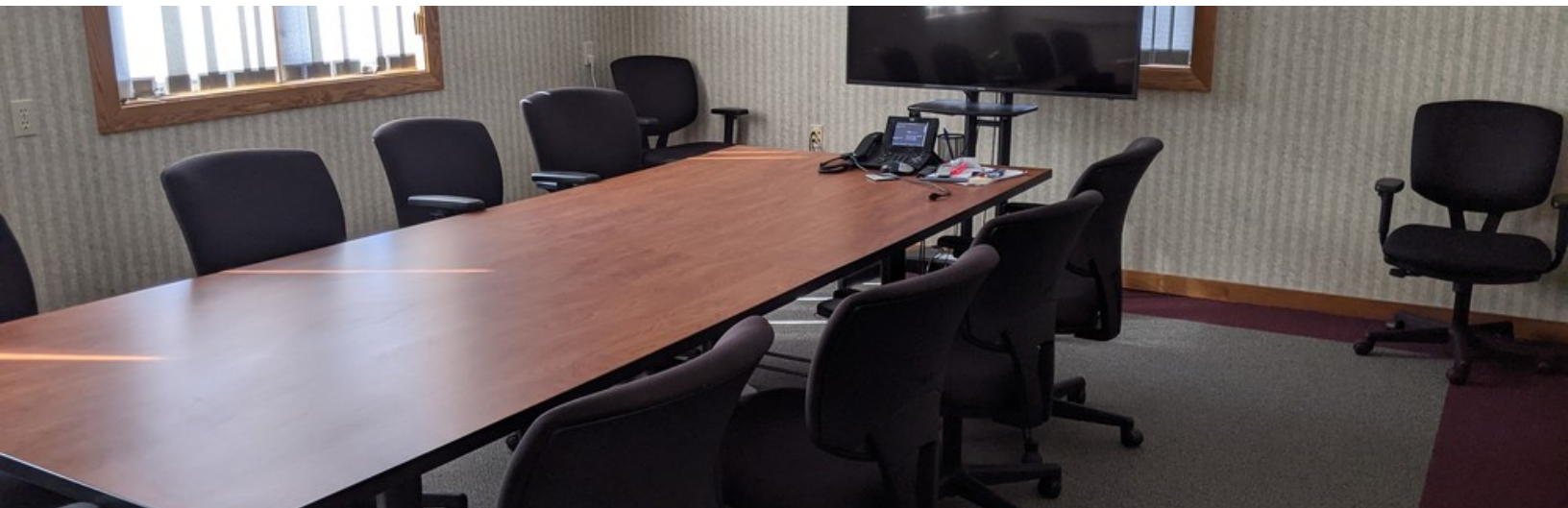
Dave Robinson

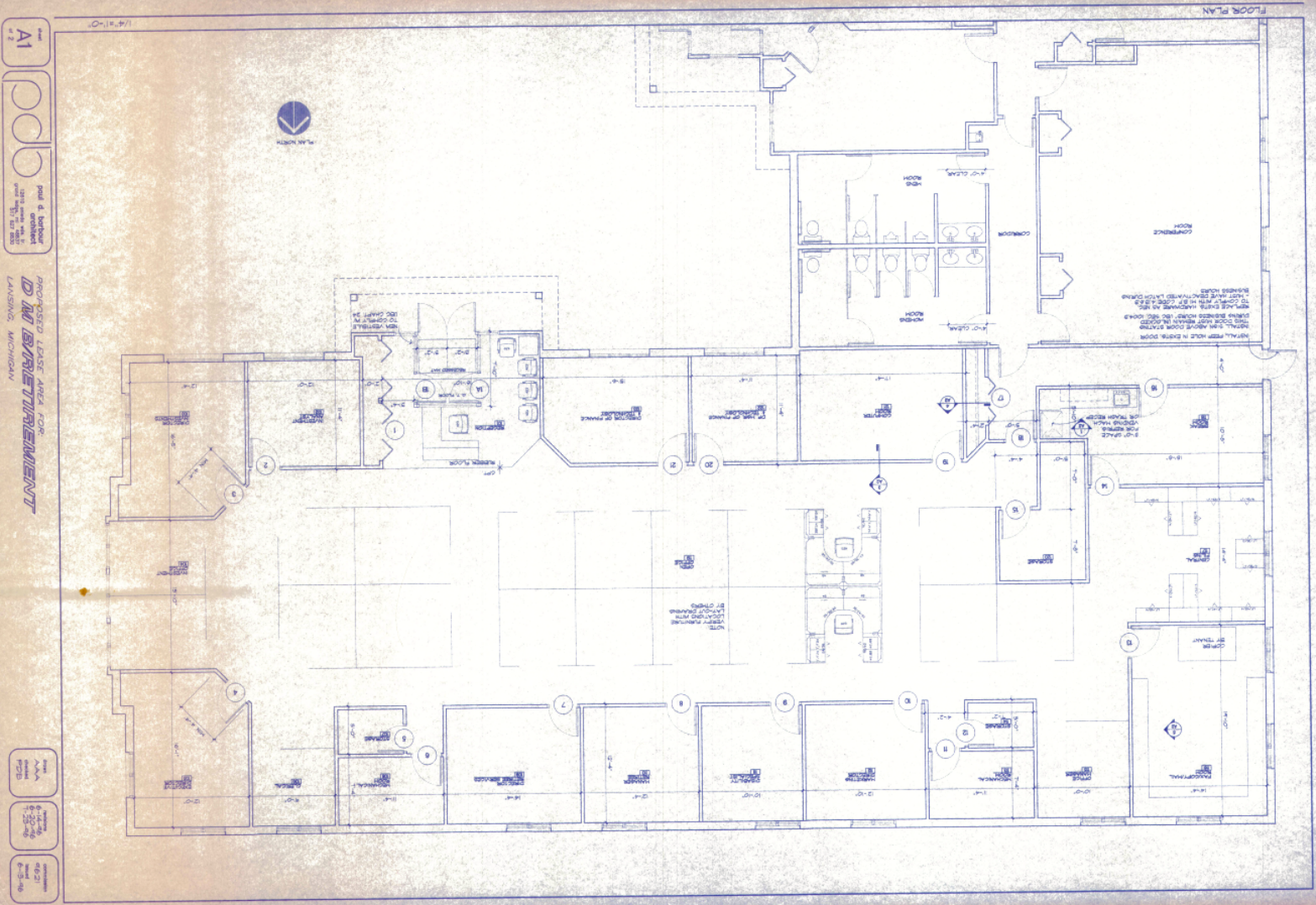
