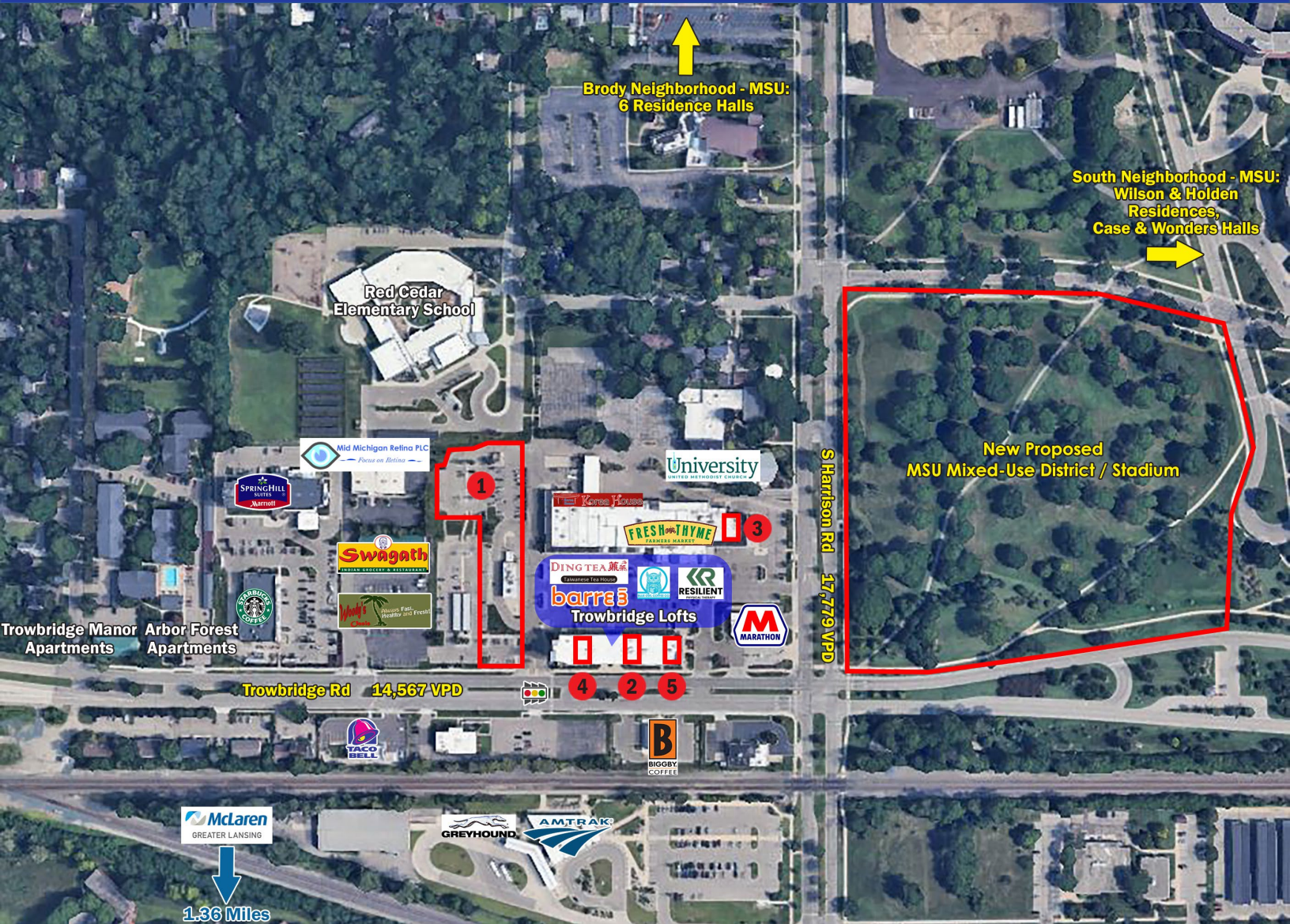


# FOR LEASE – TROWBRIDGE VILLAGE

920 - 1038 Trowbridge Rd, East Lansing, MI 48823



## DETAILS

<b>Space 1</b>	2,500 SF	Drive-thru Restaurant
<b>Space 2</b>	2,598 SF	Restaurant/Retail
<b>Space 3</b>	1,800 SF	Restaurant/Retail End Cap
<b>Space 4</b>	2,146 SF	Medical/Office
<b>Space 5</b>	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 surrounding co-tenancy mix:



