

FOR LEASE – TROWBRIDGE VILLAGE

920 - 1038 Trowbridge Rd, East Lansing, MI 48823



DETAILS

Space 1	1,800 SF	Restaurant/Retail End Cap
Space 2	1,649 SF	Restaurant/Retail End Cap
Space 3	2,598 SF	Restaurant/Retail
Space 4	1,658 SF	Restaurant/Retail

- 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:

Traffic Count (VPD)

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



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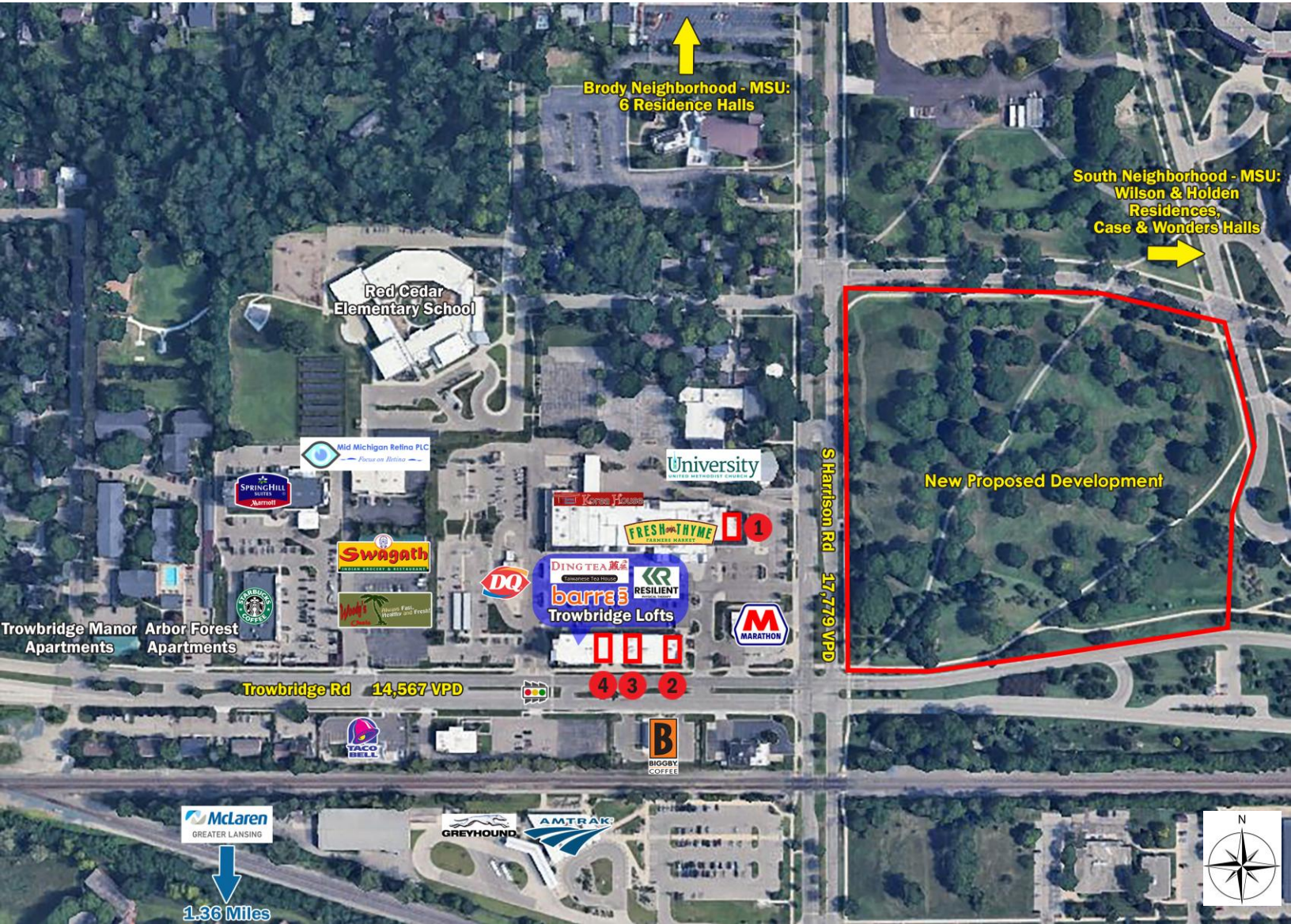
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LOW AERIAL



