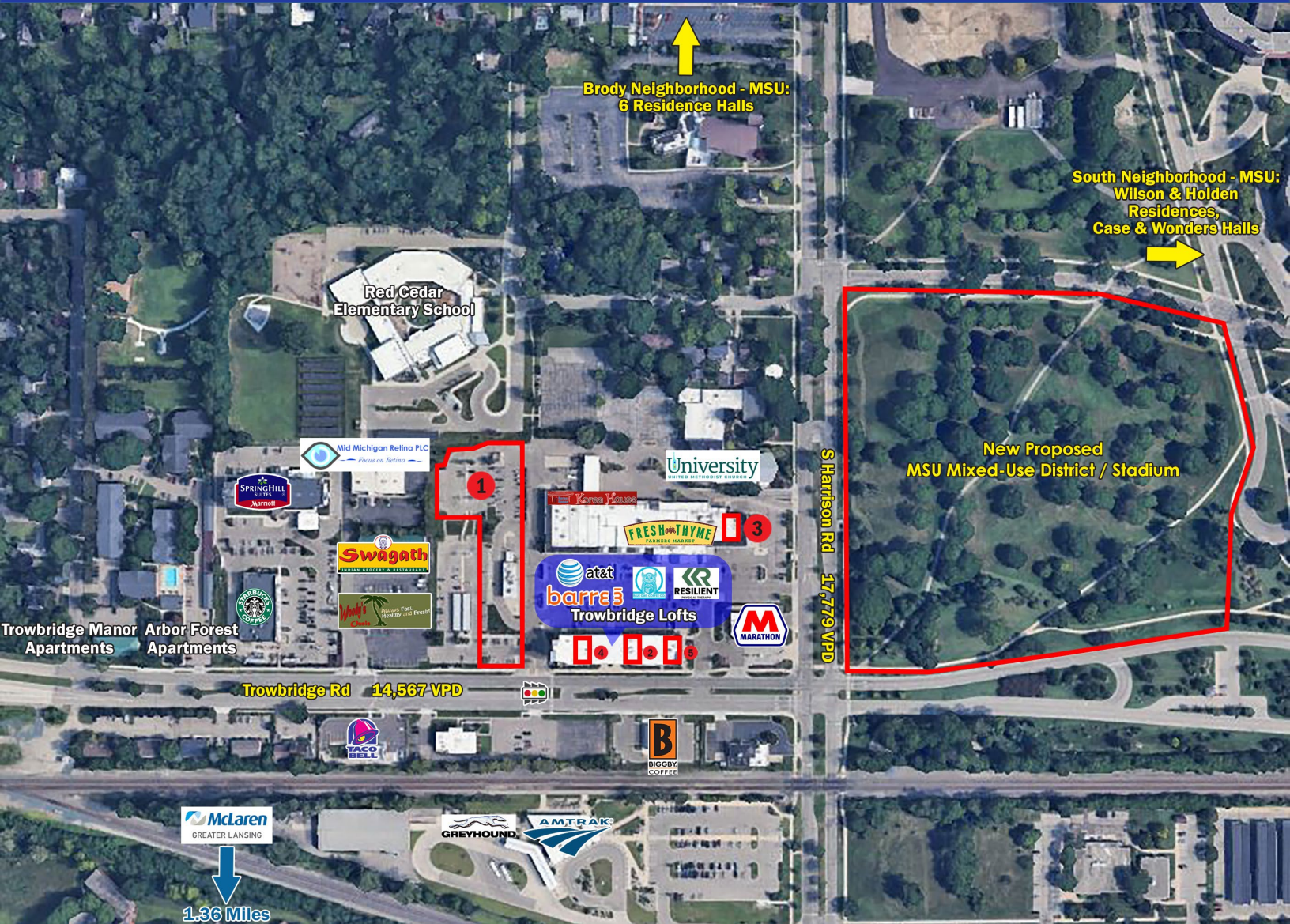


FOR LEASE – TROWBRIDGE VILLAGE

920 - 1038 Trowbridge Rd, East Lansing, MI 48823



DETAILS

Space 1	2,500 SF	Drive-thru Restaurant
Space 2	1,050 SF	Restaurant/Retail
Space 3	1,800 SF	Restaurant/Retail End Cap
Space 4	2,146 SF	Medical/Office
Space 5	1,649 SF	Restaurant/Retail End Cap