Associate Broker

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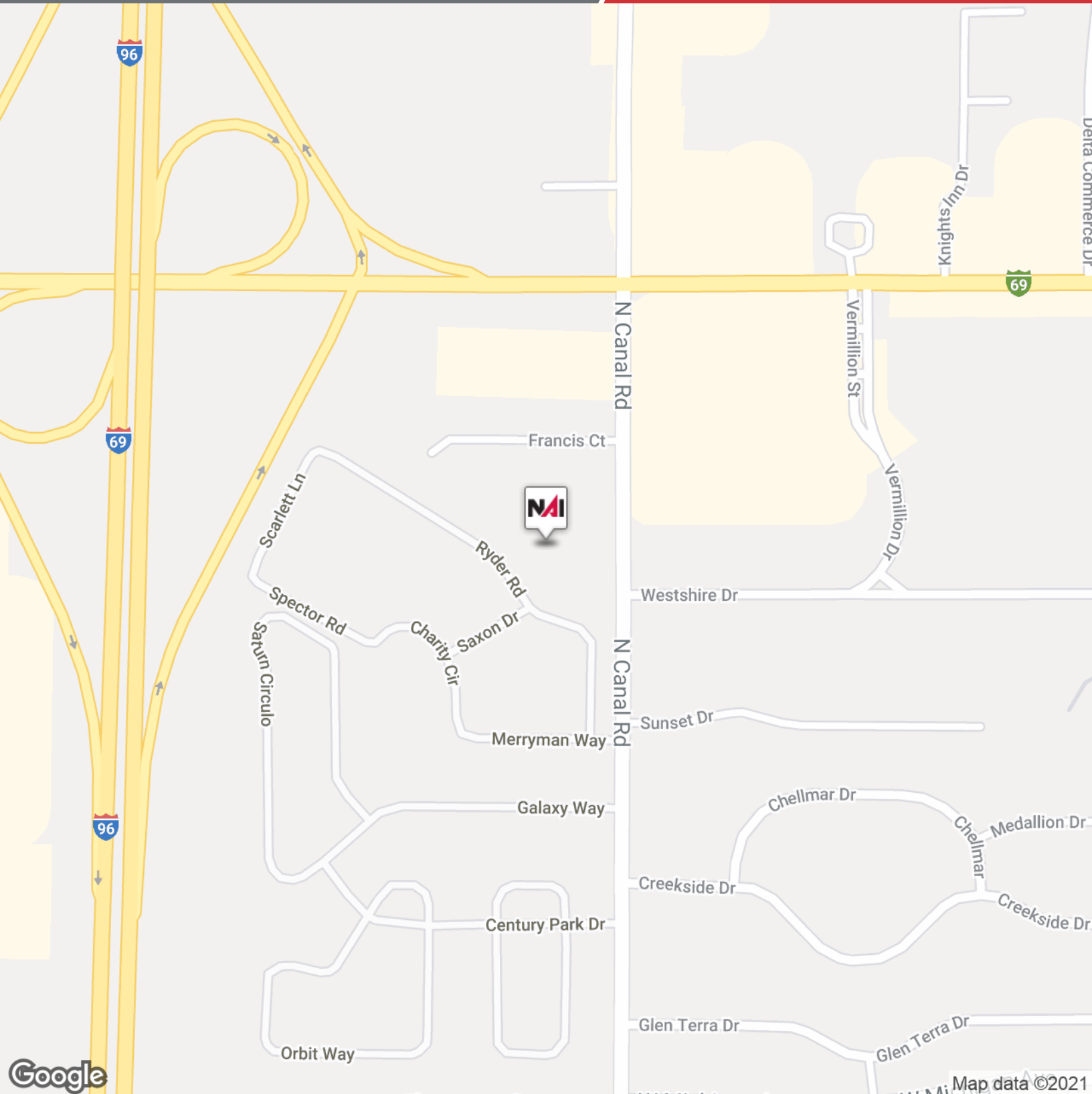