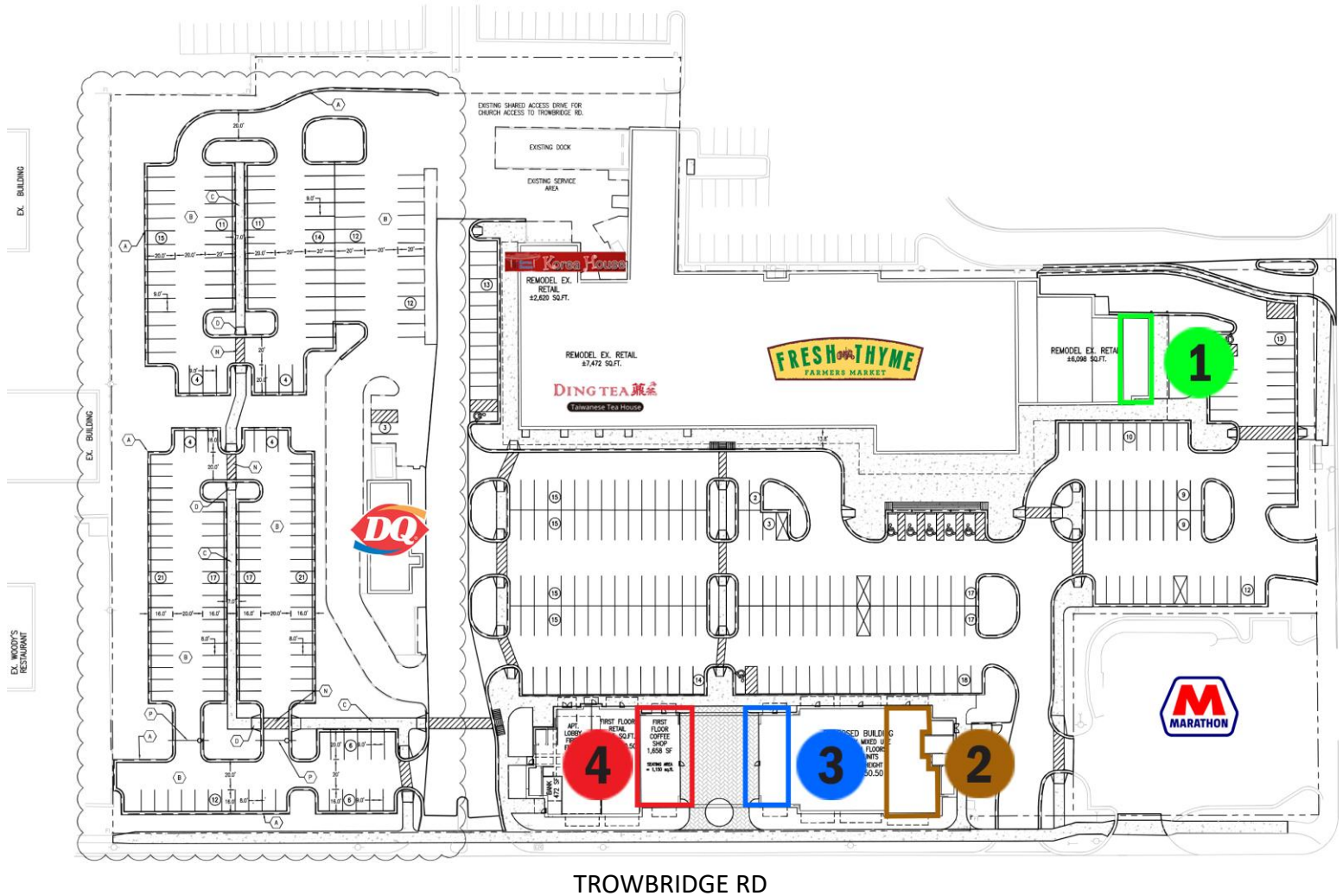
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SITE PLAN



AVAILABLE SPACES

- Space 1 1,800 SF
- Space 2 1,649 SF
- Space 3 2,598 SF + 1,200 SF of exterior covered patio – ventilation in place
- Space 4 1,658 SF + 1,200 SF of exterior covered patio



