



### PROPERTY HIGHLIGHTS

- Unique Medical/Office Building Minutes Away from Capital City Airport, I-96, I-69, I-496 and Downtown Lansing
- Located on the West Side of South Waverly Between Cooley Drive and Glasgow Drive
- 3,074 Sq. Ft. Available
- Built in 1992 on a 1.6 Acre Parcel with Over 900' Abutting the Grand River Shoreline, the Western Wall (96'7") is Constructed
- Entirely of Glass Overlooking the River Surrounding Woodlands
- Layout and Site Plan have been the Subject of Articles Appearing Both Regionally and Nationally
- Traffic Counts on South Waverly: 19,087 VPD.

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,702	67,488	135,911
Total Population	6,780	160,068	348,201



### GREG MALLORY

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**EXTERIOR PHOTOS**



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**INTERIOR PHOTOS**



1st Floor Executive Office with Deck



Executive Loft with Fireplace and Full Bath

Conference Room with Deck



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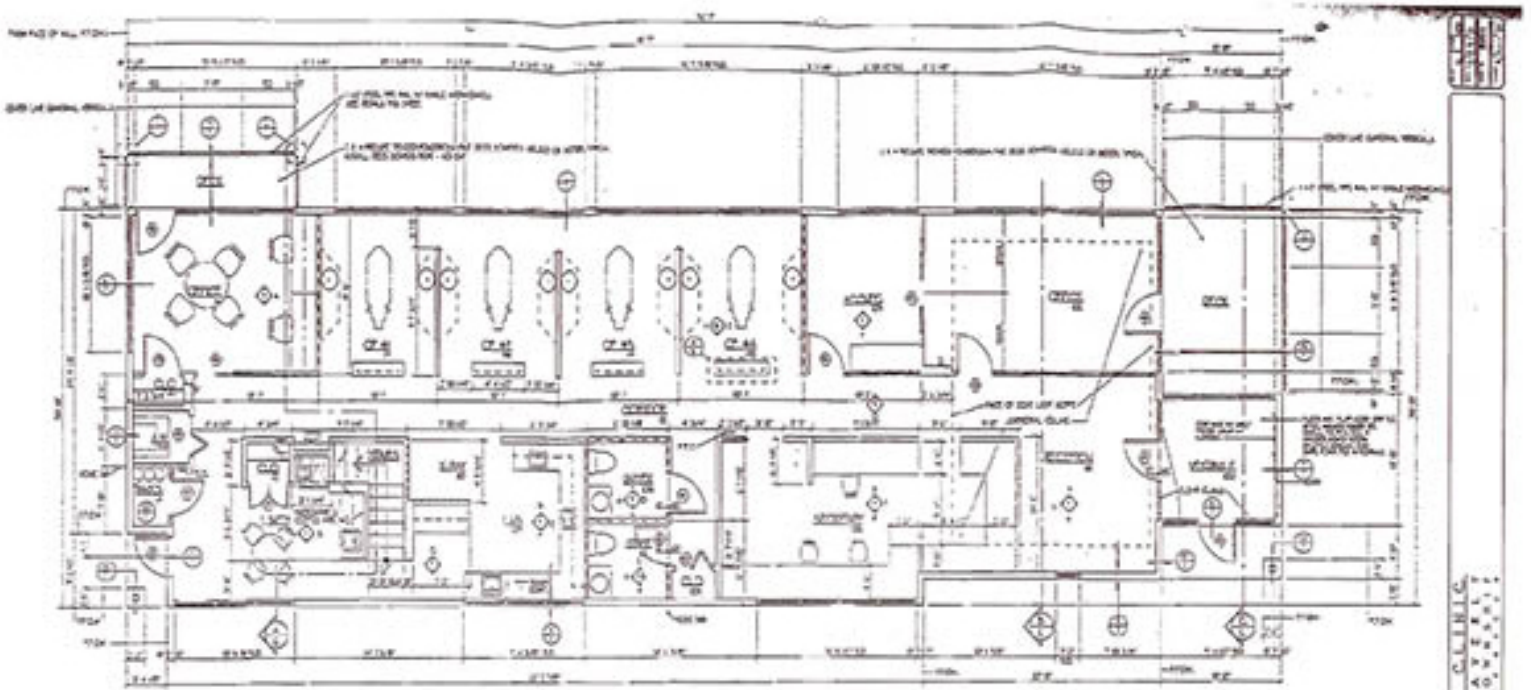
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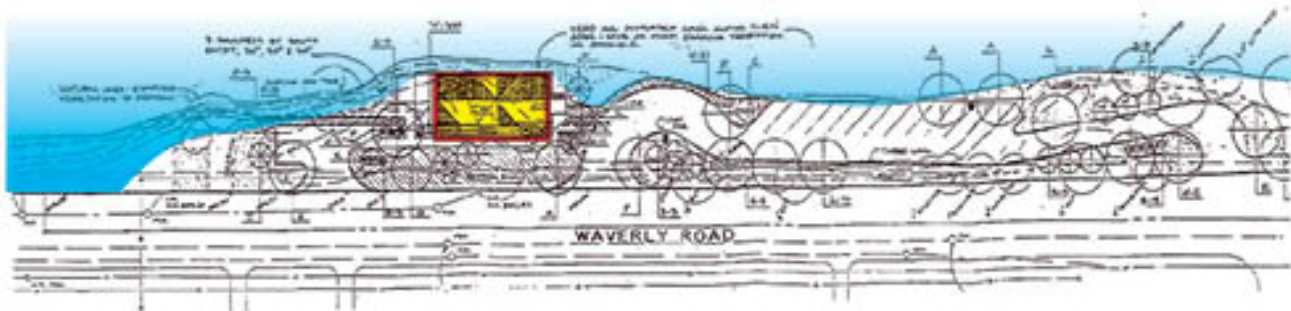
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**MAIN FLOOR SITE PLAN**

