

FOR LEASE – THE DOWNS

MIXED-USE DEVELOPMENT – 4,242 SF F&B SPACE AVAILABLE



118 E CADY STREET, NORTHVILLE, MI 48167



LEASEABLE AREA A
SEEKING FOOD & BEVERAGE OPERATOR

AREA B
LEASES PENDING

SEEKING FOOD & BEVERAGE OPERATOR

Hunter Pasteur THE FORBES COMPANY

SOAVE
REAL ESTATE

Toll Brothers
America's Luxury Home Builder

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THE DOWNS
PROPERTY HIGHLIGHTS

- 4,242 SF - Ideal for food & beverage with planned ventilation and outdoor patio space
- Excellent retail opportunity in Northville's premier luxury mixed-use development
- Estimated Delivery Q4 2026
- The Downs development to feature a total of 430 residential units across 48.12 acres
- Parking: 92 street parking spaces + two (2) multi-deck parking structures within walking distance
- Affluent area demographic in one of Michigan's wealthiest zip codes
- Developed by Hunter Pasteur, Soave Real Estate Group, and The Forbes Company
- Lease Rate: Contact Broker

Available SF	Up to 4,242 SF
Property Type	Retail
City	Northville
Lease Rate	Contact Broker



UP TO 4,242 SF RETAIL SPACE AVAILABLE

PROPERTY HIGHLIGHTS

THE DOWNS
AVAILABLE RETAIL SPACE

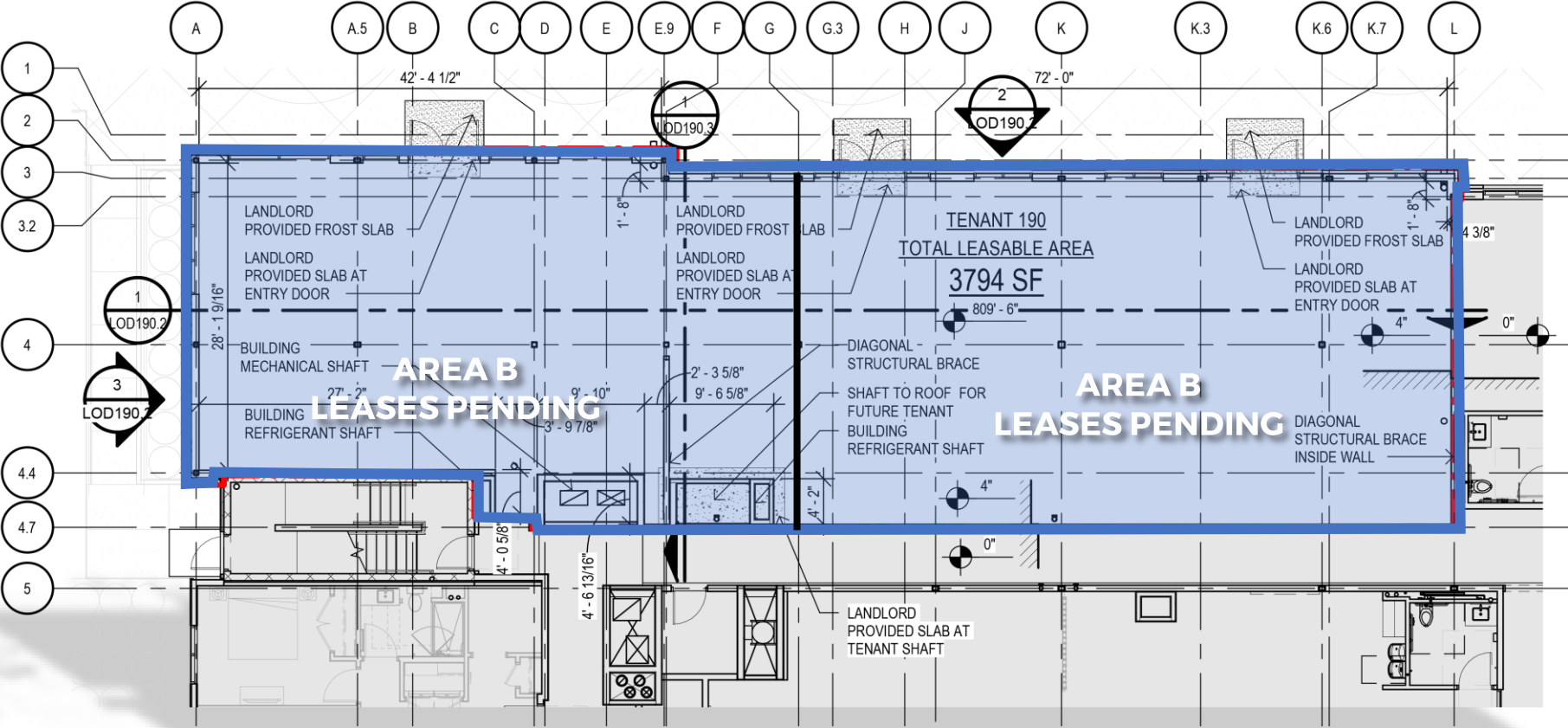


AVAILABLE RETAIL SPACE

LEASEABLE AREA A – SEEKING FOOD & BEVERAGE OPERATOR



THE DOWNS
AREA B - LEASES PENDING



THE DOWNS OVERALL SITE PLAN

AREA B - LEASES PENDING

LEASEABLE AREA A
SEEKING FOOD &
BEVERAGE OPERATOR

LEGEND

- Street Trees
- Deciduous Trees
- Evergreen Trees
- Flowering Trees
- Landscape Areas

OVERALL SITE PLAN



THE DOWNS MIXED-USE DEVELOPMENT



The Downs, developed by Hunter Pasteur, The Forbes Company, Soave Real Estate, and Toll Brothers is a mixed-use development on 48.12-acres on the former site of the Northville Downs racetrack, situated on Seven Mile Road and Center Street extending to Cady Street to the North and River Street on the East.

The project has been designed to provide a full range of residential housing options to accommodate every customer segmentation demographic of home buyers and renters, mixed-use residential/commercial spaces, flex space and approximately 15 acres of natural and green spaces which will include multiple first-class parks to be donated to the City for public use: a 1.25 acre “Central Park” along Cady street that flanks Cady Street and the primary retail locations within The Downs, and a 10 acre River Park that showcases over 1,100 linear feet the rouge river.

