

Downtown Lansing (DLI Principal Shopping Districts)

Data as of 2026-05-10 · Sources: DLI_Principal_Shopping_Districts_Full, ACS2022_BG_Census_API

871

COMMERCIAL
PARCELS

0%

healthy

COMMERCIAL
VACANCY

4,878

POPULATION

45.1%

NON-WHITE

85.9%

RENTER-
OCCUPIED

14.9%

HOUSING
VACANCY

Commercial vacancy stands at ****0%**** (0 active, 0 vacant of 871 surveyed parcels). The corridor serves a population of 4,878, of whom 45.1% identify as non-white and 27.4% as Black or African American. 85.9% of occupied housing units are renter-occupied, with a housing vacancy rate of 14.9%.

1. Commercial Activity

METRIC	VALUE
Surveyed Parcels	871
Active / Occupied	0 (0.0%)
Vacant	0 (0.0%)
Commercial Vacancy Rate	0% healthy

2. Business Mix

#	CATEGORY	COUNT	% OF ACTIVE
1	(uncategorized)	871	

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<span>100%</span>
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Category Concentration: "(uncategorized)" represents 100% of active commercial space — a concentration that creates vulnerability if that sector contracts.

3. Community Demographics

Aggregated from 4 Census block group(s). Comparison: Lansing citywide (ACS 2022).

METRIC	THIS CORRIDOR	LANSING CITYWIDE
Total Population	4,878	112,644
Non-White	45.1% (-7.3 vs. city)	52.4%
Black / African American	27.4% (+5.1 vs. city)	22.3%
Hispanic / Latino	11.3% (-3.5 vs. city)	14.8%
Asian	5.1%	3.2%
White	54.9%	47.6%

Block group detail (4 BGs)

GEOID	POP	BLACK%	HISPANIC%	NON-WHITE%
260650006001	796	28.6%	9.3%	42.8%
260650007001	853	17.5%	3.4%	30.8%
260650066002	2,405	31.2%	13.8%	49.1%
260650067001	824	25.7%	14.4%	50.0%

4. Housing Profile

METRIC	THIS CORRIDOR	LANSING CITYWIDE
Total Housing Units	3,261	53,882
Occupied Units	2,774 (85.1%)	86.8% of units
Housing Vacancy Rate	14.9% (+1.7 vs. city)	13.2%
Owner-Occupied	392 (14.1%)	42.9% of occupied
Renter-Occupied	2,382 (85.9%) (+28.8 vs. city)	57.1%

High Renter Concentration: 85.9% renter-occupied — this corridor's residents face disproportionate housing instability risk and are prime targets for tenant services, financial coaching, and homeownership programs.

5. Grant Eligibility Flags

PROGRAM	STATUS	DETAIL
HUD CDBG	✓ CDBG-Eligible	4 of 4 block groups ≥51% LMI (avg 77.4% LMI)
Federal OZ	✓ Opportunity Zone	1 block group(s) in designated OZ tracts
Michigan Main Street	Verify	Check with MEDC — Old Town and REO Town have/had designations

CDBG Eligibility: Block groups in this corridor qualify for HUD Community Development Block Grant funding. The City of Lansing receives approximately \$2M/year in CDBG. Projects serving or located in eligible areas can use this designation in grant narratives.

Opportunity Zone: This corridor overlaps with federally designated OZ tracts. Investors deploying Qualified Opportunity Fund (QOF) capital within these boundaries receive capital gains tax deferrals — a recruitment tool for equity investment.

6. Opportunity Notes

- **Sector concentration risk** — "(uncategorized)" dominates at 100% of active space. Consider category diversification to reduce corridor vulnerability.
 - **High renter population (85.9%)** — Suggests demand for financial coaching, tenant services, and first-time homebuyer programs.
 - **Majority-minority corridor (45.1% non-white)** — Qualifies for CDFI, MBDA, and SBA Community Advantage programs targeting underserved communities.
 - **Potential category gaps** — No detected presence of: grocery, pharmacy, hardware, laundry, bank, coffee. Verify against current business license data before citing in a grant application.
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Sources: DLI_Principal_Shopping_Districts_Full, ACS2022_BG_Census_API. All business parcel data from City of Lansing GIS. Demographics from ACS 2022 5-year estimates. CDBG eligibility from HUD-reported LMI data (Lansing_CDBG_2026 layer). OZ tracts from 2018 federal designation. Verify all eligibility determinations with program officers before citing in applications.