

FOR LEASE – THE DOWNS

MIXED-USE DEVELOPMENT



118, 328, 332 E CADY STREET, NORTHVILLE, MI 48167



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Hunter Pasteur THE FORBES COMPANY SOAVE REAL ESTATE Toll Brothers America's Luxury Home Builder

THE DOWNS

PROPERTY HIGHLIGHTS

- 118 E Cady St – Mixed-Use Apartment Building:
Space 1: 4,242 SF, ideal for food & beverage use, with planned ventilation and outdoor patio space
- 328 & 332 E Cady St – Mixed-Use Condo Building:
Space 2: 5,609 SF
Space 3: 3,675 SF
- Excellent retail opportunity in Northville's premier luxury mixed-use development
- 118 E Cady St: Estimated Delivery Q4 2026
328 & 332 E Cady St: Estimated Delivery Q4 2027
- 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 (439 spaces)
- Affluent area demographics in one of Michigan's wealthiest zip codes
- Developed by Hunter Pasteur, Soave Real Estate Group, and The Forbes Company

118 E. Cady St.	4,242 SF
328 & 332 E. Cady St.	5,609 SF
328 & 332 E. Cady St.	3,675 SF

Property Type	Retail
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City	Northville
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Lease Rate	Contact Broker
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PROPERTY HIGHLIGHTS

