



# TROWBRIDGE VILLAGE MIXED-USE URBAN CENTER

EAST LANSING, MICHIGAN 48823

## **NOW LEASING**

### **NEW 4-STORY CLASS A MIXED-USE CENTER**



#### **1024-1030 Trowbridge**

- 6,654 Square Feet/Retail (divisible)
- 57 Residential Units/99 + Beds
- Tenant Improvement Allowance
- Ample Surface Parking
- Onsite Management
- Destination Service Retail
- Destination Medical Site
- Destination Office Site



## **1,025 SQUARE FEET AVAILABLE NOW**

### **EXISTING RETAIL CENTER**



#### **970 Trowbridge**

- Join Fresh Thyme Farmers Market
- 1,025 Square Feet/Retail
- Competitive Pricing
- Ample Surface Parking
- Tenant Improvement Allowance



#### **Property Attributes**

- 45,000 Daily Traffic Counts
- Strong Demographics
- Within Walking Distance to MSU
- Captive/Onsite Audience
- Highway Site US-127/Trowbridge
- High Visibility
- Ample Surface Parking

To reserve your space today  
and to obtain pricing and  
lease term details, contact:

**Tarwyn Rouse**

Director of Real Estate & Operations  
(517) 703-2103 • Direct  
(517) 898-7979 • Mobile  
trouse@rivercaddis.com

# Trowbridge Mixed-Use Urban Center

## 1024-1030 Trowbridge Road, East Lansing, MI 48823



Listing ID: 29550105  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Free-Standing Building, Mixed Use  
Contiguous Space: 1,200 - 6,654 SF  
Total Available: 6,654 SF  
Lease Rate: \$20 - 28 PSF (Annual)  
Base Monthly Rent: \$2,000 - 15,526  
Lease Type: NNN



### Overview/Comments

New 4-story mixed-use building with 6,654 square feet of 1st floor build-to-suit space immediately available and ideal for a restaurant complete with heated outdoor seating in the corridor which is the gateway to the center. Trowbridge Village is a vibrant, new mixed-use urban village across from the Michigan State University campus, which offers dynamic new places to live, shop and dine. Trowbridge Village has been crafted to expand the vitality of East Lansing and to provide a high quality mixed-use commercial experience which includes upscale housing options. This project is a catalyst in the district by providing renovated and new commercial space that includes mixed-uses with housing options to promote the region and support MSU anchored by Fresh Thyme Farmer's Market, a 31,000 square foot grocery store. The project enhances the perception of East Lansing as a full service, mixed-use, urban environment. Trowbridge Village is a multi-building project created to address the needs and desires of the emerging Creative Class of Young Professionals, students who do not want to live in dorms or residence halls, and provides enhanced healthy food choices for all residents.

### More Information Online

<http://www.cpix.net/listing/29550105>



### QR Code

Scan this image with your mobile device:

### General Information

Taxing Authority:	City of East Lansing	Zoning:	COMMERCIAL
Tax ID/APN:	33-20-01-24-122-023	Building Name:	Trowbridge Village Mixed-Use Urban Center
Retail-Commercial Type:	Free-Standing Building, Mixed Use	Land Area:	6.83 Acres

### Available Space

Suite/Unit Number:	1030	Lease Term (Months):	60 Months
Suite Floor:	1	Lease Rate:	\$20 - 28 PSF (Annual)
Space Available:	6,654 SF	Lease Type:	NNN
Minimum Divisible:	1,200 SF	Parking Spaces:	0
Maximum Contiguous:	6,654 SF	Real Estate Taxes:	\$4 PSF (Annual)
Space Type:	Relet	Operating Expenses:	\$1 PSF (Annual)
Date Available:	06/01/2015	CAM Expenses:	\$1 PSF (Annual)

Space Description End-cap space up to 6,654 square feet immediately available and ready for buildout. Ideal for restaurant given available outdoor seating in a corridor which is the gateway to the center. The space can be divided to accommodate a smaller restaurant along with service retail.

### Area & Location

Market Type:	Medium	Transportation:	Bus, Highway, Airport, Taxi
Property Located Between:	NW Corner of Trowbridge & Harrison	Airports:	Capital City International Airport, Lansing, MI 48906
Side of Street:	North	Area Description:	45,000 Daily Traffic Count - Trowbridge & Harrison Road, East Lansing
Road Type:	Paved, Highway Interchange		
Property Visibility:	Excellent		

**Highway Access** The project is located within walking distance to the MSU Campus and within 1/8 of a mile from US-127, I-496 & I-96 highway systems (dedicated "Trowbridge Road Exit" off I-496). Project located at the NW corner of Trowbridge & Harrison Roads.

**Site Description** 6,654 square feet (divisible) immediately available on 1st floor of 4 story mixed-use building which will contain 99 beds/57 units creating a captive on-site audience across from the MSU campus.

