

Self Storage Development Opportunity



Lansing Self Storage Development Site

3425 W. Saginaw Street
Lansing, MI 48917

Presented by:

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LIST PRICE: \$1,200,000

INVESTMENT HIGHLIGHTS

- **Prime Self Storage Development Opportunity** on 5.1 +/- acres in Lansing, MI
- **Plans Allow** for 94,580 GSF | 76,143 NRSF of state-of-the-art storage space
- **100% Single-Story** premium access units
- **Exceptional Visibility and Frontage** along Saginaw Street featuring 24,672 AADT
- **Strong Market Demographics** with population of 63,000 and AHHL over \$85k (3-mi)
- **Major Anchor Tenants** including Home Depot, Target, and Meijer within close proximity
- **Adjacent to WestPark Mixed-Use Development** totaling up to 600 SFR and MF units
- **Storage Moratorium** in neighboring Delta Township, suppressing future new supply