- Directly adjacent to new proposed MSU stadium, retail, and several housing developments
- Easy access to major roads and highways I-496 and US-127
- Close proximity to Michigan State University with over 50,000 students and 13,000 faculty members, Lansing State Capitol, Breslin Events Center and much more!
- New McLaren Greater Lansing Hospital, built in 2023, 28,000 employees, 1.3 miles south
- Strong co-tenant mix:



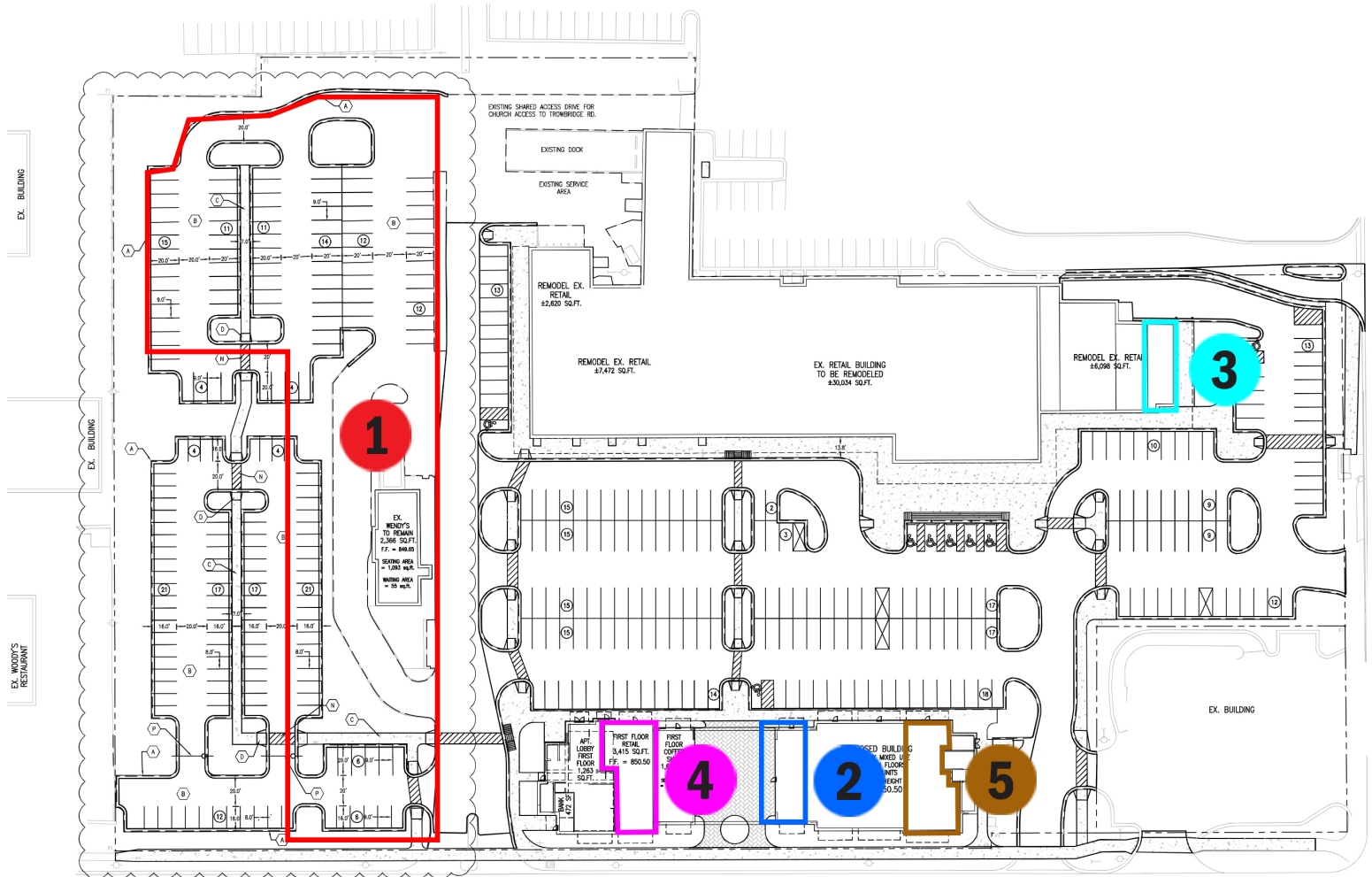
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SITE PLAN