### Building Related

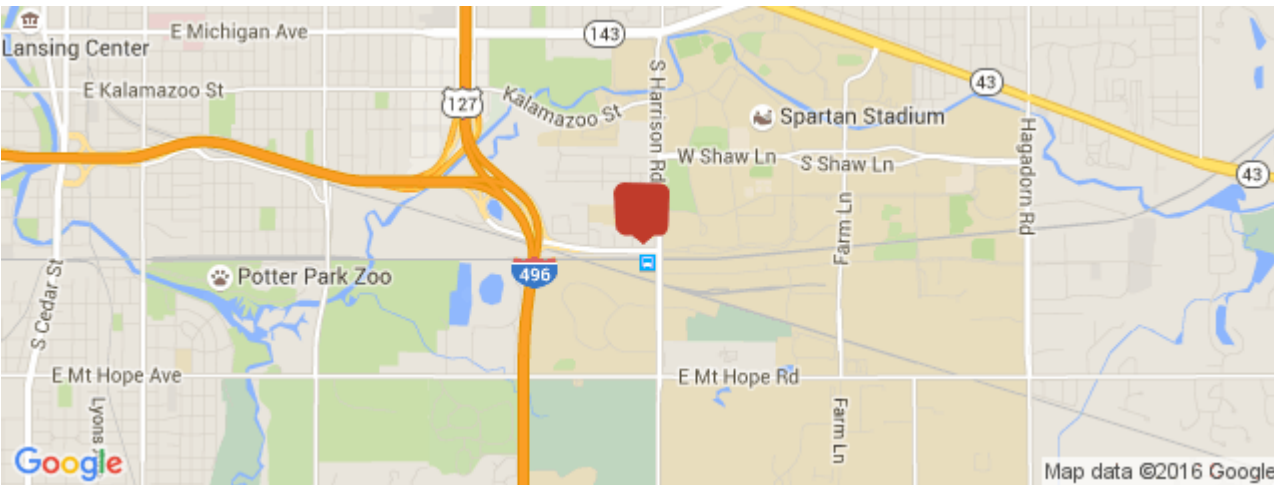
Total Number of Buildings:	1	Year Built:	2015
Number of Stories:	4	Construction/Siding:	Brick
Typical SF / Floor:	6,654 SF	Parking Type:	Surface
Property Condition:	Excellent		

### Land Related

Zoning Description: Commercial, retail

### Location

Address: 1024-1030 Trowbridge Road, East Lansing, MI 48823  
County: Ingham  
MSA: Lansing-East Lansing