The northern portion of the site plan includes 178 for-rent apartments, 8 for-sale luxury condos, and 49 Townhomes. The southern portion of the plan, which Hunter Pasteur engaged Toll Brothers to develop, includes 94 townhomes, 38 single-family homes, 28 carriage homes, and 32 single-family attached homes.

THE DOWNS

AREA AMENITIES



RESTAURANTS

160 Main
Brown Dog Barlor & Restaurant
Center Street Grill
Early Bird of Northville
Exchange Bar & Grill
Genitti's Hole-in-the-Wall
Great White Buffalo Brewing Co
Koji
Lava Grille of Northville
The Little Salumi
Lucy & The Wolf
Mithai & Chai
New Bangkok Cuisine
Northville Sports Den
Rebecca's Restaurant
Sweet Brew
Table 5
Tirami Su
Toria
Tuscan Café



FITNESS & RECREATION

Bodyshop Evolution
Forever Fit Personal Training
iBalance Yoga & Juice Bar
JP Fitness
Michigan Academy of Taekwondo
Northville Yoga Center
Planet Fitness
Warehouse Pilates



LODGING

Hampton Inn Detroit/Northville
Holiday Inn Express & Suites
WoodSpring Suites Detroit Farmington Hills



SHOPPING & ENTERTAINMENT

Adorn Fine Flowers
Alexander's Custom Clothiers
Blackbird
Celebrity Pets Co.
Cobbler's Corner
Dancing Eye Gallery
Epiphany Kitchens
Gardenviews
KB Jewelers
MOD Market
Nest to Nest
Northville Art House
Northville Gallery
Orin Jewelers
Revir
Simply Wine
The Bee's Knees
The Boutique @ Studio 170
Tiffany Art Glass
Tutto Interiors





City of Northville Michigan

Northville, Michigan, has become a thriving community with a revitalized downtown area, making it an ideal place to live and own a business. The Northville Downtown Development Authority (DDA) has played a crucial role in enhancing the area's economic and physical growth, ensuring a safe, clean, and attractive business district. With over 150 businesses, including unique shops, art galleries, and restaurants, the downtown is a bustling hub that attracts both residents and visitors. The city's commitment to preserving its historic charm, with Victorian-era architecture, adds to its appeal, making it an attractive place to settle down and build a business.