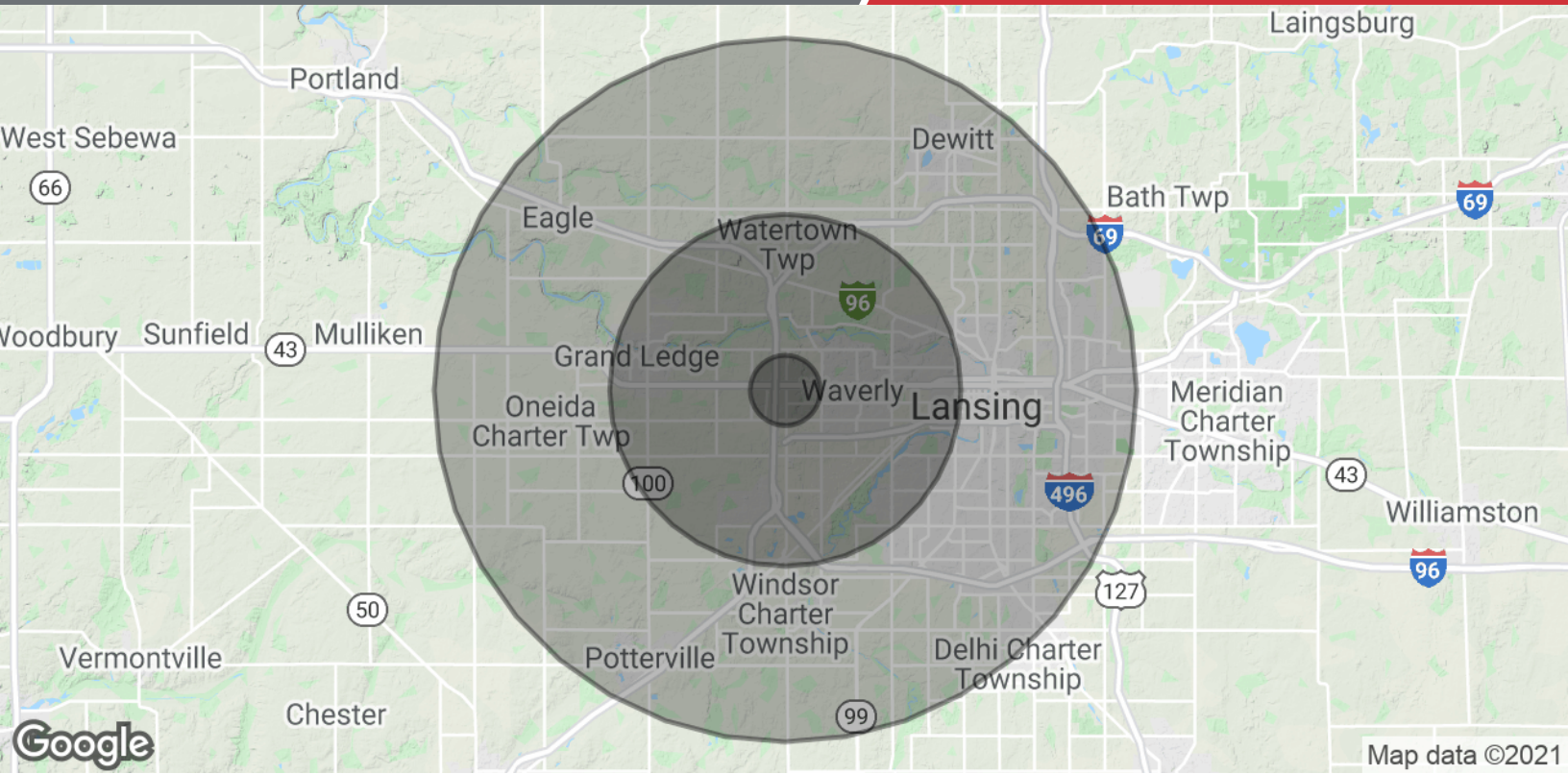




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Population

	1 Mile	5 Miles	10 Miles
Total Population	2,935	62,509	253,811
Average age	40.3	39.6	36.0
Average age (Male)	35.3	37.5	33.8
Average age (Female)	44.0	41.3	37.8

Households & Income

	1 Mile	5 Miles	10 Miles
Total households	1,417	27,000	105,259
# of persons per HH	2.1	2.3	2.4
Average HH income	\$61,159	\$66,743	\$57,123
Average house value	\$162,605	\$190,681	\$143,544

* Demographic data derived from 2010 US Census