### Property Images



Retail & Residential Lofts



TV I CD100-0149 - Copy



TV I CD100-0154 - Copy



RCDNIGHTCD102-0034



Photo 3 - Trowbridge Lofts - West Exterior



FTFMNIGHTCD102-0029



TV1NIGHTCD102-0042



CD100-0031 - Copy



CD100-0033 - Copy



CD100-0015 - Copy



CD100-0022 - Copy

## Property Contacts



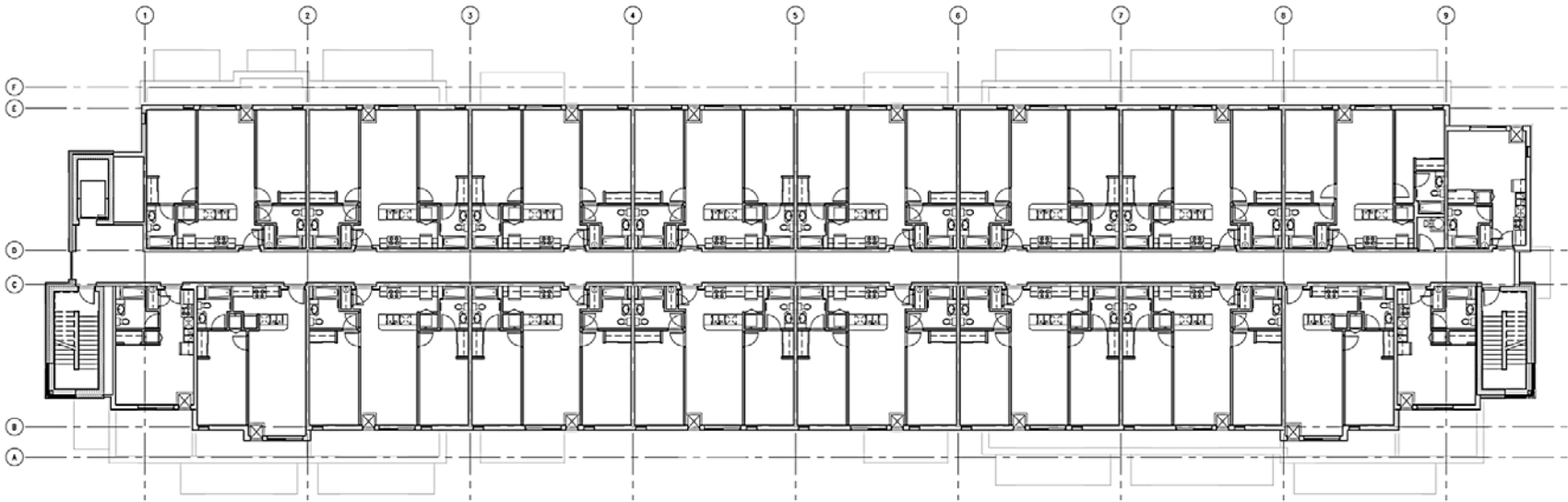
### Tarwyn Rouse

River Caddis Development, LLC

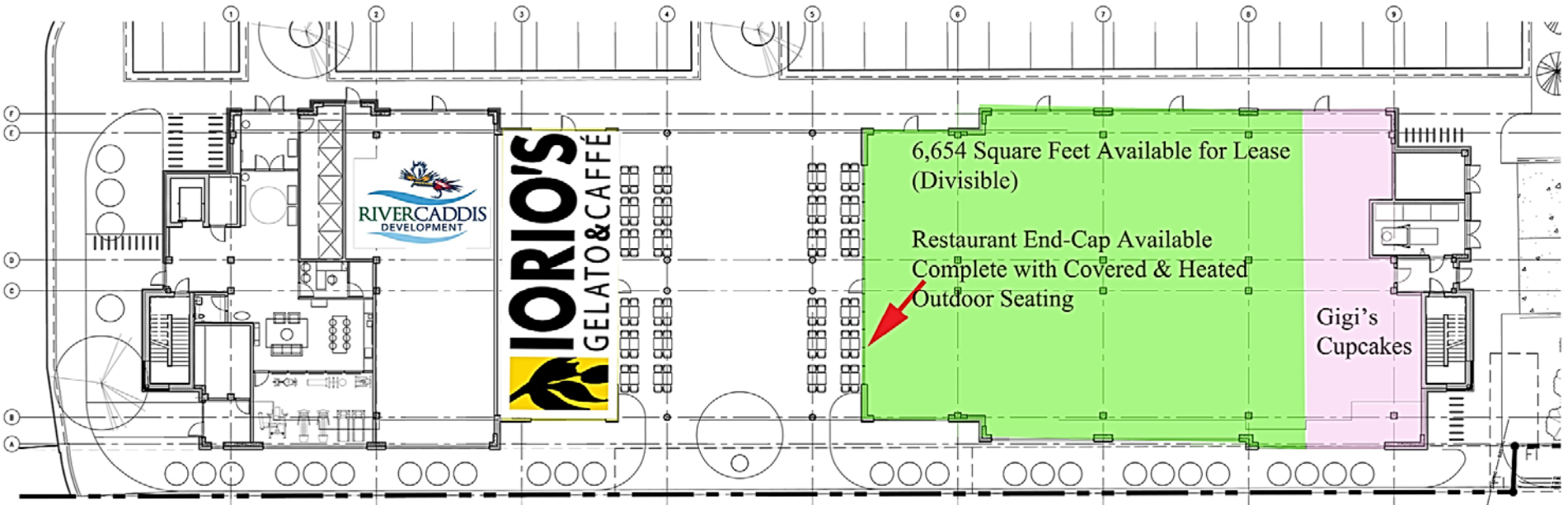
517-898-7979 [M]

517-703-2103 [O]

trouse@rivercaddis.com



2 OVERALL SECOND FLOOR PLAN  
A201  
SCALE 3/32" = 1'-0"



1 OVERALL FIRST FLOOR PLAN  
A201  
SCALE 3/32" = 1'-0"

6,654 Square Feet Available for Lease  
(Divisible)

Restaurant End-Cap Available  
Complete with Covered & Heated  
Outdoor Seating

Gigi's  
Cupcakes





# Demographic and Income Profile

Trowbridge, East Lansing  
 940 Trowbridge Rd, East Lansing, MI, 48823, Mixed-Use  
 Ring: 1 mile radius

Prepared by John McGraw  
 Latitude: 42.719897315  
 Longitude: -84.49490538

Summary	Census 2010	2013	2018
Population	10,248	10,405	10,565
Households	1,975	2,034	2,099
Families	515	515	515
Average Household Size	2.08	2.10	2.11
Owner Occupied Housing Units	200	194	198
Renter Occupied Housing Units	1,775	1,840	1,901
Median Age	20.2	20.3	20.3
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.31%	0.02%	0.71%
Households	0.63%	0.10%	0.74%
Families	0.00%	-0.05%	0.63%
Owner HHs	0.41%	0.23%	0.94%
Median Household Income	1.28%	3.69%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	845	41.5%	885	42.2%
\$15,000 - \$24,999	330	16.2%	259	12.3%
\$25,000 - \$34,999	221	10.9%	216	10.3%
\$35,000 - \$49,999	221	10.9%	192	9.1%
\$50,000 - \$74,999	213	10.5%	228	10.9%
\$75,000 - \$99,999	80	3.9%	127	6.1%
\$100,000 - \$149,999	65	3.2%	105	5.0%
\$150,000 - \$199,999	32	1.6%	47	2.2%
\$200,000+	28	1.4%	40	1.9%
Median Household Income	\$19,190		\$20,451	
Average Household Income	\$36,059		\$43,138	
Per Capita Income	\$12,712		\$14,212	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	211	2.1%	207	2.0%	220	2.1%
5 - 9	133	1.3%	134	1.3%	139	1.3%
10 - 14	72	0.7%	73	0.7%	75	0.7%
15 - 19	4,606	44.9%	4,610	44.3%	4,633	43.9%
20 - 24	3,236	31.6%	3,339	32.1%	3,266	30.9%
25 - 34	1,130	11.0%	1,154	11.1%	1,233	11.7%
35 - 44	340	3.3%	328	3.2%	353	3.3%
45 - 54	182	1.8%	178	1.7%	175	1.7%
55 - 64	155	1.5%	172	1.7%	192	1.8%
65 - 74	84	0.8%	101	1.0%	138	1.3%
75 - 84	59	0.6%	63	0.6%	79	0.7%
85+	40	0.4%	48	0.5%	59	0.6%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,129	69.6%	7,250	69.7%	7,273	68.8%
Black Alone	800	7.8%	821	7.9%	872	8.3%
American Indian Alone	39	0.4%	43	0.4%	48	0.5%
Asian Alone	1,792	17.5%	1,793	17.2%	1,841	17.4%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	171	1.7%	175	1.7%	181	1.7%
Two or More Races	315	3.1%	323	3.1%	349	3.3%
Hispanic Origin (Any Race)	427	4.2%	447	4.3%	497	4.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