UP TO 5,609 SF AVAILABLE

THE DOWNS - 118 E. CADY ST.
AVAILABLE RETAIL SPACE



AVAILABLE RETAIL SPACE

THE DOWNS - 328 & 332 E. CADY ST.
AVAILABLE RETAIL SPACES

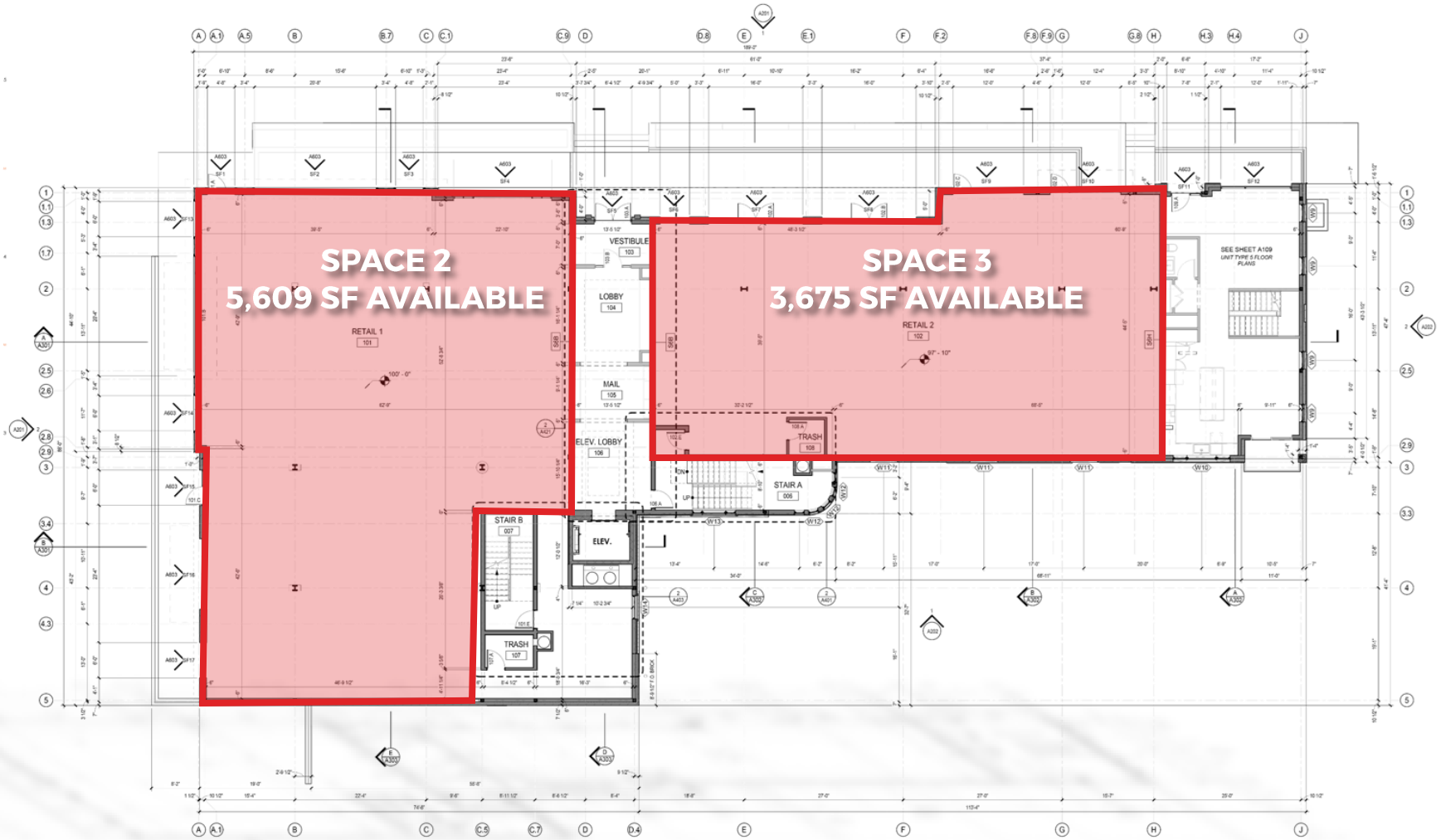
SPACE 3
3,675 SF AVAILABLE

SPACE 2
5,609 SF AVAILABLE

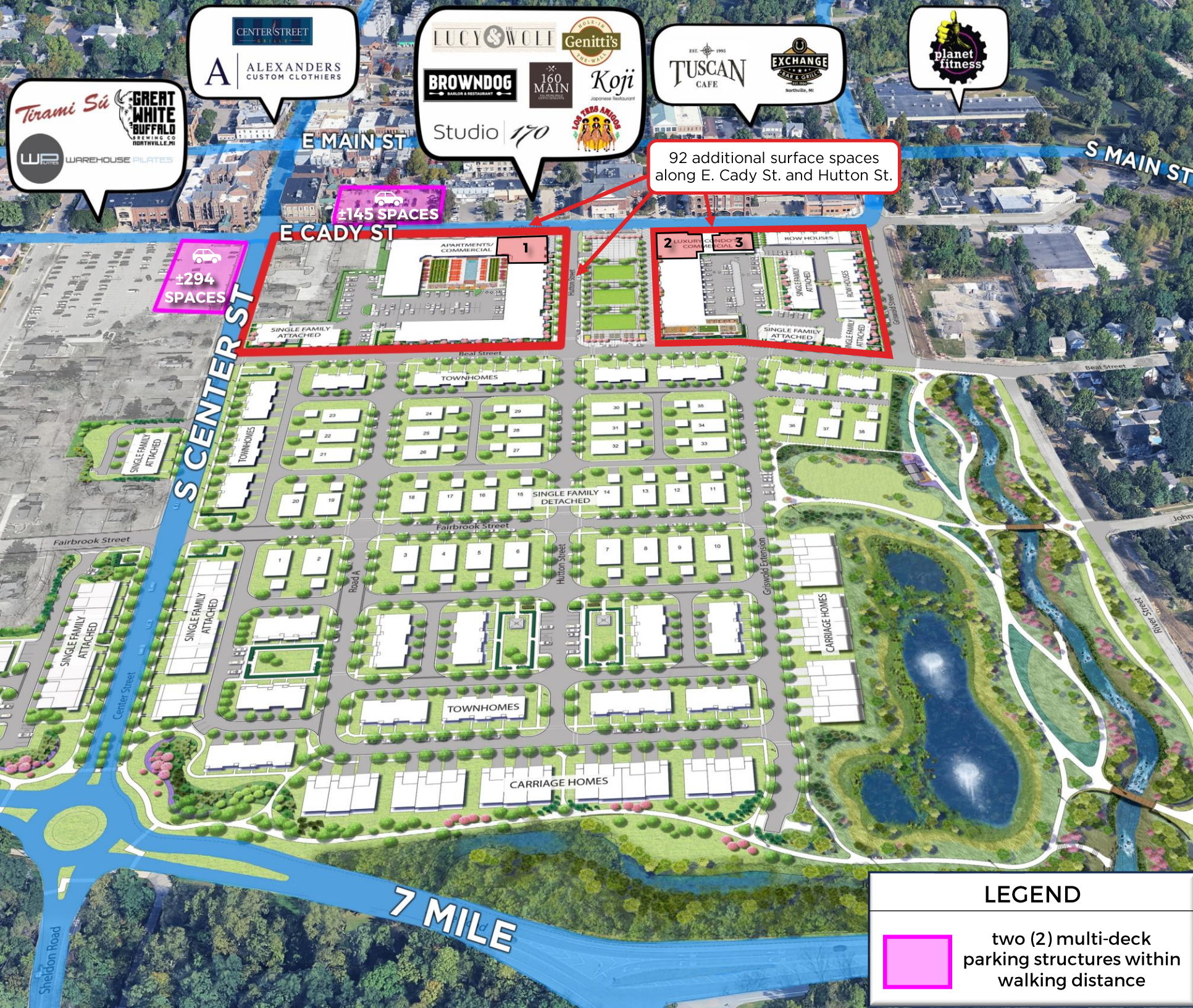
AVAILABLE RETAIL SPACE

THE DOWNS - 328 & 332 E. CADY ST.

AVAILABLE RETAIL SPACES



DOWNTOWN AMENITIES



CENTER STREET
A ALEXANDERS CUSTOM CLOTHIERS

Tirami Sù
 GREAT WHITE BUFFALO
 WAREHOUSE PILATES

LUCY & SWILL
 Genitti's
 BROWNDOG
 160 MAIN
 Studio 170
 KOJI
 LOS TRES AMIGOS

TUSCAN CAFE
 EST. 1995
 EXCHANGE BAK & GRILL

planet fitness

+294 SPACES

+145 SPACES

92 additional surface spaces along E. Cady St. and Hutton St.


