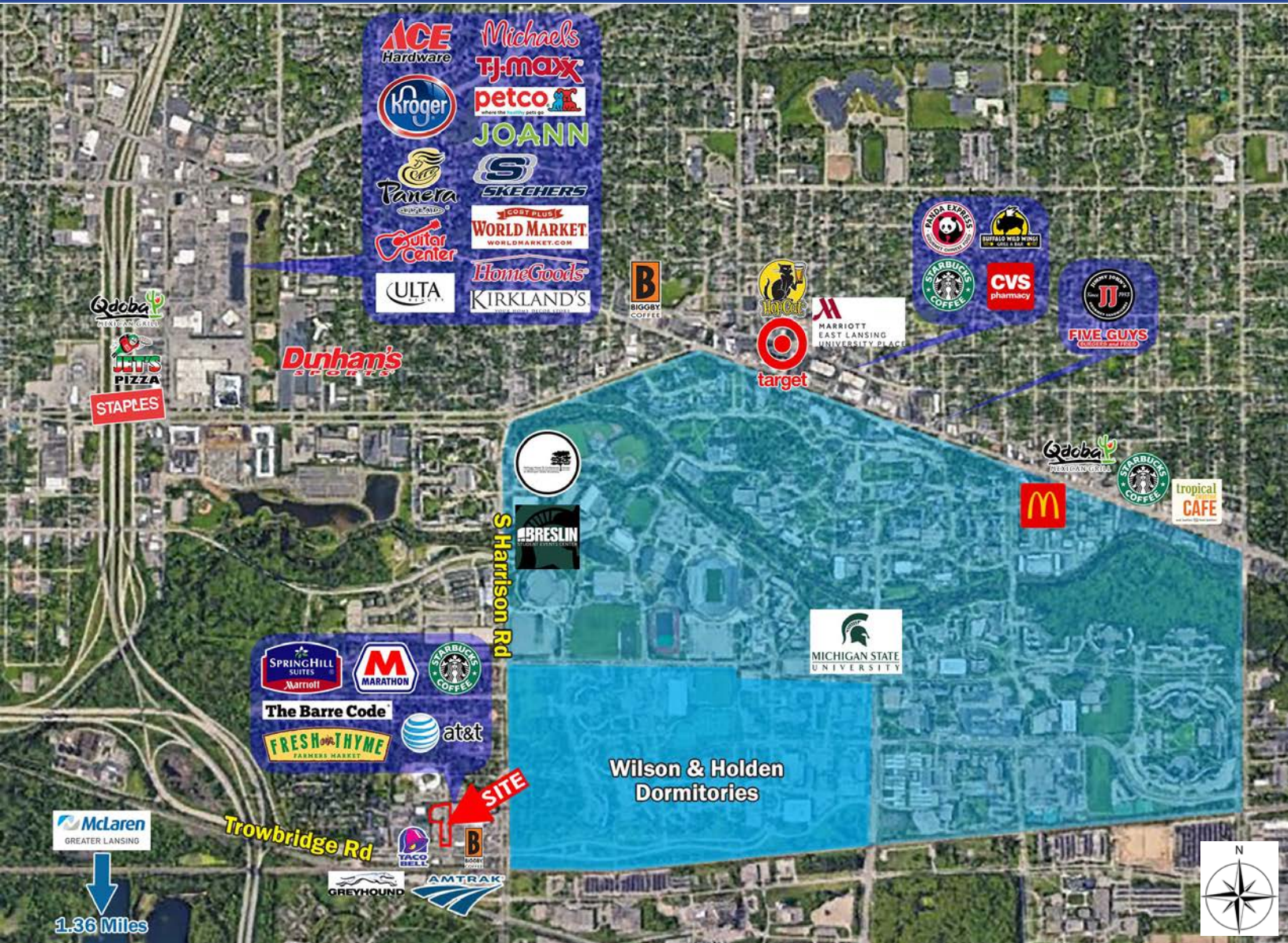


FOR LEASE – FORMER QSR RESTAURANT

DRIVE-THRU / NEWLY RENOVATED / FF & E

1000 Trowbridge Rd, East Lansing, MI 48823



DETAILS

Space Available 2,500 SF

Traffic Count (VPD)

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

This former quick service restaurant was recently renovated with modern finishings and ample space for both indoor and outdoor seating. It is well-equipped with a full commercial kitchen, 4 walk-in coolers, and ample storage space/prep areas.

The site offers 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!