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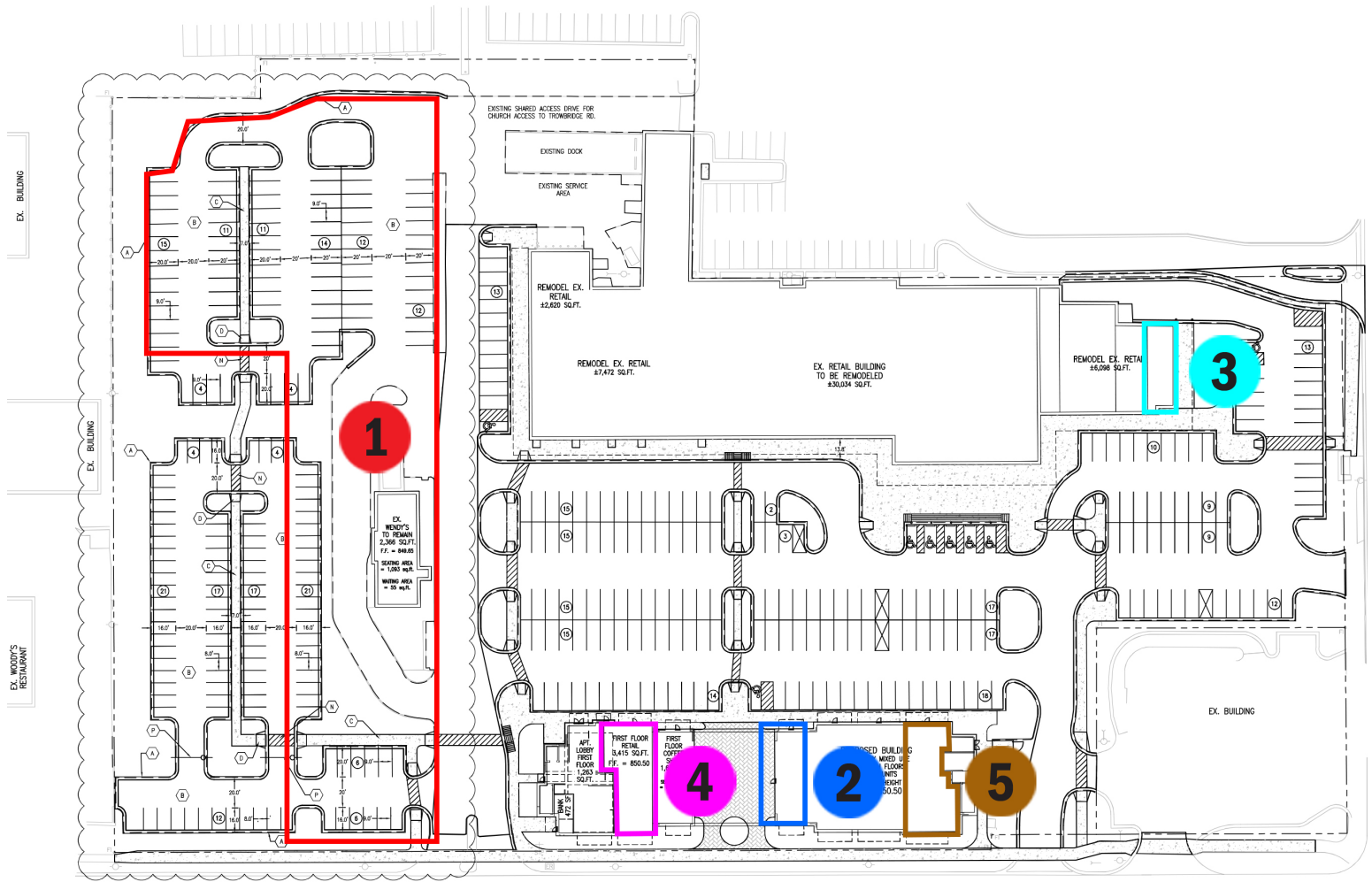




