

Saginaw Street Corridor

Data as of 2026-05-10 · Sources: SaginawCIA_Parcels_Business_Category, Saginaw_Census_Block_Group_Demographics, Saginaw_CIA_Housing

165

COMMERCIAL
PARCELS

47.9% ▲

critical

COMMERCIAL
VACANCY

12,291

POPULATION

45.8%

NON-WHITE

69.6%

RENTER-
OCCUPIED

15.6%

HOUSING
VACANCY


Commercial vacancy stands at ****47.9%**** (86 active, 79 vacant of 165 surveyed parcels). The corridor serves a population of 12,291, of whom 45.8% identify as non-white and 29.5% as Black or African American. 69.6% of occupied housing units are renter-occupied, with a housing vacancy rate of 15.6%.

1. Commercial Activity








METRIC	VALUE
Surveyed Parcels	165
Active / Occupied	86 (52.1%)
Vacant	79 (47.9%)
Commercial Vacancy Rate	47.9% ▲ critical








▲ **Critical Vacancy:** Nearly 48% of commercial space is empty. This corridor qualifies for targeted business recruitment and vacancy reduction programming.

2. Business Mix

#	CATEGORY	COUNT	% OF ACTIVE
1	Office Building	10	

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<span>11.6%</span>
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- 2 Automobile Service, Car Dealer, Gas Station 10  11.6%
- 3 Parking 9  10.5%
- 4 Restaurant 6  7%
- 5 Park 6  7%
- 6 Legal, Business, Employment, & Insurance Services 5  5.8%
- 7 Doctors, Dentists, & Medical Services 5  5.8%
- 8 Electronics/Furniture Store 4  4.7%
- 9 Church 4

-  4.7%
- 10 Community Service 3
-  3.5%
- 11 Cannabis 2
-  2.3%
- 12 River Trail 2
-  2.3%
- 13 Convenience Store 2
-  2.3%
- 14 Second Hand Store 2
-  2.3%
- 15 Association/Organization 2
-  2.3%

3. Community Demographics

Aggregated from 12 Census block group(s). Comparison: Lansing citywide (ACS 2022).

METRIC	THIS CORRIDOR	LANSING CITYWIDE
Total Population	12,291	112,644
Non-White	45.8% (-6.6 vs. city)	52.4%
Black / African American	29.5% (+7.2 vs. city)	22.3%
Hispanic / Latino	10.7% (-4.1 vs. city)	14.8%
Asian	3.2%	3.2%
White	54.2%	47.6%

Block group detail (12 BGs)

GEOID	POP	BLACK%	HISPANIC%	NON-WHITE%
15000US260650004003	1,201	15.9%	12.2%	29.6%
15000US260650004001	1,277	14.4%	16.2%	38.0%
15000US260650007001	683	17.9%	4.5%	32.4%
15000US260650068004	867	39.0%	0.0%	58.4%
15000US260650068003	851	46.5%	1.5%	66.0%
15000US260650007002	1,301	58.0%	21.3%	76.4%
15000US260650004002	419	6.7%	8.4%	25.8%
15000US260650006002	1,142	25.1%	7.3%	33.3%
15000US260650007003	645	40.6%	16.3%	64.5%
15000US260650008003	630	3.8%	17.6%	8.4%
15000US260650066002	2,600	34.8%	8.2%	47.9%
15000US260650006001	675	19.6%	14.2%	44.4%

4. Housing Profile

METRIC	THIS CORRIDOR	LANSING CITYWIDE
Total Housing Units	6,469	53,882
Occupied Units	5,461 (84.4%)	86.8% of units
Housing Vacancy Rate	15.6% (+2.4 vs. city)	13.2%
Owner-Occupied	1,660 (30.4%)	42.9% of occupied
Renter-Occupied	3,801 (69.6%) (+12.5 vs. city)	57.1%

High Renter Concentration: 69.6% 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	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 (47.9%)** — Priority opportunity for business recruitment and pop-up/incubator programming to activate empty storefronts.
- **High renter population (69.6%)** — Suggests demand for financial coaching, tenant services, and first-time homebuyer programs.
- **Majority-minority corridor (45.8% 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.

Sources: SaginawCIA_Parcels_Business_Category, Saginaw_Census_Block_Group_Demographics, Saginaw_CIA_Housing. 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.