AVAILABLE SPACES

Space 1	2,500 SF
Space 2	1,050 SF
Space 3	1,800 SF
Space 4	2,146 SF
Space 5	1,649 SF



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HIGH AERIAL



Traffic Count (VPD)

Trowbridge Rd	14,567
S Harrison Rd	17,779
I-496	46,119

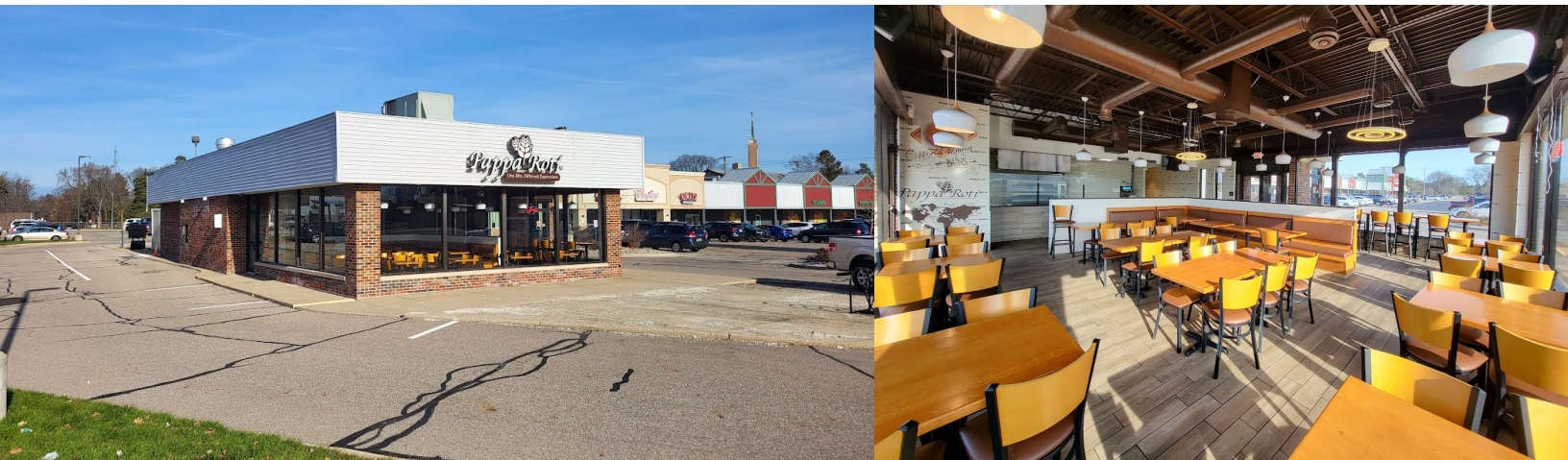
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SPACE 1 – RESTAURANT/DRIVE-THRU – 2,500 SF