S CENTER ST

E CADY ST

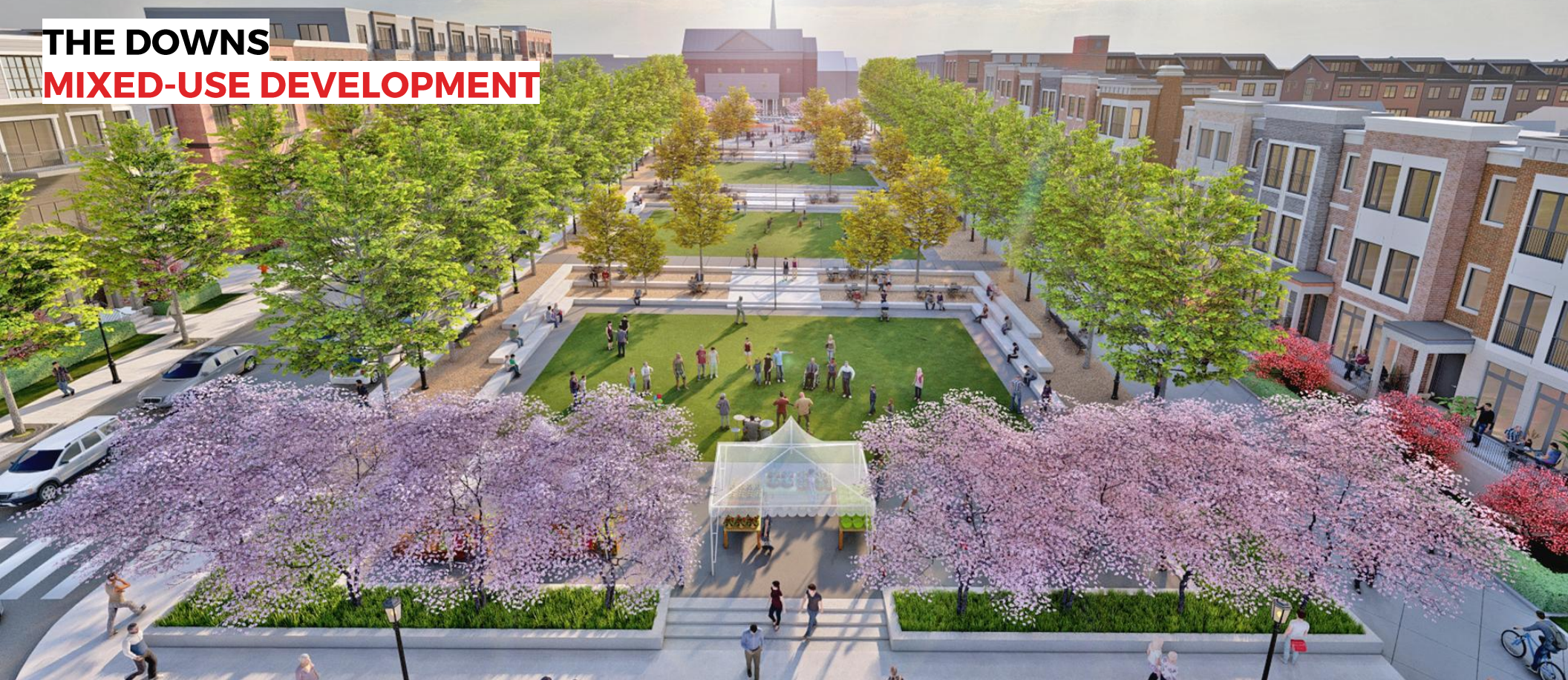
S MAIN ST

7 MILE

LEGEND

 two (2) multi-deck parking structures within walking distance

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
Torja
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





