





DOLLAR GENERAL



Walgreens



HIGHLIGHTS

- ◆ Located just south of downtown Lansing and I-496
- ◆ Great foot traffic and outdoor patio
- ◆ NNN Lease
- ◆ Strong Population 3-mile radius +147.8K
- ◆ Great Income 3-mile radius +\$55.5k
- ◆ Located near Edgewood Towne Shopping Center and next to many national tenants such as Kroger, McDonalds, Arby's, Taco Bell, Popeye's, Dollar General, and more
- ◆ Tenant has operated for over 22 years at this location
- ◆ Tenant owns another Fleetwood Diner in Ann Arbor for over 25 years



PROPERTY SUMMARY

Triple Net Investment Group is proud to present Fleetwood Diner located at 2211 S Cedar St, Lansing, MI 48910. This Fleetwood Diner is a 2,300 SF building with a lot size of 24,249 sf, built in 1998. Tenant has continuously operated the property for over 22 years and has recently signed a renewal lease for 10 years, which ends Dec 31, 2035. There is 3% annual increases and 2, 5-year options at full, 5-year CPI. Located near a vibrant commercial district filled with popular retailers, restaurants, and local businesses, the area benefits from consistent foot traffic. Attractions such as Potter Park Zoo and Cooley Law School Stadium further enhance its appeal, drawing both residents and visitors. With convenient access to major roadways and a strong consumer base, it offers an ideal setting for growth and opportunity. Additionally Michigan State University and the state capitol are located a few miles away. The surrounding national tenants include KFC, Popeyes, Dollar General, Arby's, Subway, Bank of America, McDonald's, Kroger, UPS and Taco Bell.

PROPERTY INFORMATION

Address	2211 S Cedar St, Lansing, MI 48910
NOI	\$51,000
Price	\$680,000
CAP	7.5% Cap
Building Built	1998
Building size	2,300 SF
Lot Size SF	24,249 SF 0.57 acres