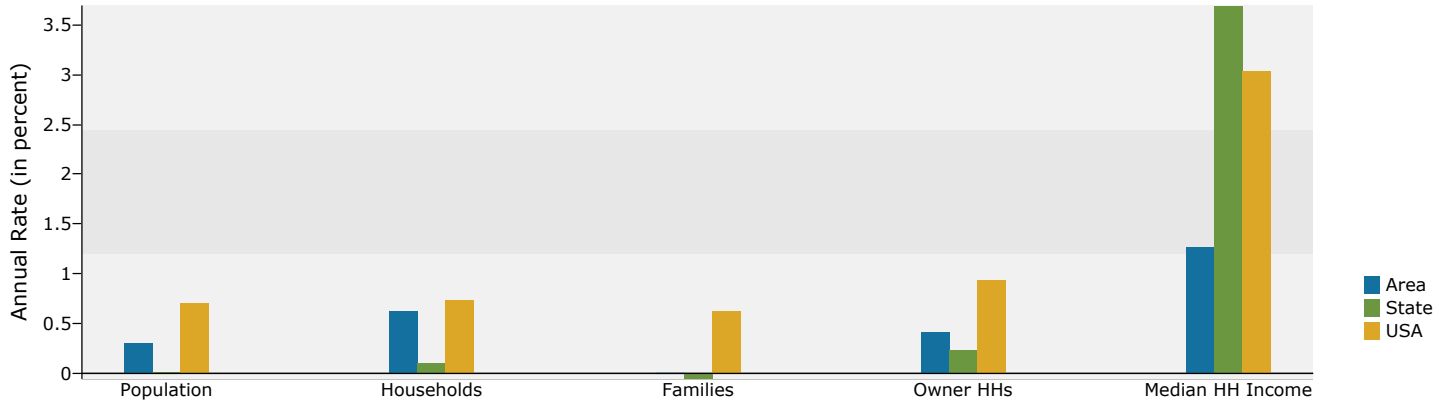


# Demographic and Income Profile

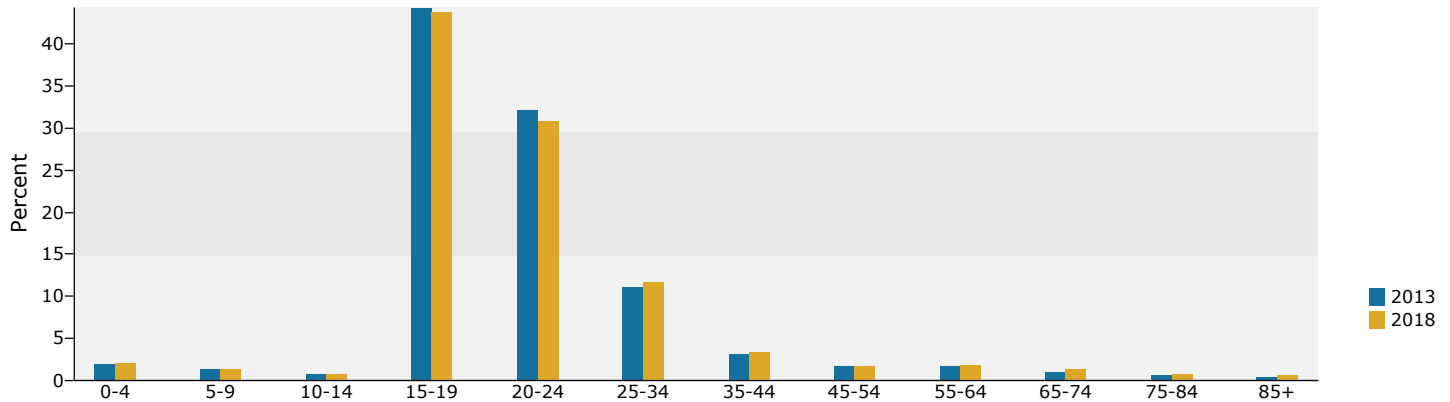
Trowbridge, East Lansing  
 940 Trowbridge Rd, East Lansing, MI, 48823, Mixed-Use  
 Ring: 1 mile radius