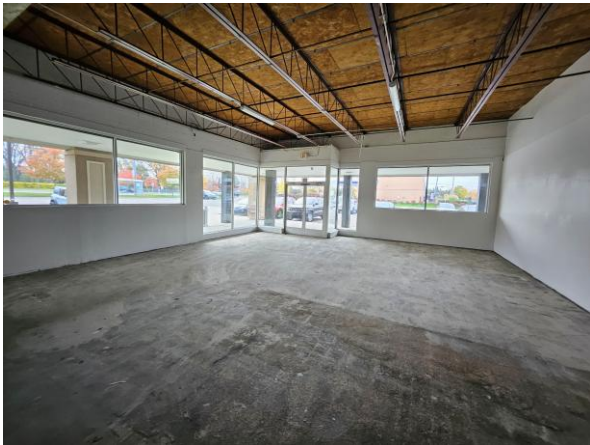
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SPACE 1 – RESTAURANT/RETAIL END CAP – 1,800 SF



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SPACE 2 – RESTAURANT/RETAIL END CAP – 1,649 SF



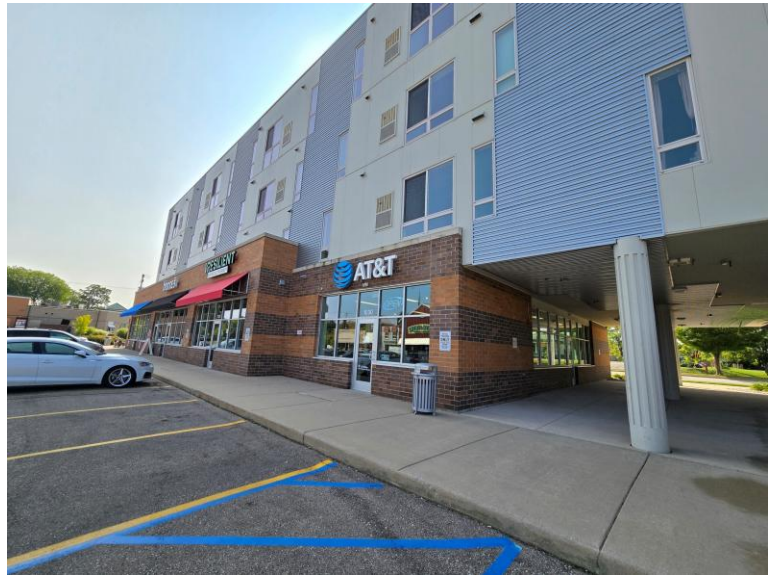
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SPACE 3 – RESTAURANT (FULLY VENTED) / RETAIL WITH PATIO – 2,598 SF



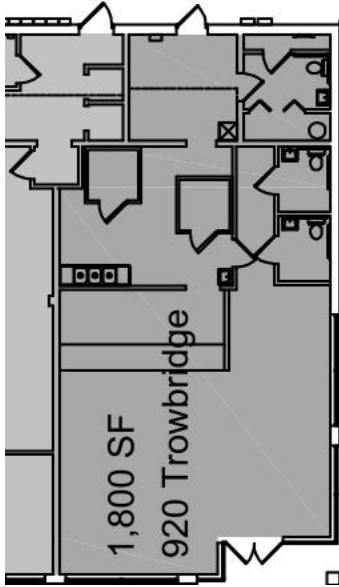
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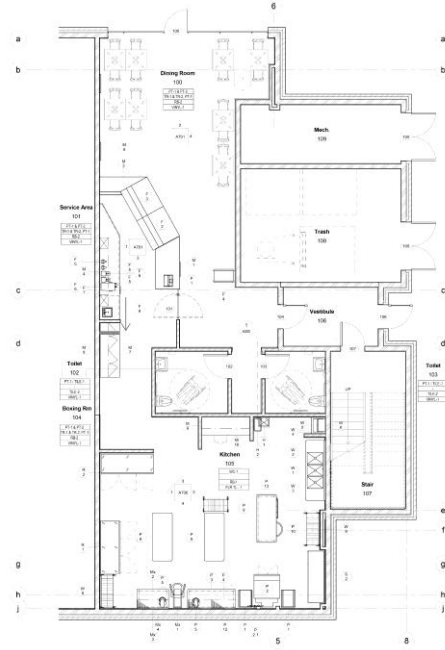
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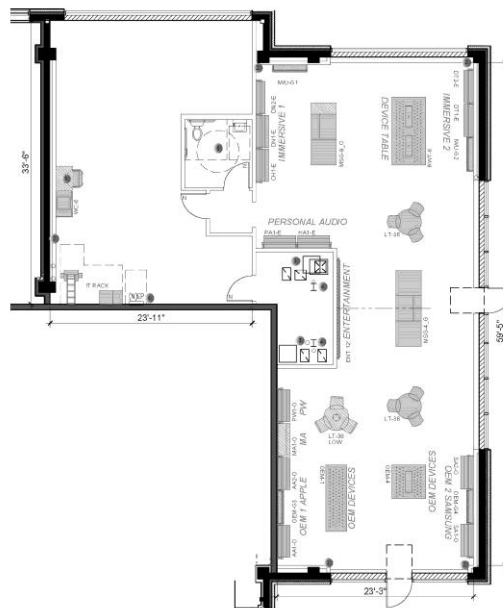
FLOOR PLANS