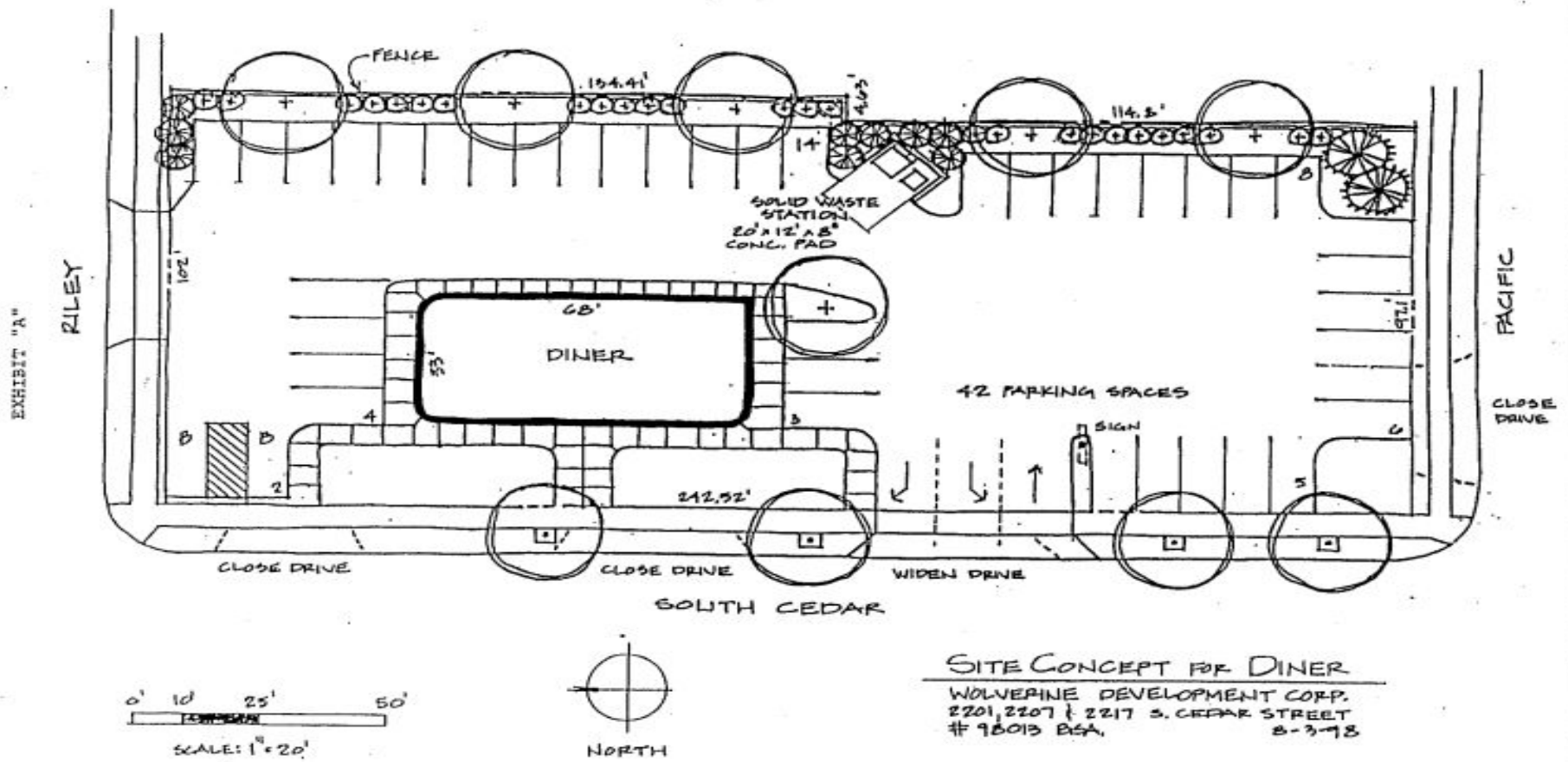
TENANT INFORMATION

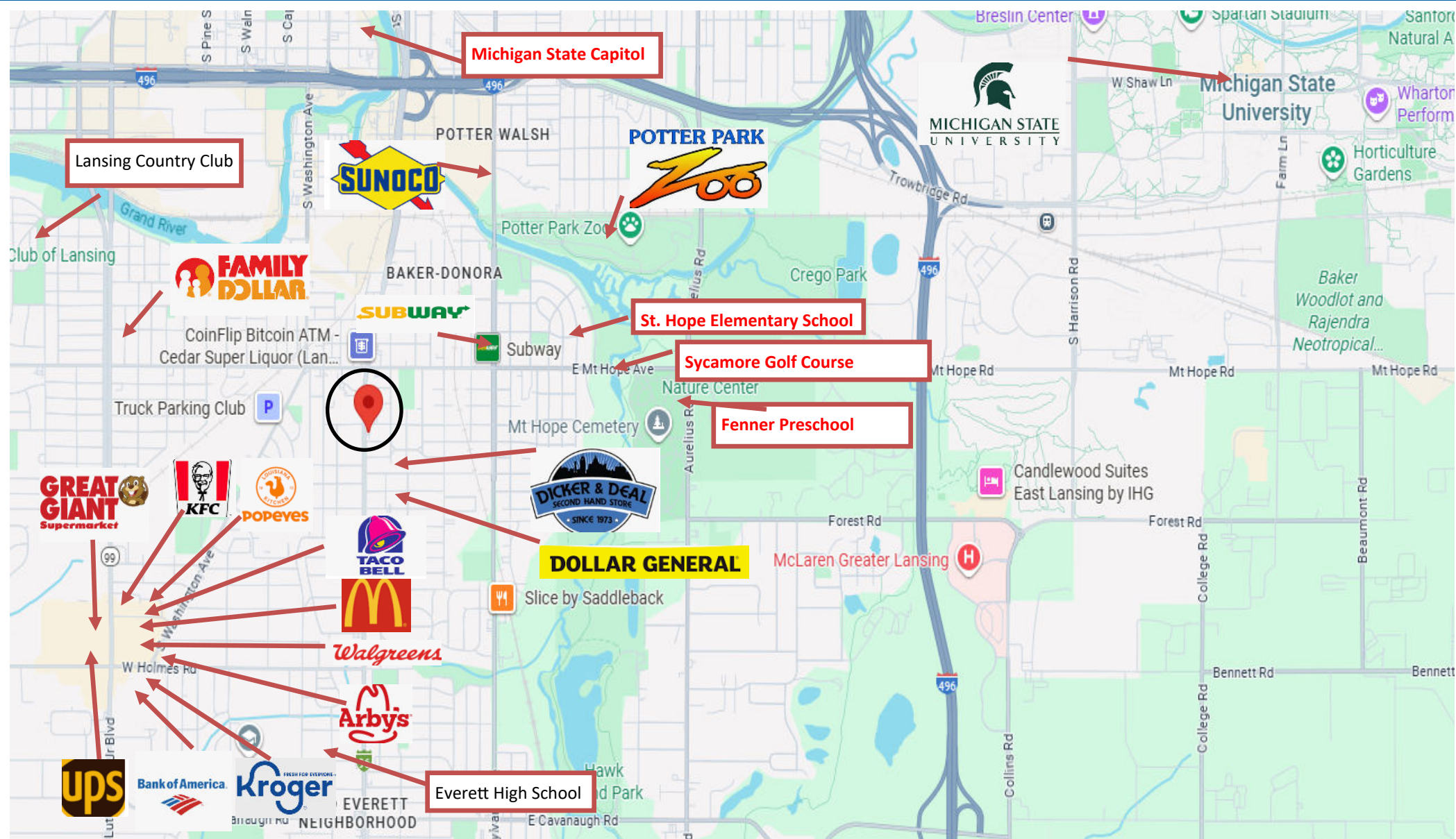
	2211 Cedar Street, Lansing, MI, 48910
Term Remaining	10.4 Years
Lease Start Date	Dec 10, 2003
Lease End Date	Dec 31, 2035
Options	2, 5-year options at full, 5-year CPI.
Increases	Increases 3% annually
NOI	\$51,000