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## SITE PLAN



### AVAILABLE SPACES

- Space 1      2,500 SF
- Space 2      2,598 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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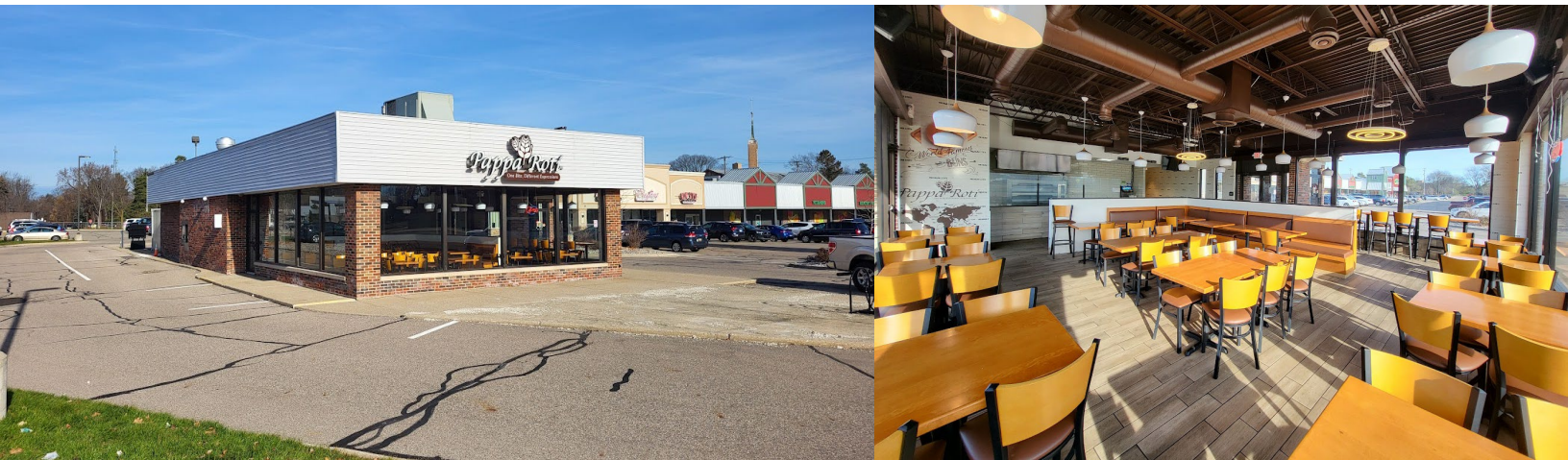




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## SPACE 1 – RESTAURANT/DRIVE-THRU – 2,500 SF



## 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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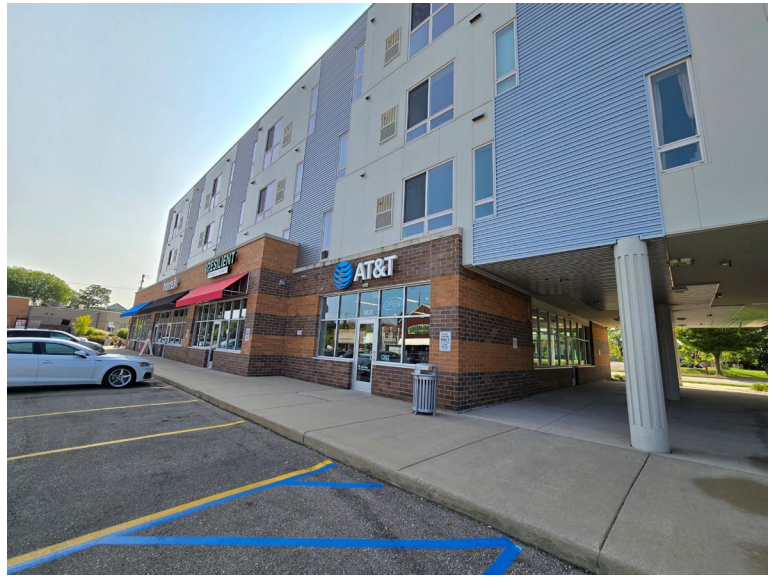




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**SPACE 2 – RESTAURANT/RETAIL WITH PATIO – 2,598 SF**



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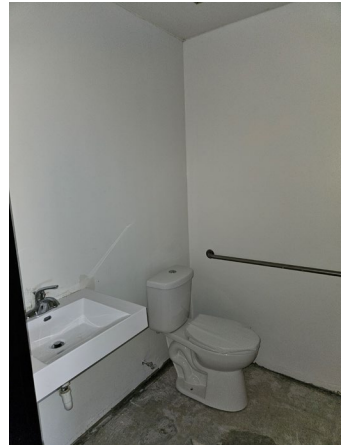




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SPACE 3 – RESTAURANT/RETAIL END CAP – 1,800 SF