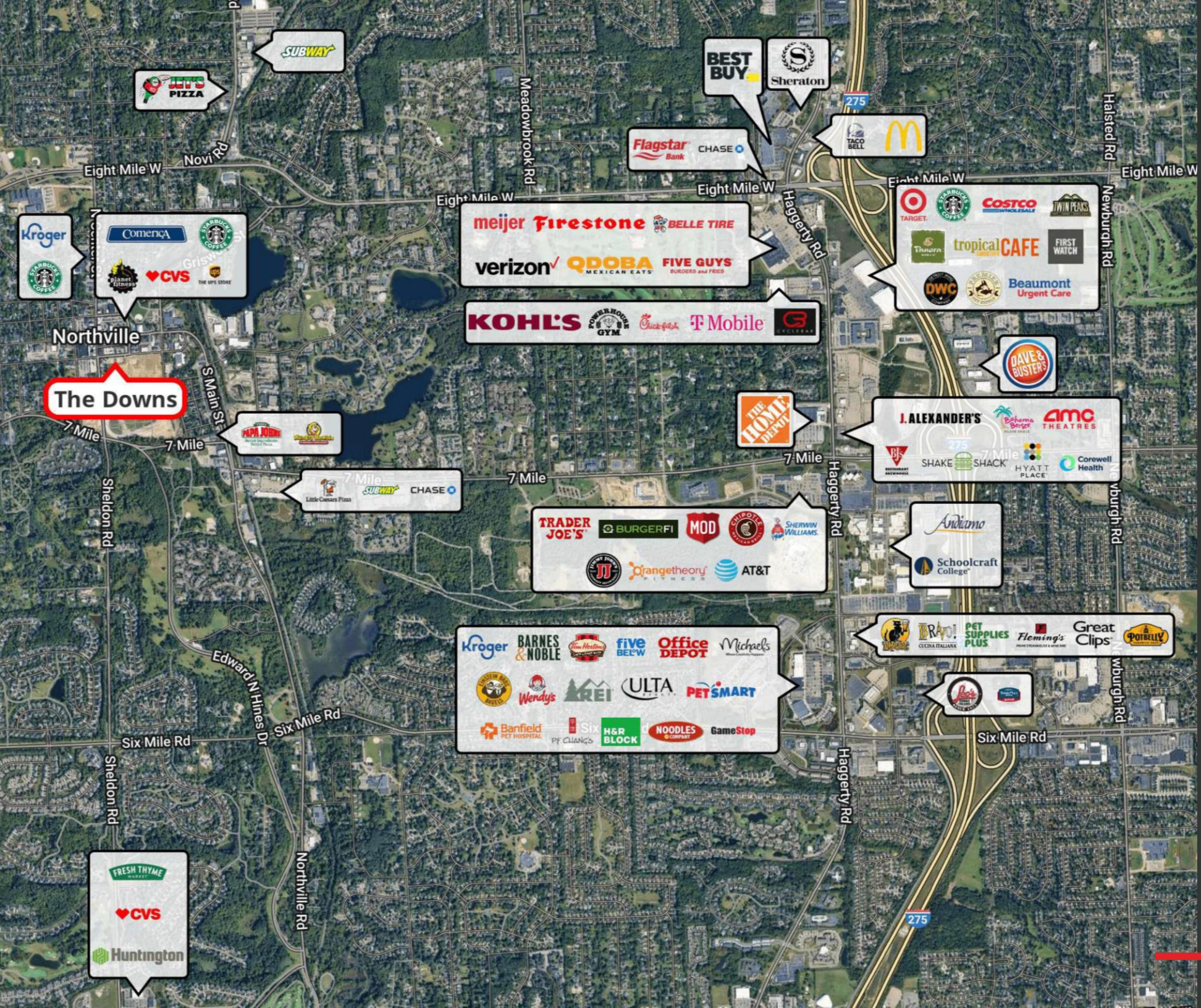
In addition to its vibrant downtown, Northville offers ample green spaces such as Maybury State Park and Edward N. Hines Park, providing residents with outdoor recreational opportunities. The city's strong community spirit, excellent schools, and family-friendly atmosphere make it a great place to live, while its growing residential base and strong local economy create a supportive environment for businesses to thrive. With easy access to nearby business hubs and a high quality of life, Northville presents a perfect blend of urban amenities and small-town charm for both residents and entrepreneurs.

	1 Mile	3 Miles	5 Miles
EST POPULATION (2024)	±8,745	±61,017	±148,946
AVG HH INCOME (2024)	±\$159,518	±\$191,981	±\$170,710



DOWNTOWN AMENITIES

NEARBY AMENITIES



CREATING VALUE BEYOND REAL ESTATE



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