HIGHLIGHTS

- Prime restaurant location with immediate proximity to Michigan State University's Wilson and Holden Residence Halls, and other multi-family residential
- Former quick serve restaurant with a drive-thru window
- Fully furnished with commercial kitchen equipment, 4 walk-in coolers, tables and chairs
- Recently renovated with modern furnishings
- Ample space for indoor and outdoor seating

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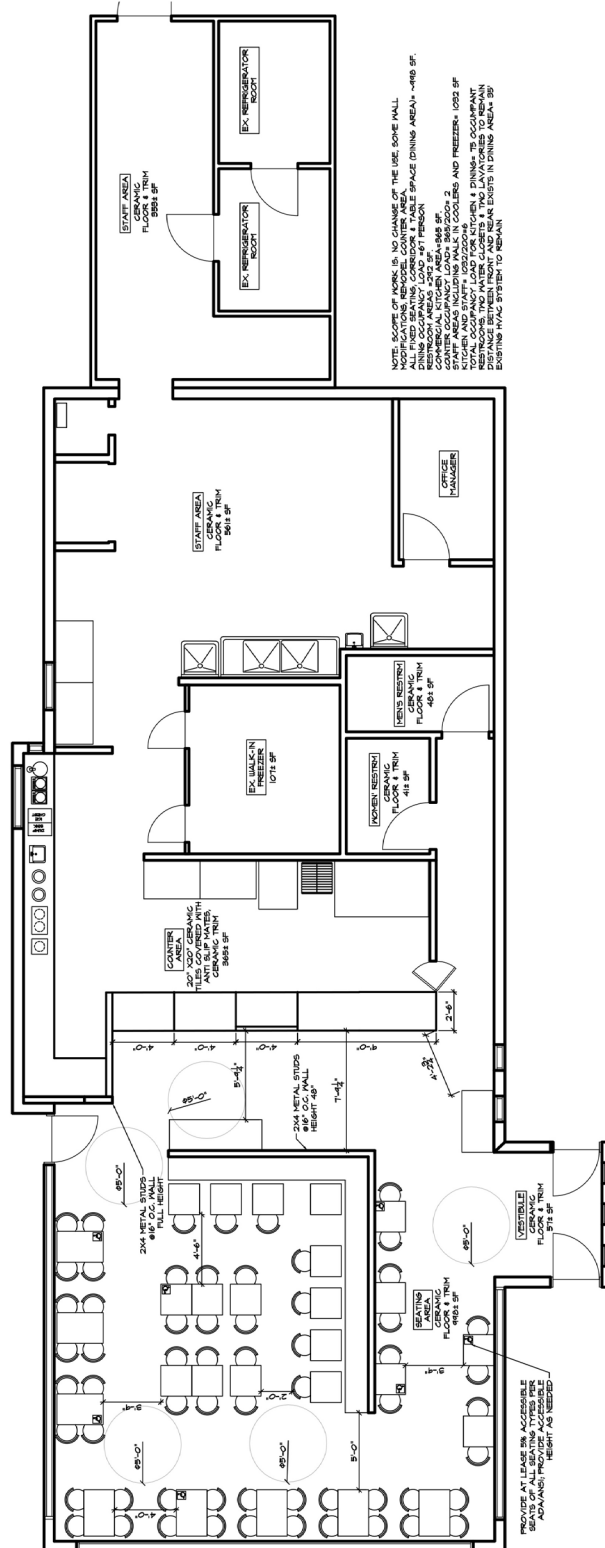
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SPACE 1 – FLOOR PLAN 2,500 SF