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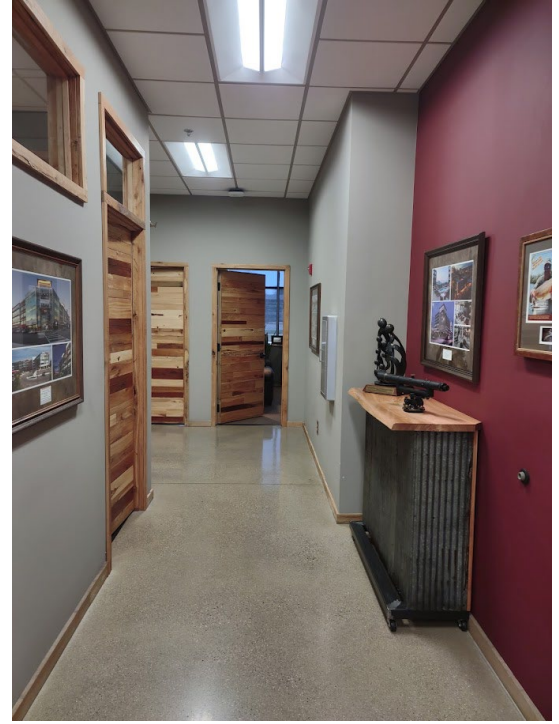




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## SPACE 4 – MEDICAL/OFFICE – 2,146 SF



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SPACE 5 – RESTAURANT/RETAIL END CAP – 1,649 SF



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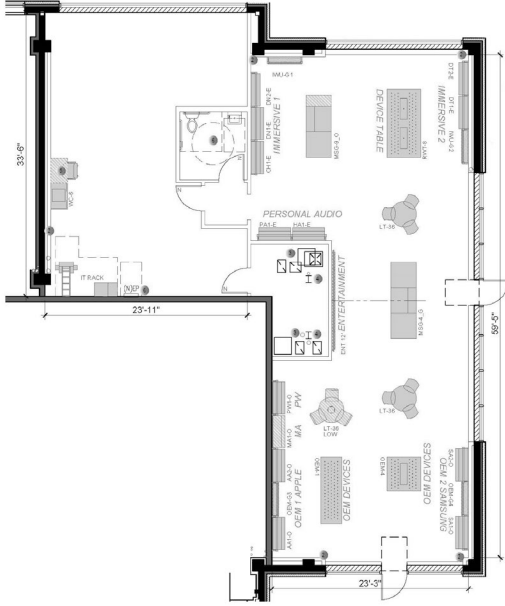




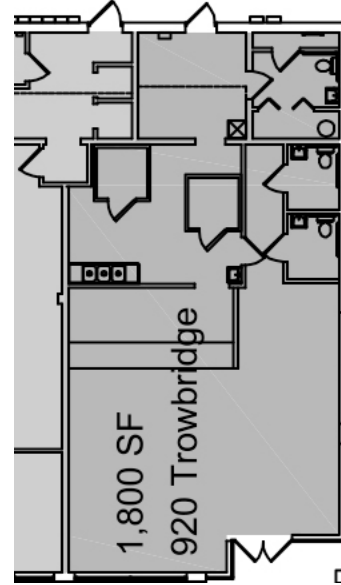
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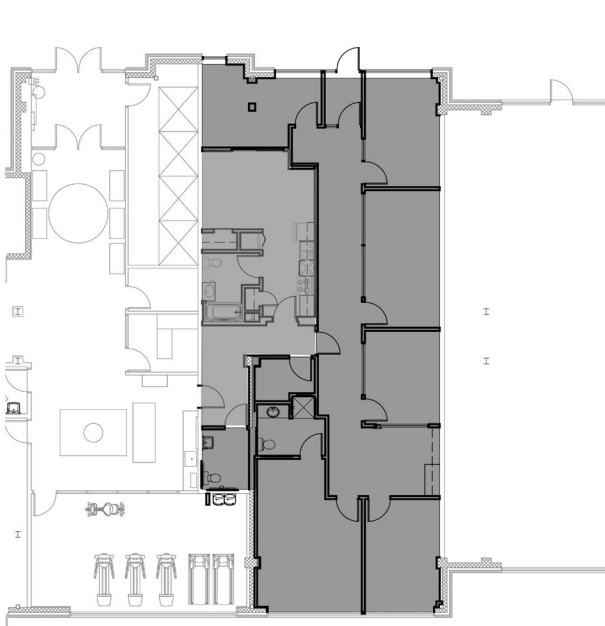
## SPACES 2-5 – FLOOR PLANS



