

MLK Jr. Blvd Corridor

Data as of 2026-05-10 · Sources: MLK_CIA_Business_Categories_Full, MLK_CIA_Demographics_Full, MLK_CIA_Housing_Data

128

COMMERCIAL
PARCELS

34.4% ▲

critical

COMMERCIAL
VACANCY

11,233

POPULATION

41.1%

NON-WHITE

46.9%

RENTER-
OCCUPIED

13.9%

HOUSING
VACANCY


Commercial vacancy stands at ****34.4%**** (84 active, 44 vacant of 128 surveyed parcels). The corridor serves a population of 11,233, of whom 41.1% identify as non-white and 23.3% as Black or African American. 46.9% of occupied housing units are renter-occupied, with a housing vacancy rate of 13.9%.

1. Commercial Activity






METRIC	VALUE
Surveyed Parcels	128
Active / Occupied	84 (65.6%)
Vacant	44 (34.4%)
Commercial Vacancy Rate	34.4% ▲ critical

▲ **Critical Vacancy:** Nearly 34% of commercial space is empty. This corridor qualifies for targeted business recruitment and vacancy reduction programming.

2. Business Mix

#	CATEGORY	COUNT	% OF ACTIVE
1	Automobile Service, Gas Stations, & Car Dealers	20	

23.8%
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- 2 Shopping Center 15  17.9%
- 3 Restaurant 11  13.1%
- 4 Construction, Electronics, & Related Services/Stores 6  7.1%
- 5 Churches & Community Service 5  6%
- 6 Pharmacy 3  3.6%
- 7 Animal Hospital & Store 2  2.4%

8 Business Services (Political, Law, Insurance, Accountants, etc.) 2

■ 2.4%

9 Park 2

■ 2.4%

10 Cannabis 2

■ 2.4%

11 Grocery Store 2

■ 2.4%

12 Beauty Salon 2

■ 2.4%

13 Video Production 1

■ 1.2%

14 Self-Storage Facility 1

■ 1.2%

15 Convenience Store 1

■ 1.2%

3. Community Demographics

Aggregated from 10 Census block group(s). Comparison: Lansing citywide (ACS 2022).

METRIC	THIS CORRIDOR	LANSING CITYWIDE
Total Population	11,233	112,644
Non-White	41.1% (-11.3 vs. city)	52.4%
Black / African American	23.3% (+1.0 vs. city)	22.3%
Hispanic / Latino	20.2% (+5.4 vs. city)	14.8%
Asian	5.2%	3.2%
White	58.9%	47.6%

Block group detail (10 BGs)

GEOID	POP	BLACK%	HISPANIC%	NON-WHITE%
15000US260650052013	1,009	22.3%	47.2%	33.8%
15000US260650037001	425	31.3%	27.1%	68.0%
15000US260650037002	842	8.9%	2.3%	11.4%
15000US260650037003	1,178	37.3%	12.3%	49.7%
15000US260650037004	1,351	32.6%	27.6%	58.3%
15000US260650037005	682	4.0%	3.1%	44.3%
15000US260650052015	1,631	26.4%	19.9%	48.1%
15000US260650070006	1,384	22.9%	6.1%	29.7%
15000US260650051002	1,601	27.1%	29.0%	49.7%
15000US260650051001	1,130	8.2%	21.4%	20.4%

4. Housing Profile

METRIC	THIS CORRIDOR	LANSING CITYWIDE
Total Housing Units	5,122	53,882
Occupied Units	4,412 (86.1%)	86.8% of units
Housing Vacancy Rate	13.9% (+0.7 vs. city)	13.2%
Owner-Occupied	2,342 (53.1%)	42.9% of occupied
Renter-Occupied	2,070 (46.9%) (-10.2 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

- **High commercial vacancy (34.4%)** — Priority opportunity for business recruitment and pop-up/incubator programming to activate empty storefronts.
- **Majority-minority corridor (41.1% non-white)** — Qualifies for CDFI, MBDA, and SBA Community Advantage programs targeting underserved communities.
- **Potential category gaps** — No detected presence of: hardware, laundry, bank. Verify against current business license data before citing in a grant application.

Sources: MLK_CIA_Business_Categories_Full, MLK_CIA_Demographics_Full, MLK_CIA_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.