Tenant has been operating this restaurant for over 22 years. He has been in the restaurant business his entire career—owning the venerable Fleetwood Diner in downtown Ann Arbor, near the University of Michigan, and adding the larger location in Lansing in 2003. He now works full time at the Lansing location and is a hands-on, skilled operator.

Fleetwood Diner serves up classic favorites like burgers, milkshakes, and omelets, alongside traditional Greek dishes and fresh salads. Vegetarians will also find plenty of flavorful options. The diner’s commitment to homemade cooking as their corned beef is slow-cooked for at least four hours and prepared either sliced or ground to suit each dish. The multi-cultural flavors come through in the gyros, made with lamb or beef, while the turkey is baked in-house and the hashbrowns go straight from potato to plate.

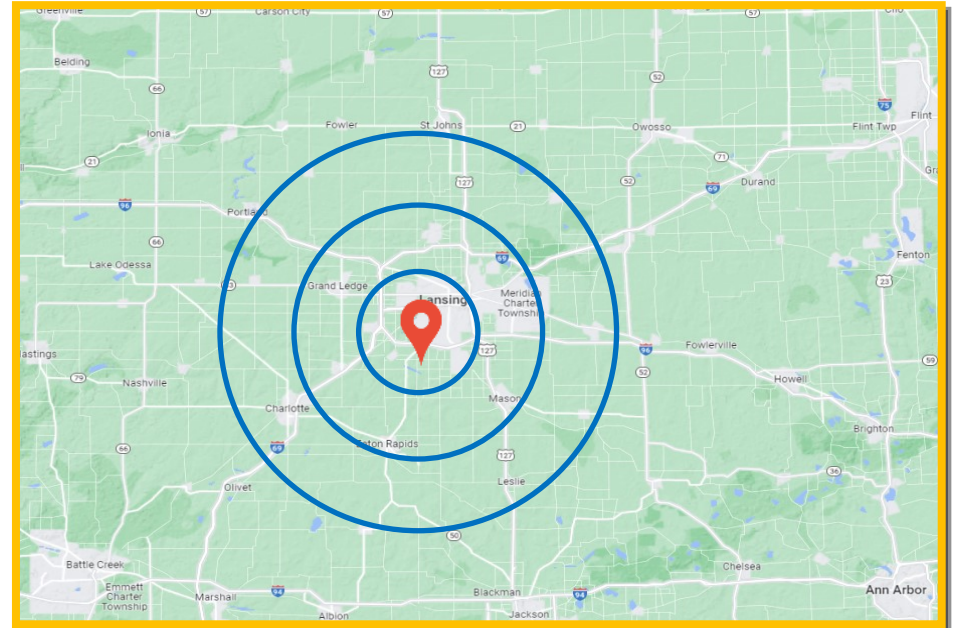
Locals love the restaurant because they treat their customers as “a part of the Fleetwood Family” and 517 magazine highlights that “their service flows like choreography” (<https://517mag.com/just-like-family-fleetwood-diner-serves-up-comfort/>).







Population	1 Mile	3 Mile	5 Mile
2023 Estimate	23,500	147,000	249,200
2010 Census	8,889	61,920	113,437
2023 Employees	19,300	147,800	249,200
Households	1 Mile	3 Mile	5 Mile
2023 Estimate	6,403	43,829	87,396
2010 Census	3,897	25,967	47,391
Average Household Income	1 Mile	3 Mile	5 Mile
2023 estimate	\$50,190	\$55,549	\$58,930







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