

Dollar General MI-Lansing

3520 S. Waverly Rd. | Lansing, MI 48911



Highlights

Type: Freestanding Retail
Total SF: 9,026
Parking Spaces: 41
Year Built: 2014

Property Highlights

Retailers Include



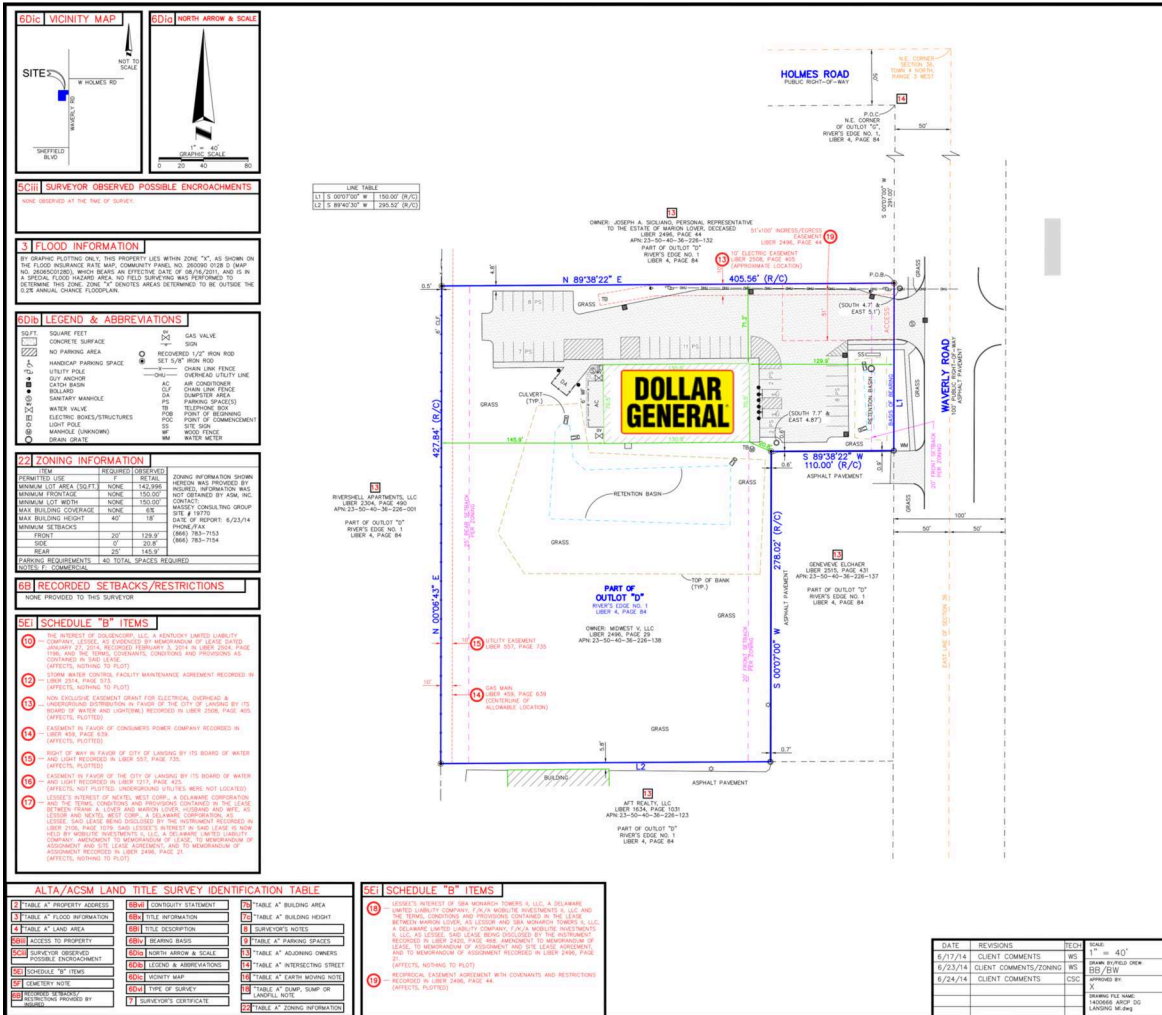
Demographics***	1-Mile	3-Mile	5-Mile
2020 Est Population	12,216	63,505	151,262
2020 Est Daytime Population	842	33,626	128,411
2020 Est Households	4,870	26,829	64,944
2020 Est Avg Household Income	53,350	56,081	58,767
2020 Est Med Household Income	43,857	44,195	45,155