Prepared by John McGraw  
 Latitude: 42.719897315  
 Longitude: -84.49490538

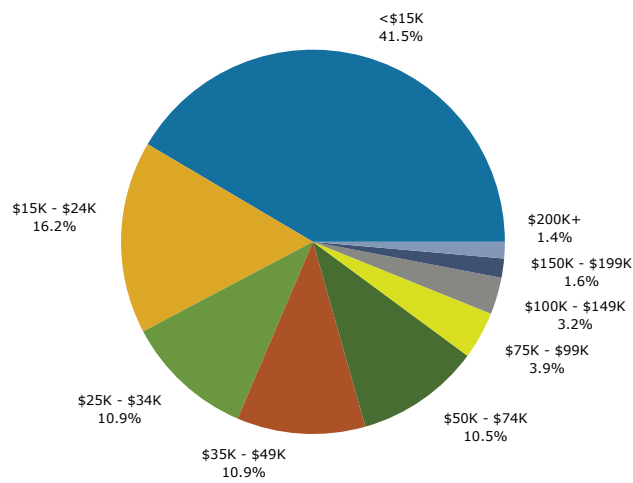
## Trends 2013-2018



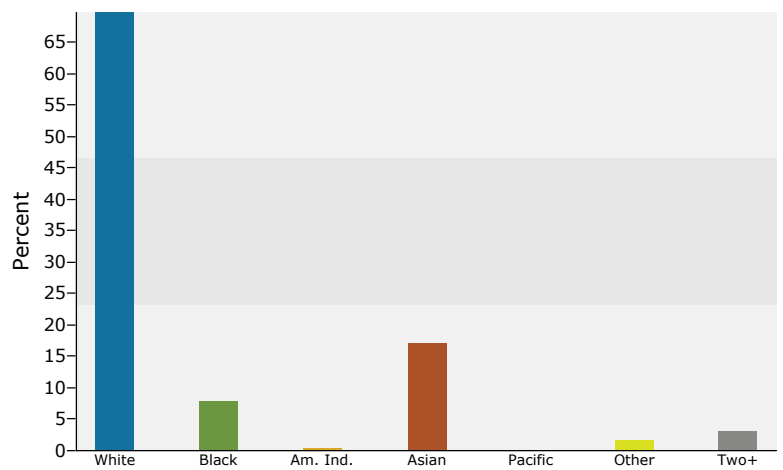
## Population by Age



## 2013 Household Income



## 2013 Population by Race



2013 Percent Hispanic Origin: 4.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.





# Demographic and Income Profile

Trowbridge, East Lansing  
 940 Trowbridge Rd, East Lansing, MI, 48823, Mixed-Use  
 Ring: 3 mile radius

Prepared by John McGraw  
 Latitude: 42.719897315  
 Longitude: -84.49490538

Summary	Census 2010	2013	2018
Population	86,855	86,594	86,898
Households	31,719	31,784	32,016
Families	12,951	12,814	12,709
Average Household Size	2.22	2.21	2.21
Owner Occupied Housing Units	13,633	13,263	13,387
Renter Occupied Housing Units	18,086	18,521	18,629
Median Age	24.1	24.2	24.5
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.07%	0.02%	0.71%
Households	0.15%	0.10%	0.74%
Families	-0.16%	-0.05%	0.63%
Owner HHs	0.19%	0.23%	0.94%
Median Household Income	3.49%	3.69%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	8,504	26.8%	8,440	26.4%
\$15,000 - \$24,999	4,921	15.5%	3,617	11.3%
\$25,000 - \$34,999	3,436	10.8%	3,222	10.1%
\$35,000 - \$49,999	3,790	11.9%	3,423	10.7%
\$50,000 - \$74,999	5,303	16.7%	5,368	16.8%
\$75,000 - \$99,999	2,441	7.7%	3,398	10.6%
\$100,000 - \$149,999	2,046	6.4%	2,879	9.0%
\$150,000 - \$199,999	768	2.4%	967	3.0%
\$200,000+	572	1.8%	699	2.2%
Median Household Income	\$31,596		\$37,511	
Average Household Income	\$49,400		\$57,639	
Per Capita Income	\$19,836		\$22,922	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,709	4.3%	3,531	4.1%	3,552	4.1%
5 - 9	3,281	3.8%	3,141	3.6%	3,002	3.5%
10 - 14	2,901	3.3%	2,920	3.4%	2,905	3.3%
15 - 19	13,494	15.5%	13,271	15.3%	13,395	15.4%
20 - 24	24,246	27.9%	24,082	27.8%	22,995	26.5%
25 - 34	12,565	14.5%	12,872	14.9%	12,999	15.0%
35 - 44	6,611	7.6%	6,578	7.6%	6,943	8.0%
45 - 54	6,886	7.9%	6,394	7.4%	5,936	6.8%
55 - 64	6,516	7.5%	6,691	7.7%	6,707	7.7%
65 - 74	3,279	3.8%	3,771	4.4%	4,768	5.5%
75 - 84	2,198	2.5%	2,116	2.4%	2,382	2.7%
85+	1,169	1.3%	1,229	1.4%	1,312	1.5%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	64,540	74.3%	63,973	73.9%	63,259	72.8%
Black Alone	9,346	10.8%	9,508	11.0%	9,893	11.4%
American Indian Alone	489	0.6%	509	0.6%	539	0.6%
Asian Alone	6,865	7.9%	6,872	7.9%	7,174	8.3%
Pacific Islander Alone	46	0.1%	56	0.1%	76	0.1%
Some Other Race Alone	2,026	2.3%	2,076	2.4%	2,151	2.5%
Two or More Races	3,543	4.1%	3,601	4.2%	3,806	4.4%
Hispanic Origin (Any Race)	5,993	6.9%	6,260	7.2%	6,828	7.9%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