**MAIN FLOOR ORIGINAL PLAN**



**MAIN FLOOR PLAN**



**SITE PLAN**

GALLERY DENTAL CLINIC  
 2600 S. WAVERLY AVE. #101  
 LANSING, MI 48911  
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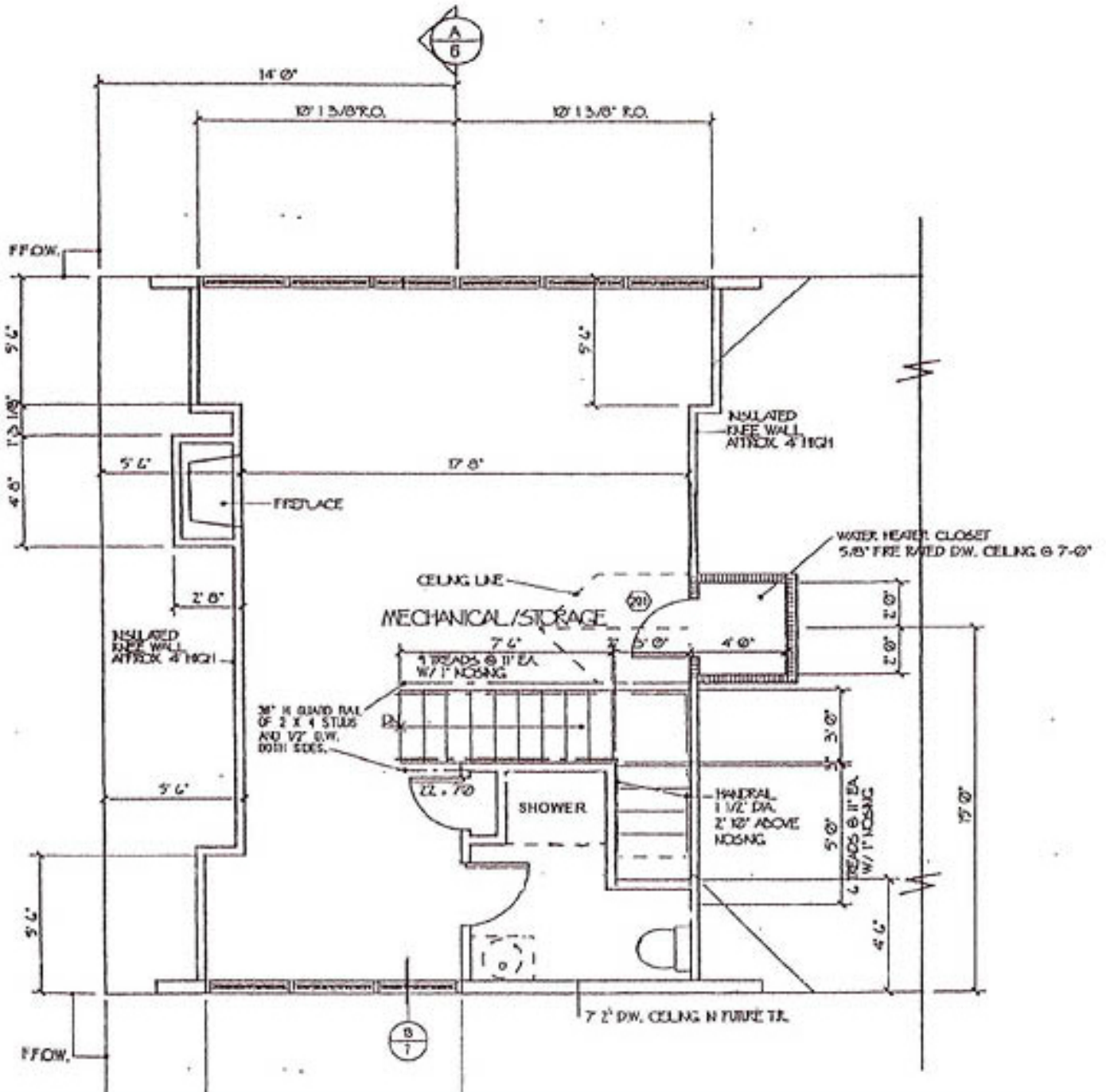
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**EXECUTIVE LOFT SITE PLAN**

