

Lansing Corridor Comparison – District Intelligence Summary

Generated: 2026-05-10

1. Commercial Activity

CORRIDOR	PARCELS	ACTIVE	VACANT	VACANCY RATE	TOP CATEGORY
Michigan Avenue Corridor (MACIA)	165	135	30	18.2% moderate	Parking (17)
MLK Jr. Blvd Corridor	128	84	44	34.4% ▲ critical	Automobile Service, Gas Stations, & Car Dealers (20)
Saginaw Street Corridor	165	86	79	47.9% ▲ critical	Office Building (10)
Gateway Corridor (Airport Hwy)	—	—	—	—	—
Downtown Lansing (DLI Principal Shopping Districts)	871	0	0	0% healthy	(uncategorized) (871)

2. Business Mix – Top 5 Categories per Corridor

CORRIDOR	#1	#2	#3	#4	#5
Michigan Avenue Corridor (MACIA)	Parking 17 (12.6%)	Restaurant 15 (11.1%)	Doctor, Dentist, & Medical Services 15 (11.1%)	Mixed Use 9 (6.7%)	Churches & Communit y Service 8 (5.9%)
MLK Jr. Blvd Corridor	Automobil e Service, Gas Stations, & Car Dealers 20 (23.8%)	Shopping Center 15 (17.9%)	Restaurant 11 (13.1%)	Constructi on, Electronic s, & Related Services/ Stores 6 (7.1%)	Churches & Communit y Service 5 (6%)
Saginaw Street Corridor	Office Building 10 (11.6%)	Automobil e Service, Car Dealer, Gas Station 10 (11.6%)	Parking 9 (10.5%)	Restaurant 6 (7%)	Park 6 (7%)
Gateway Corridor (Airport Hwy)	—	—	—	—	—
Downtown Lansing (DLI Principal Shopping Districts)	(uncategor ized) 871 (100%)	—	—	—	—

3. Community Demographics

CORRIDOR	POPULATION	NON-WHITE	BLACK	HISPANIC	ASIAN	WHITE
Lansing Citywide	112,644	52.4%	22.3%	14.8%	3.2%	47.6%
Michigan Avenue Corridor (MACIA)	7,980	24.2% (-28.2 vs. city)	14.5% (-7.8 vs. city)	12.1% (-2.7 vs. city)	2.0%	75.8%
MLK Jr. Blvd Corridor	11,233	41.1% (-11.3 vs. city)	23.3% (+1.0 vs. city)	20.2% (+5.4 vs. city)	5.2%	58.9%
Saginaw Street Corridor	12,291	45.8% (-6.6 vs. city)	29.5% (+7.2 vs. city)	10.7% (-4.1 vs. city)	3.2%	54.2%
Gateway Corridor (Airport Hwy)	11,209	44.9% (-7.5 vs. city)	23.2% (+0.9 vs. city)	11.5% (-3.3 vs. city)	2.6%	55.1%
Downtown Lansing (DLI Principal Shopping Districts)	4,878	45.1% (-7.3 vs. city)	27.4% (+5.1 vs. city)	11.3% (-3.5 vs. city)	5.1%	54.9%

4. Housing Profile

CORRIDOR	TOTAL UNITS	HSG VACANCY	OWNER %	RENTER %
Lansing Citywide	53,882	13.2%	42.9%	57.1%
Michigan Avenue Corridor (MACIA)	4,131	11.8% (-1.4 vs. city)	46.3% (+3.4 vs. city)	53.7% (-3.4 vs. city)
MLK Jr. Blvd Corridor	5,122	13.9% (+0.7 vs. city)	53.1% (+10.2 vs. city)	46.9% (-10.2 vs. city)
Saginaw Street Corridor	6,469	15.6% (+2.4 vs. city)	30.4% (-12.5 vs. city)	69.6% (+12.5 vs. city)
Gateway Corridor (Airport Hwy)	4,523	11.9% (-1.3 vs. city)	68.4% (+25.5 vs. city)	31.6% (-25.5 vs. city)
Downtown Lansing (DLI Principal Shopping Districts)	3,261	14.9% (+1.7 vs. city)	14.1% (-28.8 vs. city)	85.9% (+28.8 vs. city)

5. Grant Eligibility

CORRIDOR	CDBG-ELIGIBLE BGS	AVG LMI %	OPPORTUNITY ZONE
Michigan Avenue Corridor (MACIA)	0 of 9	—	No
MLK Jr. Blvd Corridor	0 of 10	—	No
Saginaw Street Corridor	0 of 12	—	No
Gateway Corridor (Airport Hwy)	0 of 10	—	No
Downtown Lansing (DLI Principal Shopping Districts)	0 of 4	—	✓ 1 BG(s)

6. Opportunity Flags by Corridor

Michigan Avenue Corridor (MACIA)

- Moderate vacancy (18.2%): targeted retention warranted

MLK Jr. Blvd Corridor

- Critical vacancy (34.4%): business recruitment priority
- Majority-minority (41.1% non-white): CDFI/MBDA program eligible

Saginaw Street Corridor

- Critical vacancy (47.9%): business recruitment priority
- High renter rate (69.6%): tenant services, homeownership gap
- Majority-minority (45.8% non-white): CDFI/MBDA program eligible

Gateway Corridor (Airport Hwy)

- Majority-minority (44.9% non-white): CDFI/MBDA program eligible

Downtown Lansing (DLI Principal Shopping Districts)

- Sector concentration: "(uncategorized)" at 100%
- High renter rate (85.9%): tenant services, homeownership gap
- Majority-minority (45.1% non-white): CDFI/MBDA program eligible

Sources: City of Lansing GIS · ACS 2022 5-year estimates · HUD CDBG LMI data · IRS OZ 2018 designations · Analysis by RegionPulse