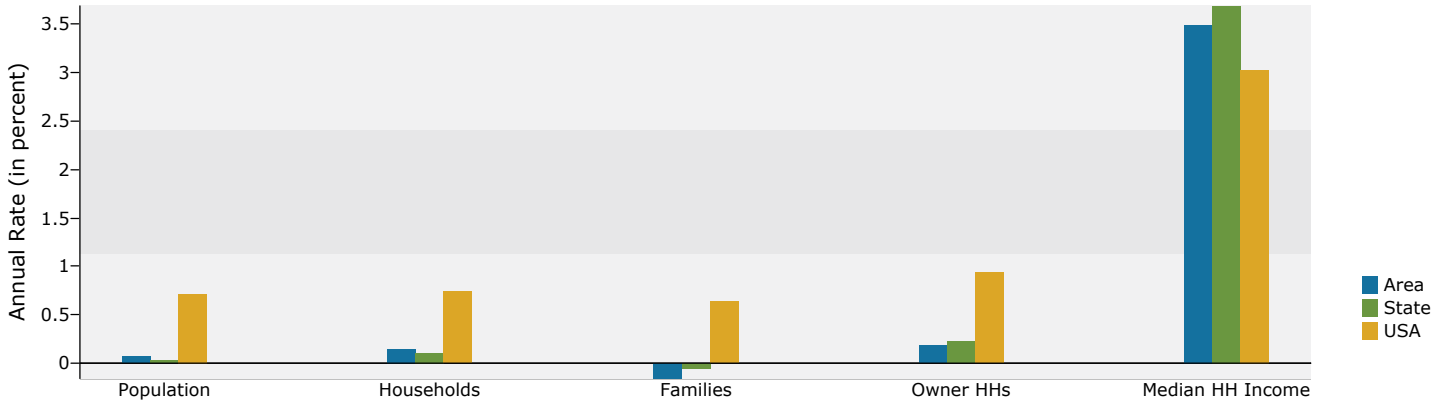


# Demographic and Income Profile

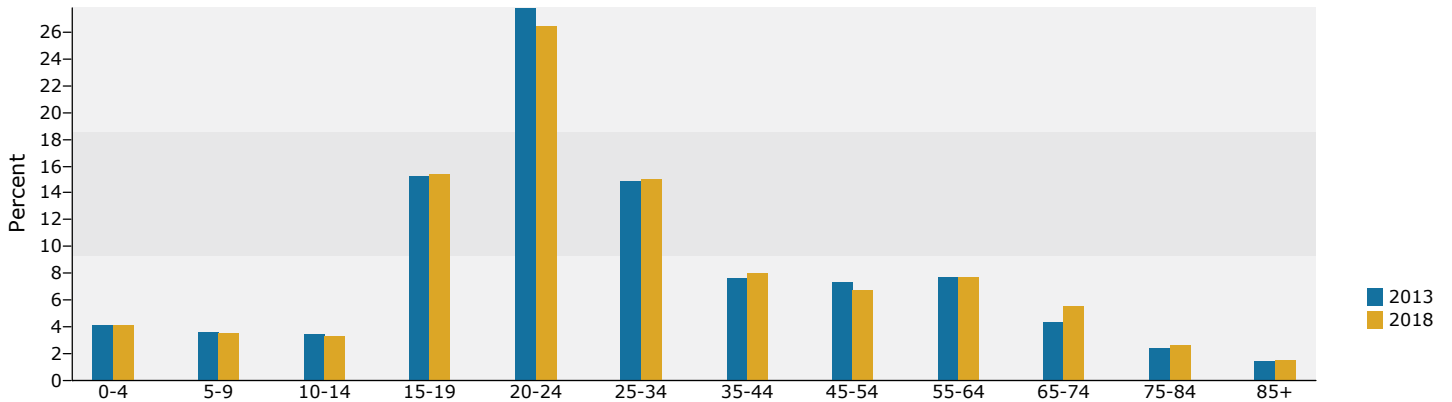
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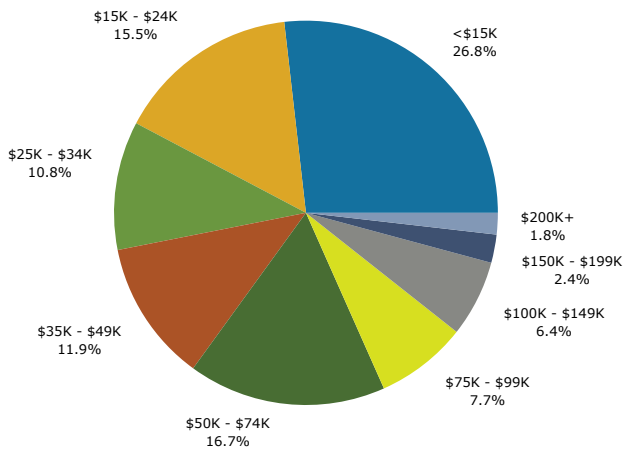
## Trends 2013-2018