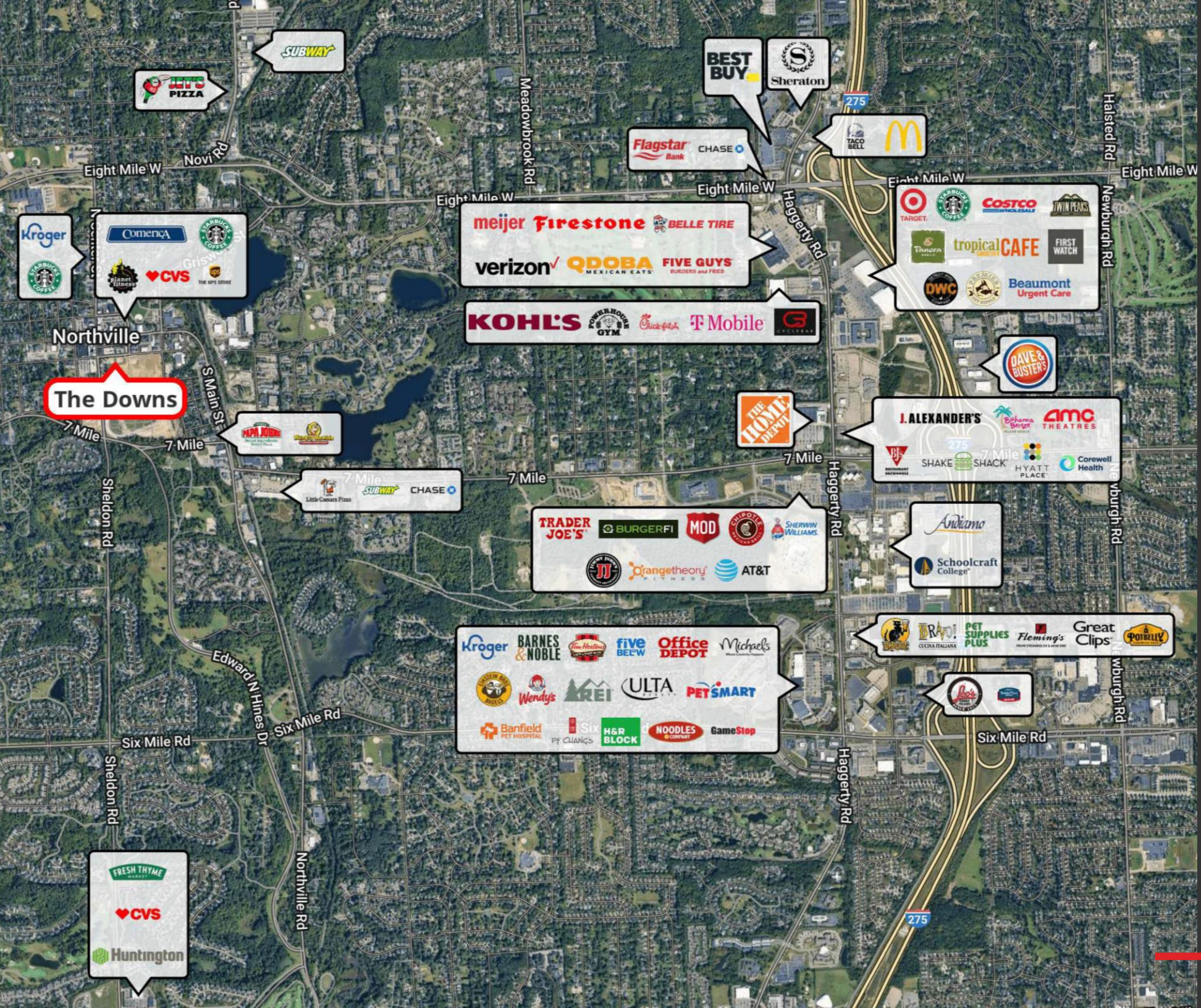
City of
Northville
 Michigan

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

NEARBY AMENITIES



The Downs

Kroger
Comerica
Starbucks
Planet Fitness
CVS
The UPS Store

Papa John's
Little Caesars Pizza
SUBWAY
CHASE

meijer Firestone BELLE TIRE
verizon QDOBA FIVE GUYS
MEXICAN EATS BURGERS and FRIES

KOHL'S
POWERHOUSE GYM
Chick-fil-A
T Mobile
Gymshark

TRADER JOE'S
BURGERFI
MOD
ANGLO
SHERWIN WILLIAMS
JJ
Orangetheory FITNESS
AT&T

Kroger
BARNES & NOBLE
Tim Hortons
five BELOW
Office DEPOT
Michaels
Wendy's
KREI
ULTA
PET SMART
Banfield PET HOSPITAL
Six PF CLEANING
H&R BLOCK
NOODLES & COMPANY
GameStop

FRESH THYME MARKET
CVS
Huntington

Flagstar Bank
CHASE

BEST BUY
Sheraton

TACO BELL
McDonald's

Target
Starbucks
Costco WHOLESALE
TWIN PEAKS
TANORA
tropical CAFE
FIRST WATCH
DWC
Beaumont Urgent Care

DAVE & BUSTER'S

J. ALEXANDER'S
Bohanna Bistros
AMC THEATRES
RESTAURANT BERNHILL
SHAKE SHACK
HYATT PLACE
Corewell Health

AniAmo
Schoolcraft College

RAVI! CUCINA ITALIANA
PET SUPPLIES PLUS
Fleming's PESTERIZAZIONE E VITRE D'ART
Great Clips
POTBELLY

Levi's
Santitas

CREATING VALUE BEYOND REAL ESTATE



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