

# Michigan Avenue Corridor (MACIA)

Data as of 2026-05-10 · Sources: MACIA\_NAICS, MACIA\_Demographics\_Full, MACIA\_Housing\_Data

**165**

COMMERCIAL  
PARCELS

**18.2%**

**moderate**

COMMERCIAL  
VACANCY

**7,980**

POPULATION

**24.2%**

NON-WHITE

**53.7%**

RENTER-  
OCCUPIED

**11.8%**

HOUSING  
VACANCY


Commercial vacancy stands at **\*\*18.2%\*\*** (135 active, 30 vacant of 165 surveyed parcels). The corridor serves a population of 7,980, of whom 24.2% identify as non-white and 14.5% as Black or African American. 53.7% of occupied housing units are renter-occupied, with a housing vacancy rate of 11.8%.

# 1. Commercial Activity








METRIC	VALUE
Surveyed Parcels	165
Active / Occupied	135 (81.8%)
Vacant	30 (18.2%)
Commercial Vacancy Rate	<b>18.2% moderate</b>

**Moderate Vacancy:** 18.2% commercial vacancy — above a healthy 5–10% threshold. Targeted retention and recruitment warranted.

# 2. Business Mix

#	CATEGORY	COUNT	% OF ACTIVE
1	Parking	17	

`<span>12.6%</span></div>`

- 2 Restaurant 15  11.1%
- 3 Doctor, Dentist, & Medical Services 15  11.1%
- 4 Mixed Use 9  6.7%
- 5 Churches & Community Service 8  5.9%
- 6 Automobile Service, Gas Stations, & Car Dealers 8  5.9%
- 7 Construction, Electronics, & Related Services/Stores 8  5.9%
- 8 Fitness Studio 5  3.7%
- 9 Office Space 4

3%

10 (uncategorized) 4

3%

11 Business Services (Political, Law, Insurance, Accountants, etc.) 3

2.2%

12 Apartments 2

1.5%

13 Community Organization 2

1.5%

14 Bar 2

1.5%

15 Retail 2

1.5%

### 3. Community Demographics

Aggregated from 9 Census block group(s). Comparison: Lansing citywide (ACS 2022).

METRIC	THIS CORRIDOR	LANSING CITYWIDE
Total Population	7,980	112,644
Non-White	24.2% (-28.2 vs. city)	52.4%
Black / African American	14.5% (-7.8 vs. city)	22.3%
Hispanic / Latino	12.1% (-2.7 vs. city)	14.8%
Asian	2.0%	3.2%
White	75.8%	47.6%

#### Block group detail (9 BGs)

GEOID	POP	BLACK%	HISPANIC%	NON-WHITE%
15000US260650010001	1,328	0.0%	9.6%	13.6%
15000US260650012003	931	54.7%	9.8%	54.9%
15000US260650065003	946	24.9%	11.1%	36.0%
15000US260650065002	928	2.2%	1.5%	8.7%
15000US260650065004	705	7.1%	16.3%	9.8%
15000US260650012001	588	14.3%	53.4%	36.4%
15000US260650065001	966	2.2%	2.5%	9.0%
15000US260650012002	812	23.8%	15.6%	36.2%
15000US260650010002	776	5.7%	5.8%	19.3%

## 4. Housing Profile

METRIC	THIS CORRIDOR	LANSING CITYWIDE
Total Housing Units	4,131	53,882
Occupied Units	3,645 (88.2%)	86.8% of units
Housing Vacancy Rate	11.8% (-1.4 vs. city)	13.2%
Owner-Occupied	1,688 (46.3%)	42.9% of occupied
Renter-Occupied	1,957 (53.7%) (-3.4 vs. city)	57.1%

## 5. Grant Eligibility Flags

PROGRAM	STATUS	DETAIL
HUD CDBG	Not CDBG-Eligible	No block groups meet the ≥51% LMI threshold
Federal OZ	Not in OZ	No overlap with Lansing OZ tract list
Michigan Main Street	Verify	Check with MEDC — Old Town and REO Town have/had designations

## 6. Opportunity Notes

- **Potential category gaps** — No detected presence of: grocery, pharmacy, hardware, laundry, coffee. Verify against current business license data before citing in a grant application.

Sources: MACIA\_NAICS, MACIA\_Demographics\_Full, MACIA\_Housing\_Data. 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.