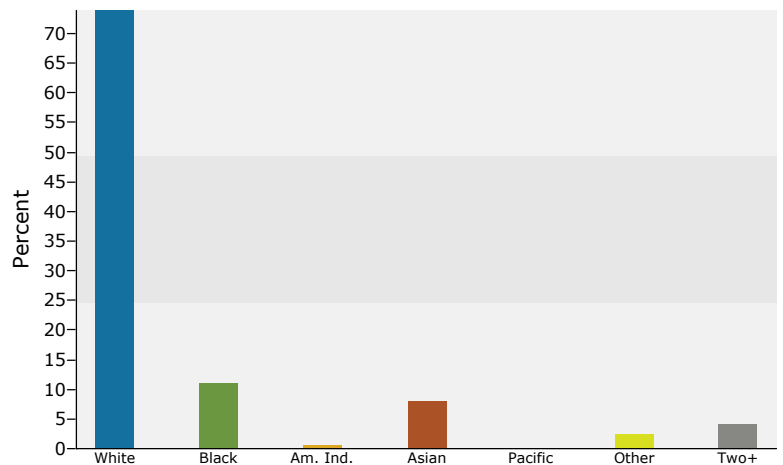
## Population by Age



## 2013 Household Income



## 2013 Population by Race



2013 Percent Hispanic Origin: 7.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

April 30, 2014



# Demographic and Income Profile

Trowbridge, East Lansing  
 940 Trowbridge Rd, East Lansing, MI, 48823, Mixed-Use  
 Ring: 5 mile radius

Prepared by John McGraw  
 Latitude: 42.719897315  
 Longitude: -84.49490538

Summary	Census 2010	2013	2018
Population	182,560	182,123	182,550
Households	73,251	73,357	73,719
Families	35,250	34,857	34,494
Average Household Size	2.26	2.25	2.25
Owner Occupied Housing Units	36,833	35,948	36,146
Renter Occupied Housing Units	36,418	37,409	37,574
Median Age	27.8	28.1	28.8
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.05%	0.02%	0.71%
Households	0.10%	0.10%	0.74%
Families	-0.21%	-0.05%	0.63%
Owner HHs	0.11%	0.23%	0.94%
Median Household Income	3.74%	3.69%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	16,633	22.7%	16,225	22.0%
\$15,000 - \$24,999	9,801	13.4%	7,156	9.7%
\$25,000 - \$34,999	8,061	11.0%	7,291	9.9%
\$35,000 - \$49,999	9,825	13.4%	8,422	11.4%
\$50,000 - \$74,999	13,197	18.0%	13,180	17.9%
\$75,000 - \$99,999	6,640	9.1%	9,280	12.6%
\$100,000 - \$149,999	5,663	7.7%	7,921	10.7%
\$150,000 - \$199,999	1,923	2.6%	2,358	3.2%
\$200,000+	1,606	2.2%	1,879	2.5%
Median Household Income	\$37,562		\$45,124	
Average Household Income	\$54,753		\$63,780	
Per Capita Income	\$22,886		\$26,587	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,924	5.4%	9,479	5.2%	9,482	5.2%
5 - 9	9,142	5.0%	8,856	4.9%	8,476	4.6%
10 - 14	8,556	4.7%	8,427	4.6%	8,299	4.5%
15 - 19	19,656	10.8%	19,140	10.5%	19,177	10.5%
20 - 24	35,017	19.2%	35,449	19.5%	33,748	18.5%
25 - 34	27,700	15.2%	27,999	15.4%	28,249	15.5%
35 - 44	17,961	9.8%	17,813	9.8%	18,356	10.1%
45 - 54	19,653	10.8%	18,211	10.0%	16,654	9.1%
55 - 64	17,661	9.7%	18,229	10.0%	18,081	9.9%
65 - 74	8,735	4.8%	10,088	5.5%	12,851	7.0%
75 - 84	5,713	3.1%	5,495	3.0%	6,110	3.3%
85+	2,840	1.6%	2,937	1.6%	3,067	1.7%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	132,003	72.3%	130,726	71.8%	128,829	70.6%
Black Alone	23,586	12.9%	24,020	13.2%	24,932	13.7%
American Indian Alone	1,098	0.6%	1,133	0.6%	1,190	0.7%
Asian Alone	12,536	6.9%	12,555	6.9%	13,188	7.2%
Pacific Islander Alone	80	0.0%	100	0.1%	133	0.1%
Some Other Race Alone	5,101	2.8%	5,283	2.9%	5,523	3.0%
Two or More Races	8,158	4.5%	8,306	4.6%	8,756	4.8%
Hispanic Origin (Any Race)	15,017	8.2%	15,756	8.7%	17,193	9.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