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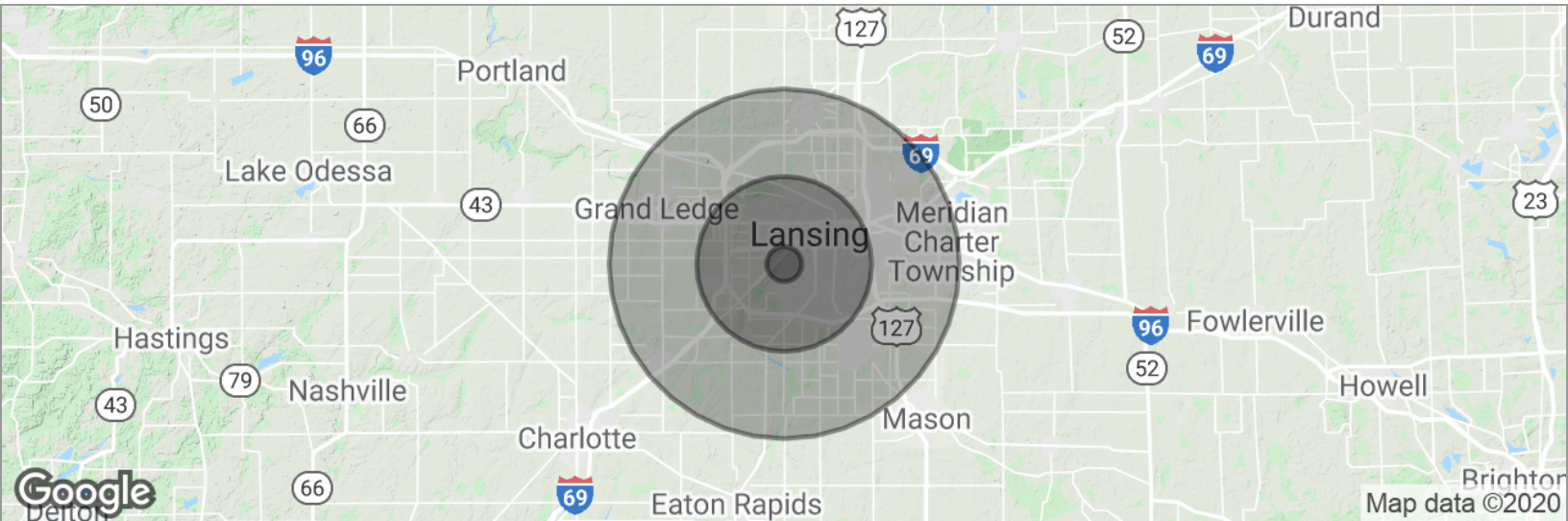
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### DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,780	160,068	348,201
Median age	37.0	35.1	33.7
Median age (male)	36.0	32.5	32.3
Median age (Female)	38.1	37.4	34.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,702	67,488	135,911
# of persons per HH	2.5	2.4	2.6
Average HH income	\$56,928	\$52,324	\$56,283
Average house value	\$105,741	\$136,856	\$153,803

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