

# EDGEWOOD TOWNE CENTER

438 E. EDGEWOOD BLVD., LANSING, MI 48911



## ▶ PROPERTY DETAILS

Total Square Footage: 85,757 SF

## ▶ PROPERTY DESCRIPTION

Edgewood Towne Center is located in Lansing, Michigan just off of I-96, approximately 80 miles northwest of Detroit and 70 miles southeast of Grand Rapids. The center is situated at the southwest corner of Edgewood Blvd. and Cedar Street. Cedar Street is the primary commercial thoroughfare for the Lansing MSA and has an AADT in excess of 25,000 vehicles.

The shopping center is the dominant center in southern Lansing, anchored by Target and Stock + Field Stores (Big R). It is positioned in the best regional location of competitive centers in the trade area. Other national tenants in the area include: Meijer, Menards, Celebration! Cinema, Lowe's, Kroger, Aldi, and Pet Supplies Plus. Lansing is the state capital of Michigan and home to Michigan State University.

## ▶ DEMOGRAPHICS

|                          | 3 Miles  | 5 Miles  | 10 Miles |
|--------------------------|----------|----------|----------|
| Total Population         | 65,992   | 120,672  | 308,889  |
| Average Household Income | \$53,855 | \$53,124 | \$63,180 |
| Race:                    |          |          |          |
| White                    | 67.7%    | 64.4%    | 72.1%    |
| Black                    | 18.2%    | 20.5%    | 13.8%    |
| Other                    | 14.1%    | 15.1%    | 14.1%    |

## ▶ TENANTS



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