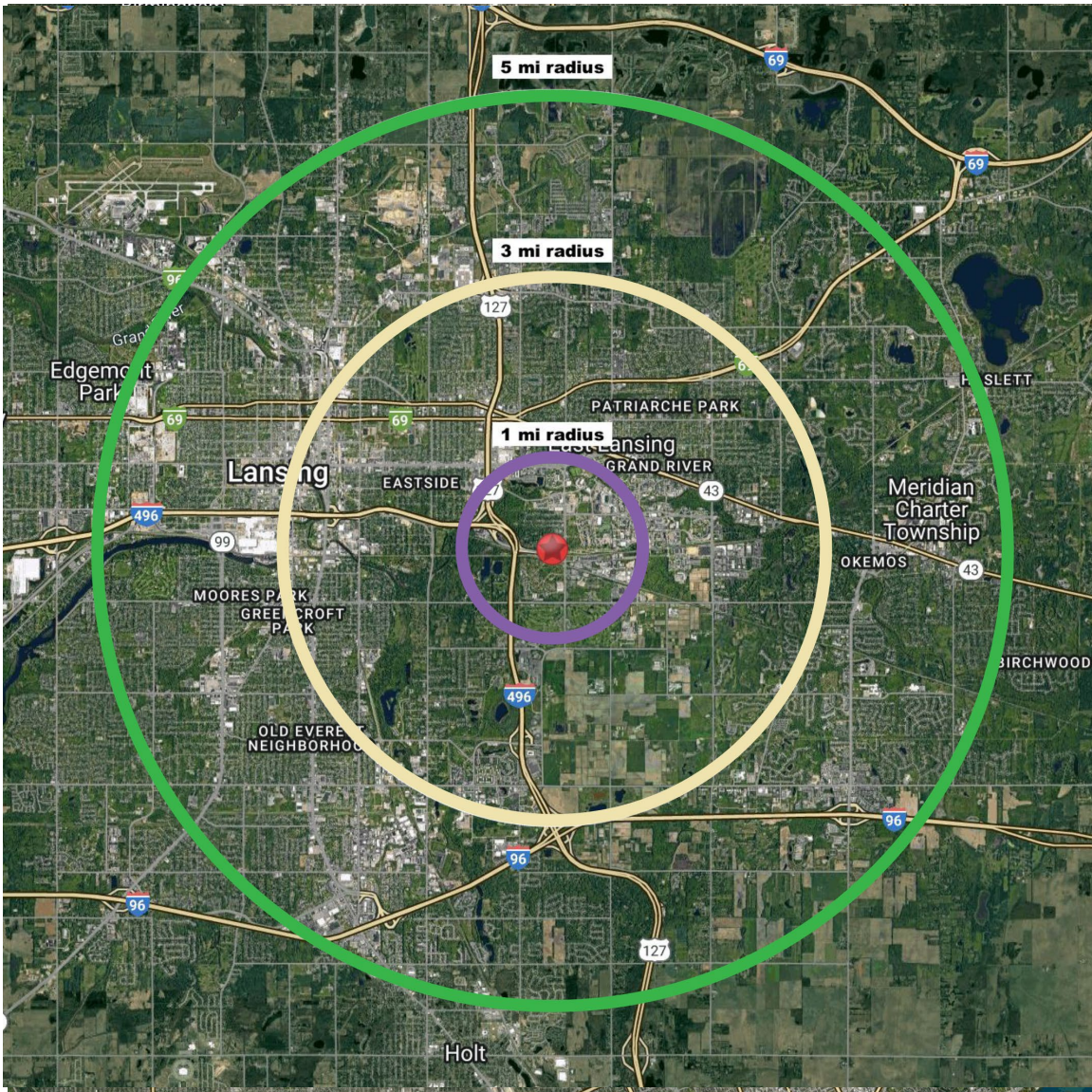
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DEMOGRAPHICS



Area Demographics	1 Mile	3 Mile	5 Mile
Est Population (2023)	9,819	89,533	185,262
Average HH Income	\$51,954	\$81,980	\$84,984
Households	1,602	34,554	76,970
Median Age	19.5	28.1	32.0

Area Demographics	1 Mile	3 Mile	5 Mile
Total Businesses	110	3,057	7,162
Daytime Population	1,311	37,122	93,928

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