*Approximate. **Texas DOT ***Source: Claritas 2020



4700 Wilshire Boulevard, Los Angeles, CA 90010 | www.cimgroup.com

Dollar General MI-Lansing



8Bb1 TITLE INFORMATION SHEET 1 OF 1

8B1 TITLE DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LANSING, EATON COUNTY, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF OUTLOT "D" OF THE PLAT OF RIVER'S EDGE NO. 1, A SUBDIVISION IN THE NORTH 1/2 OF SECTION 36, TOWNSHIP 36 N., RANGE 18 W., CITY OF LANSING, EATON COUNTY, MICHIGAN, AS RECORDED IN LIBER 4, PAGE 84 OF PLATS, PAGE 84, AS DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF OUTLOT "C" OF SAID PLAT OF RIVER'S EDGE NO. 1, THENCE ALONG THE WEST LINE OF SAID OUTLOT "C" TO THE POINT OF BEGINNING, THENCE S 89°38'22" W 110.00' (R/C) TO THE POINT OF BEGINNING, THENCE CONTAINING SOUTH 00 DEGREES 00 SECONDS WEST A DISTANCE OF 405.56 FEET, THEN PARALLEL WITH THE SOUTH LINE OF HOULES ROAD SOUTH BY DISTANCE 30' TO THE POINT OF BEGINNING, THENCE S 89°38'22" W 110.00 FEET, THEN PARALLEL WITH THE WEST LINE OF HOULES ROAD SOUTH BY DISTANCE OF 278.00 FEET, THEN PARALLEL WITH THE WEST LINE OF OUTLOT "D" THAT IS 00 DEGREES 00 SECONDS WEST A DISTANCE OF 278.00 FEET, THEN SOUTH BY DISTANCE 45 MINUTES 30 SECONDS WEST A DISTANCE OF 208.50 FEET TO A POINT ON THE WEST LINE OF OUTLOT "D" THAT IS 00 DEGREES 00 SECONDS WEST A DISTANCE OF 405.56 FEET BY BEARS 10 MINUTES 22 SECONDS EAST A DISTANCE OF 405.56 FEET TO THE POINT OF BEGINNING.

PARCELS 00: 23-50-40-30-208-132

STREET ADDRESS: 3520 S WAVERLY ROAD, LANSING

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

8 SURVEYOR'S NOTES:

- NO ENCUMBRANCES, UTILITIES AND OTHER ABOVE-GROUND OR BELOW-GROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE-GROUND UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED THEREIN, REFERENCE TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SETBACKS, AND ENCUMBRANCES ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE, AND ANY OTHER SOURCE OF AVAILABLE INFORMATION.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDBARDS OF CARE AS SET FORTH IN SECTION 2 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
- NO ENCUMBRANCES, AGENCY REQUIREMENTS HAVE BEEN FURNISHED TO THE AUTHORITY OF THE TITLE OF THE SURVEY FOR THE SUBJECT PARCEL.

8 LAND AREA 42,996.00 SQUARE FEET 3.026 ACRES

8B1 BEARING BASIS BEARINGS SHOWN HEREIN ARE BASED ON THE EAST LINE OF OUTLOT "D" PER LIBER 4 OF PLATS, PAGE 84, BEARING S 89°38'22" WEST.

8F CEMETERY NOTE THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

8I PARKING SPACES 100 SPACES

8J ACCESS TO PROPERTY THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WAVERLY ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.

8K EARTH MOVING NOTE THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR REPAIRS OCCURRING WITHIN RECENT MONTHS.

8L DUMP, SUMP OR LANDFILL NOTE THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR LANDFILL.

8M CONTIGUITY STATEMENT THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY COMMON CORNERS.

7 SURVEYOR'S CERTIFICATE

I, **DAVID J. DUNN**, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED AND THE SURVEYOR HAS MADE IT HIS DUTY TO VISIT THE SITE AND MAKE A PERSONAL AND VISUAL INSPECTION OF THE LAND AND THE SURVEY THEREON, AND THAT THE SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDBARDS OF CARE AS SET FORTH IN SECTION 2 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

DATE OF SURVEY: 8/17/14

DATE OF PREPARATION: 8/17/14

PROFESSIONAL LAND SURVEYOR NO.: 30000

STATE OF MICHIGAN

NO. 140066

SURVEY PREPARED BY: **DAVID J. DUNN**

DATE OF PREPARATION: 8/17/14

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AMERICAN SURVEYING & MAPPING

15M

A Dollar General

9,026 SF



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