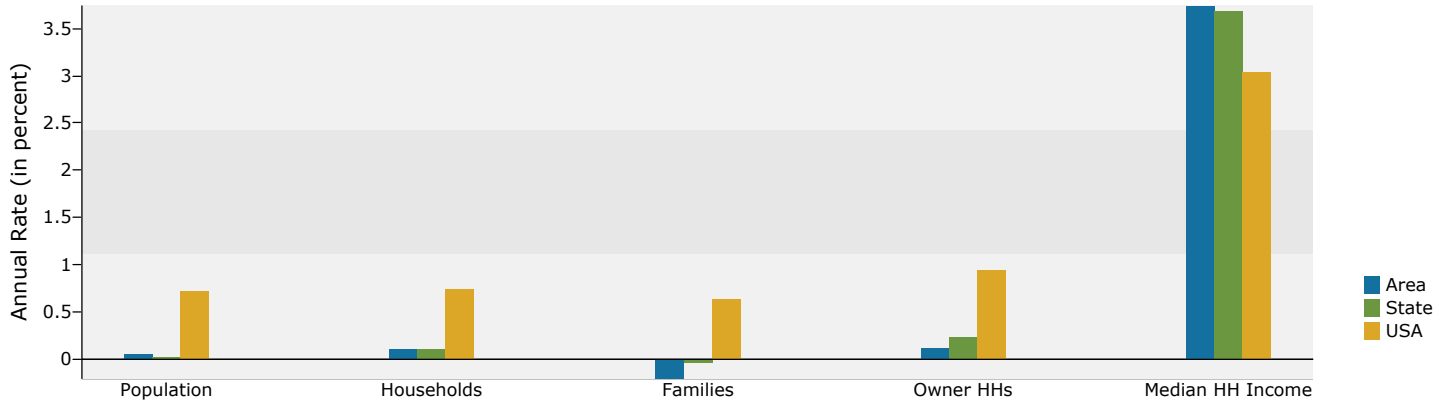


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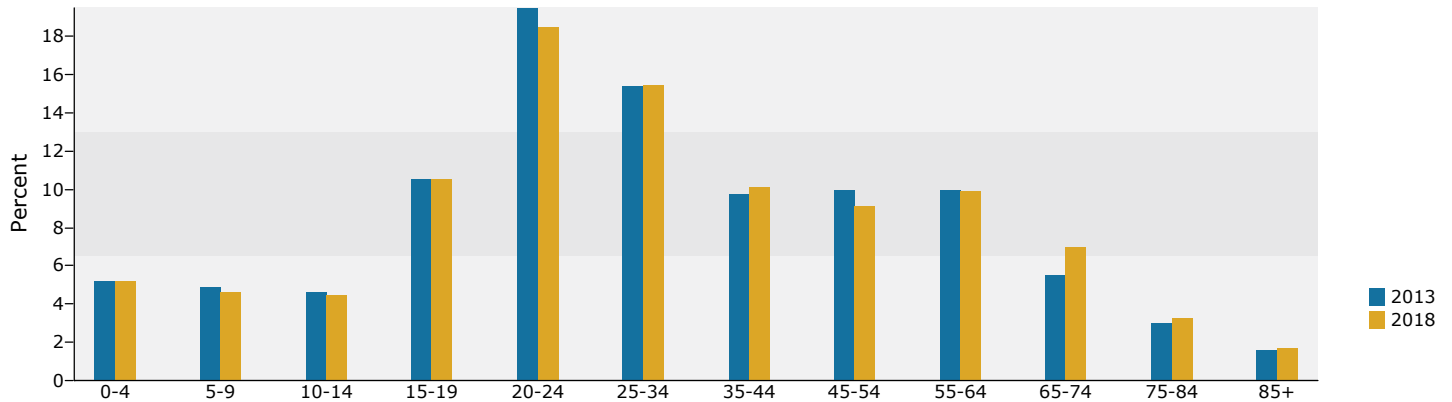
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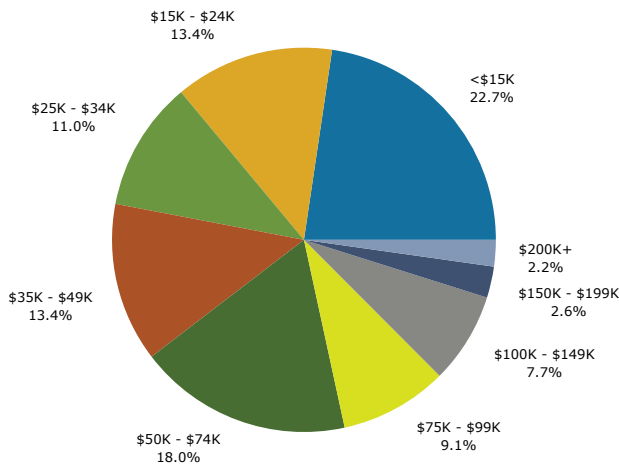
## Trends 2013-2018



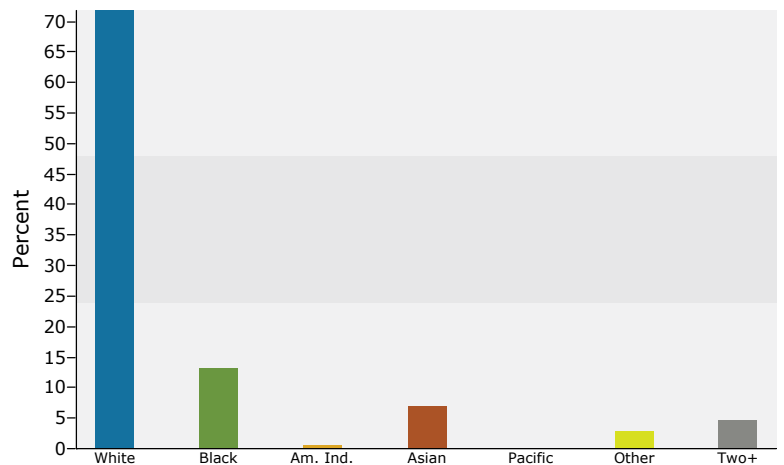
## Population by Age



## 2013 Household Income



## 2013 Population by Race



2013 Percent Hispanic Origin: 8.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.