



## 6412 Centurion Dr

Lansing, Michigan 48917

### Property Highlights

- 8,056 SF available
- Space is divisible down to smaller size
- Immediately adjacent to Interstate 496
- Close proximity to Auto Owners and the new Amazon Fulfillment Center
- Flexible terms available

### Offering Summary

|                |                  |
|----------------|------------------|
| Lease Rate:    | \$15 SF/yr (MG)  |
| Building Size: | 8,076 SF         |
| Available SF:  | 2,121 - 8,069 SF |

| Spaces    | Lease Rate    | Space Size       |
|-----------|---------------|------------------|
| Building  | \$15.00 SF/yr | 8,056 SF         |
| Suite 100 | \$15.00 SF/yr | 3,129 - 8,056 SF |
| Suite 120 | \$15.00 SF/yr | 2,121 - 8,069 SF |
| Suite 140 | \$15.00 SF/yr | 2,428 - 8,069 SF |

### For More Information

**Jeffrey Branch**

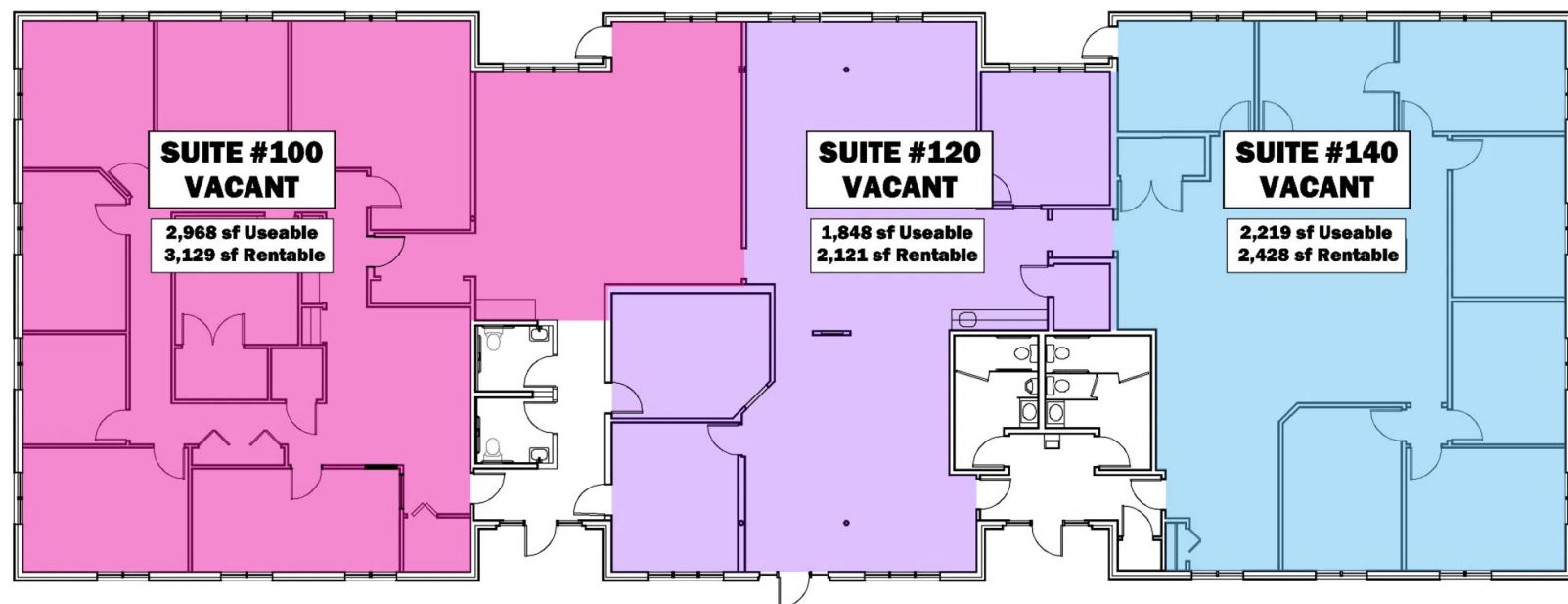
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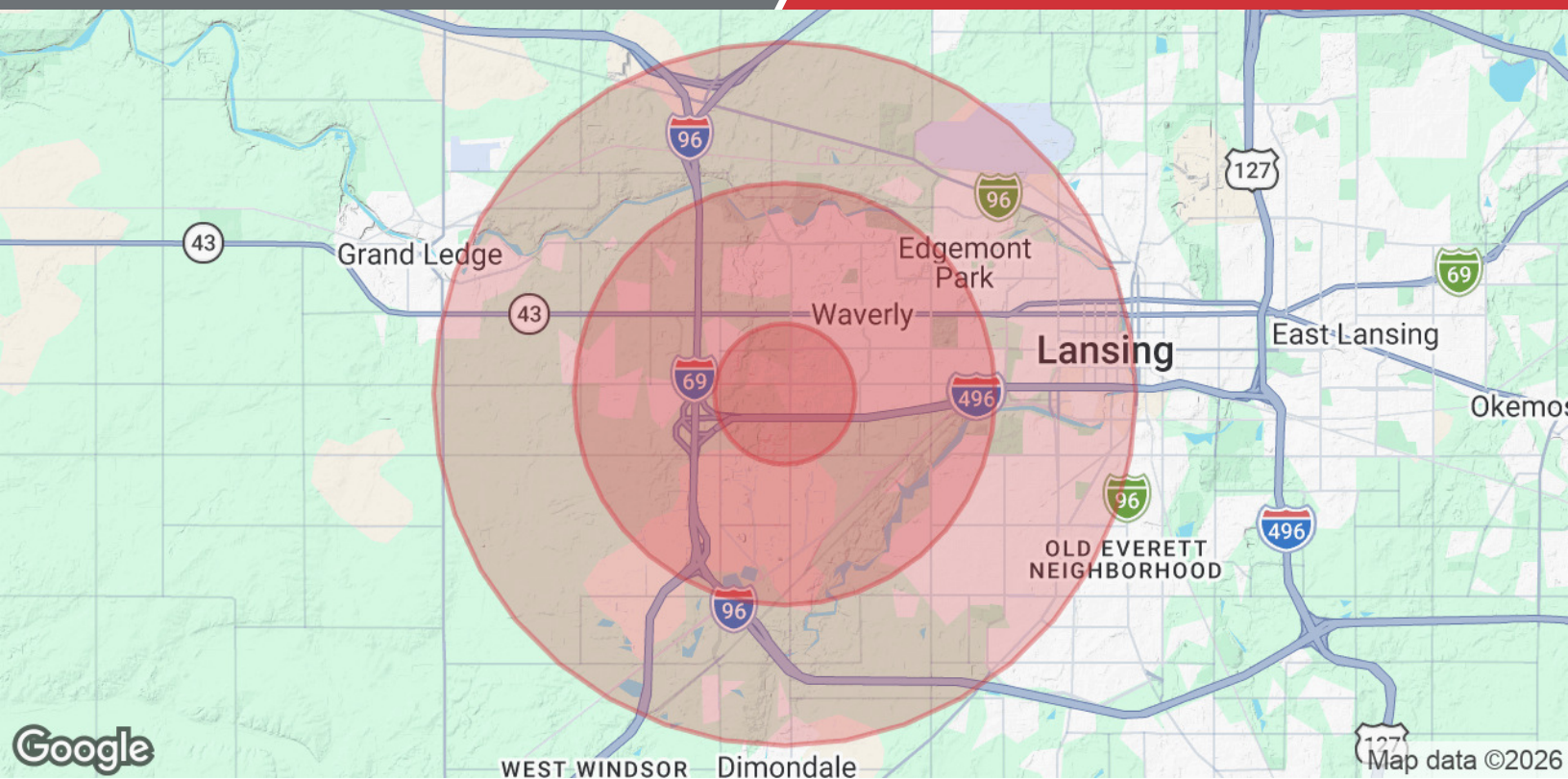




## 6412 CENTURION DRIVE







| Population           | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 3,405     | 39,078    | 103,285   |
| Average Age          | 50.2      | 43.2      | 38.5      |
| Average Age (Male)   | 43.7      | 40.0      | 36.4      |
| Average Age (Female) | 53.7      | 44.5      | 39.7      |
| Households & Income  | 1 Mile    | 3 Miles   | 5 Miles   |
| Total Households     | 1,796     | 19,221    | 48,703    |
| # of Persons per HH  | 1.9       | 2.0       | 2.1       |
| Average HH Income    | \$82,885  | \$72,595  | \$61,744  |
| Average House Value  | \$139,063 | \$136,526 | \$118,355 |

2020 American Community Survey (ACS)