SPACE 1



SPACE 2



SPACE 3



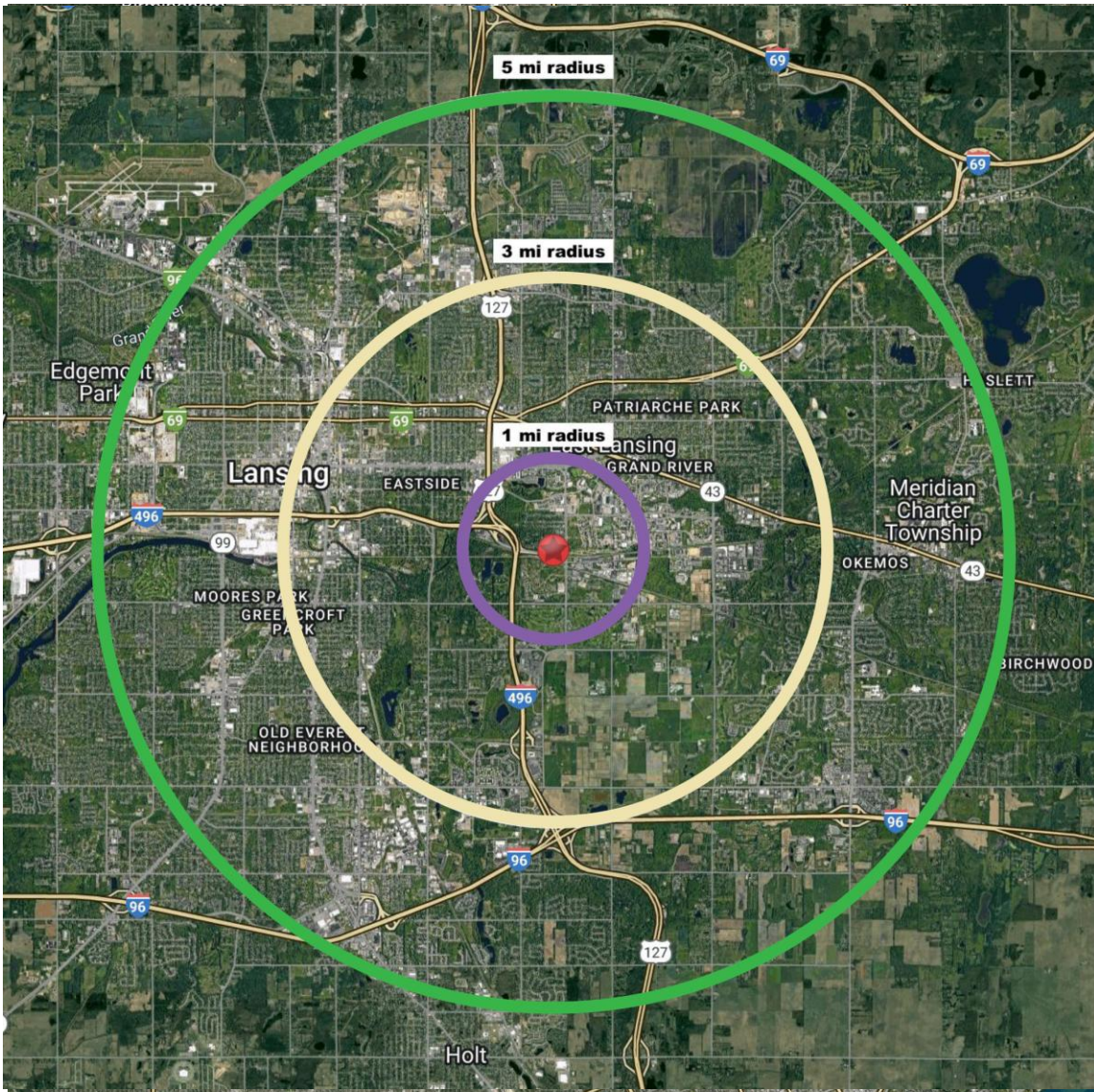
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DEMOGRAPHICS



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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