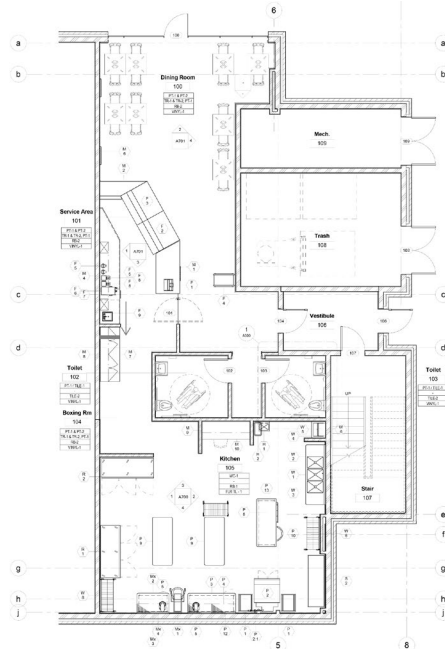
SPACE 2



SPACE 3



SPACE 4



SPACE 5

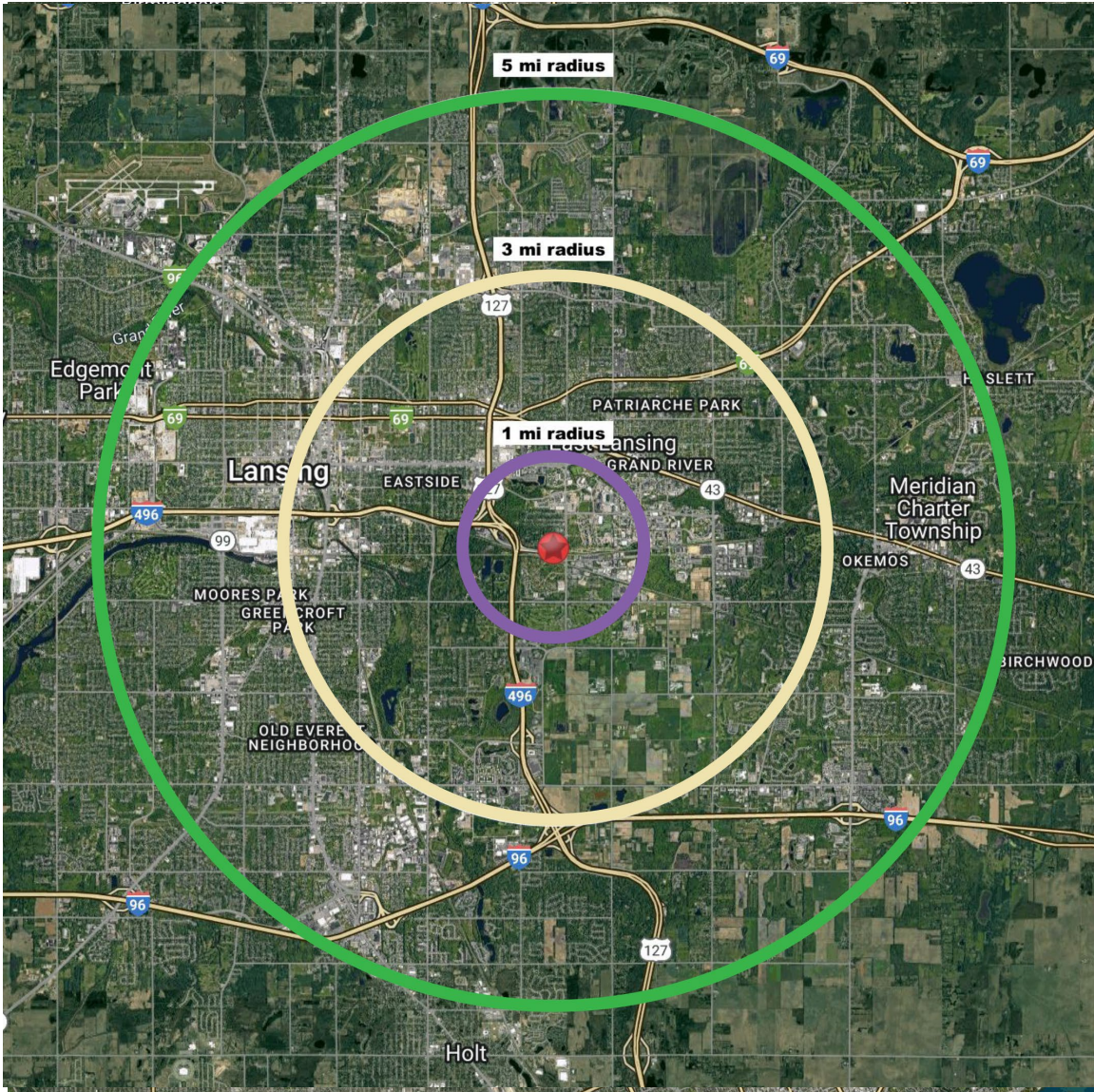




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## DEMOGRAPHICS



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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