



FOR SALE

632 N. DIBBLE AVE
LANSING, MI

5,192 SF
RETAIL BUILDING

Former CVS with
Drive-Thru

\$499,000
(\$96.11SF)

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632 N. DIBBLE AVE

5,192 SF

RETAIL BUILDING

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OVERVIEW

632 N. DIBBLE AVE

5,192 SF

RETAIL BUILDING

Former CVS. Freestanding retail building with drive-thru. Busy corridor, ideal for food use, retail, medical, restaurant, and more. Adjacent McDonald's. 1.72 acres offers room for expansion. Owner/user or investment. Lease option possible.



PROPERTY HIGHLIGHTS

- Existing drive-thru
- Single-story
- 28 parking spaces
- Property size offers room for expansion

PROPERTY SUMMARY

- Asking Price: \$499,000
- Free standing
- Lot Size: 1.72 Acres
- Building: 5,192 SF



PROPERTY PHOTOS

632 N. DIBBLE AVE

5,192 SF

RETAIL BUILDING



AERIAL MAP

632 N. DIBBLE AVE
5,192 SF BUILDING
1.72 ACRES

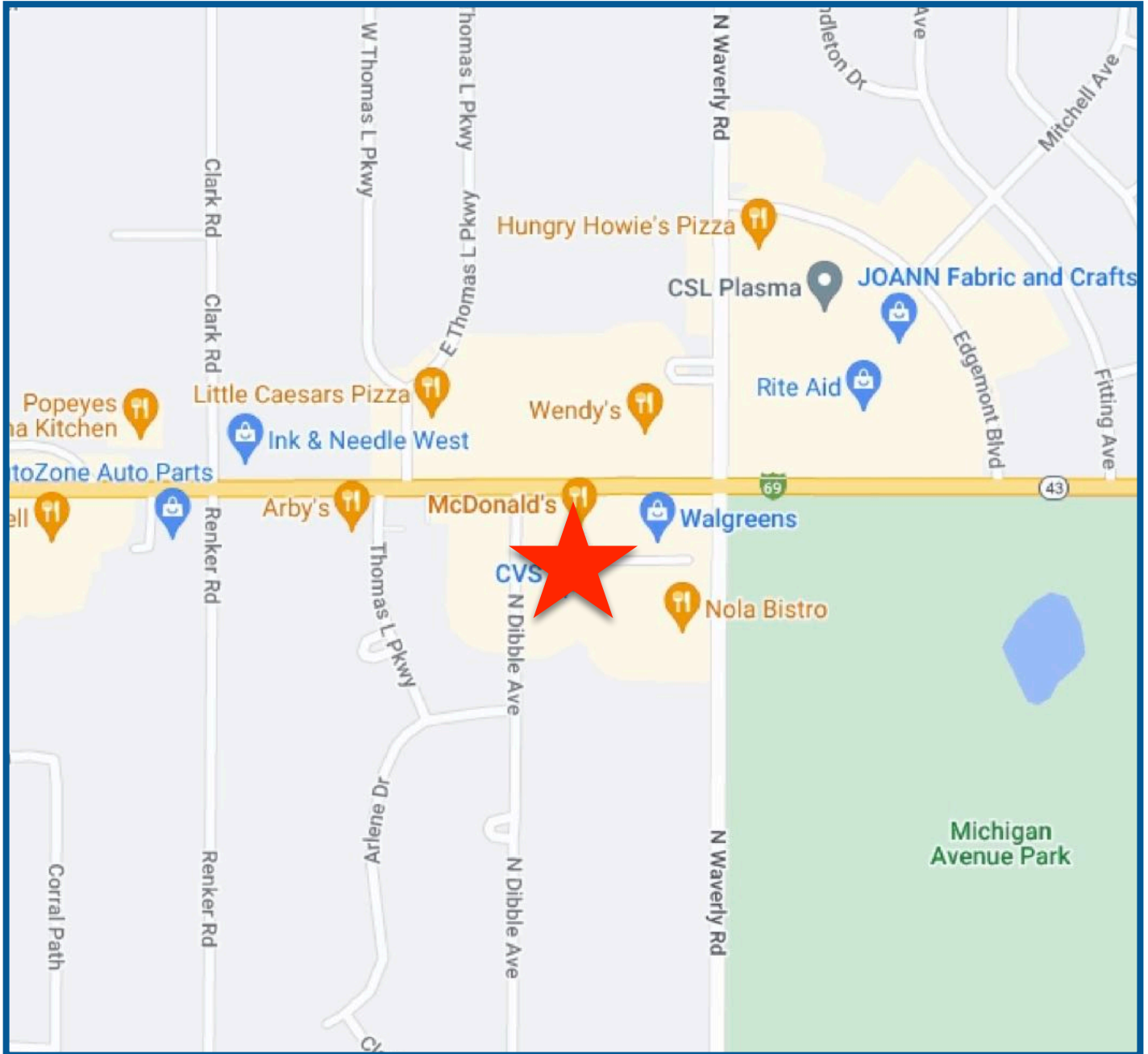


STREET MAP

632 N. DIBBLE AVE

5,192 SF

RETAIL BUILDING



FINANCIAL SUMMARY & DEMOGRAPHICS

632 N. DIBBLE AVE
5,192 SF
RETAIL BUILDING



Asking Price: \$ 499,000

Price / SF: \$96.11

Building Size: 5,192 SF

2021 Taxes: \$ 14,502

Lot Size: 1.72 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,826	64,153	140,657
MEDIAN HOME VALUE	\$131,708	\$134,297	\$113,989
HOUSEHOLDS	4,245	28,301	59,919

TRAFFIC COUNT 34,800 CARS DAILY

FCG SUMMARY

632 N. DIBBLE AVE

5,192 SF

RETAIL BUILDING

At Forward Commercial Group (FCG) we take pride in advancing the success of our clients through long term partnerships and delivering exceptional client services as a result of our local expertise and knowledge. Our firm provides commercial real estate property and portfolio representation, commercial real estate property sales, investment acquisition opportunities, and reliable tenant representation. Our clients range from local real estate investment companies, to area business owners, to national capital investment firms.



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Leading a commercial real estate firm gives me the opportunity to help others pursue their "American Dream" - whether it's finding the best space for a tenant to grow their business, representing a client's real estate portfolio, or maximizing an investment property.



**Forward
Commercial Group**

www.forwardcommercial.com

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