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HIGHLIGHTS

- Prime restaurant location with immediate proximity to Michigan State University's Wilson and Holden dormitories
- Former quick serve restaurant with a drive-thru window
- Fully furnished with kitchen equipment, tables and chairs
- Easy access to major roads and highways I-496 and US-127; with signaled egress/ingress
- Adjacent to Trowbridge Lofts with 57 units and 99 beds along with other multi-family residential
- McLaren Greater Lansing Hospital, built in 2023, has 28,000 employees and is 1.3 miles south
- Strong co-tenant mix:



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LOW AERIAL



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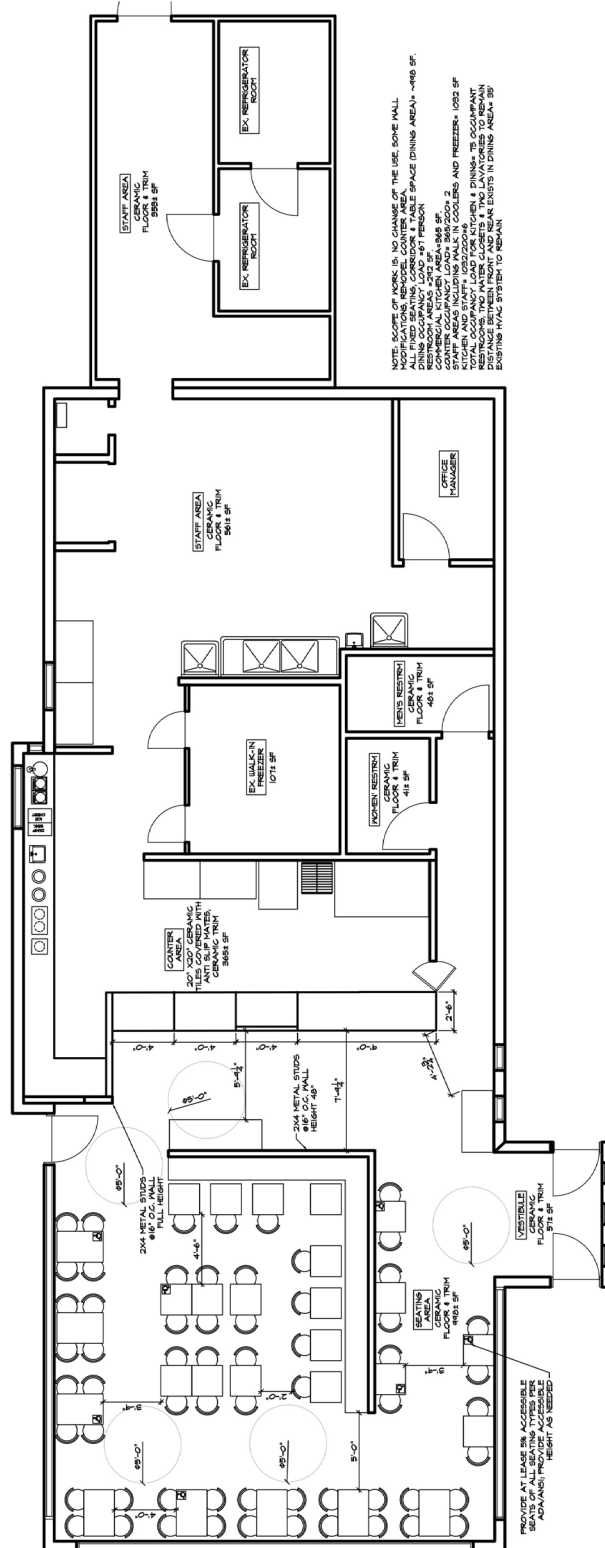


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FLOOR PLAN



NOTE: SCOPE OF WORK IS: NO CHANGE OF THE USE BONE WALL
 NOT INCLUDING: REFRIGERATORS, COUNTERS, AND SPACE (DINING AREA) - 4400 SF.
 DINING OCCUPANCY LOAD: 40 FT PERSON
 COMMERCIAL KITCHEN AREA: 800 SF
 STAFF AREA: INCLUDING WALK IN COOLERS AND FREEZER: 1000 SF
 TOTAL OCCUPANCY LOAD FOR KITCHEN & DINING: 75 OCCUPANT
 REFRIGERATORS: 2 REFRIGERATORS IN KITCHEN
 DRIVE THRU RESTAURANT AND AREA LOCATED IN DINING AREA. 20' EXISTING HVAC SYSTEM TO REMAIN.



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EXTERIOR PHOTOS



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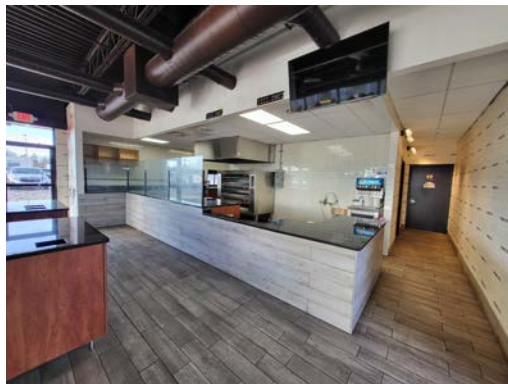


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INTERIOR PHOTOS



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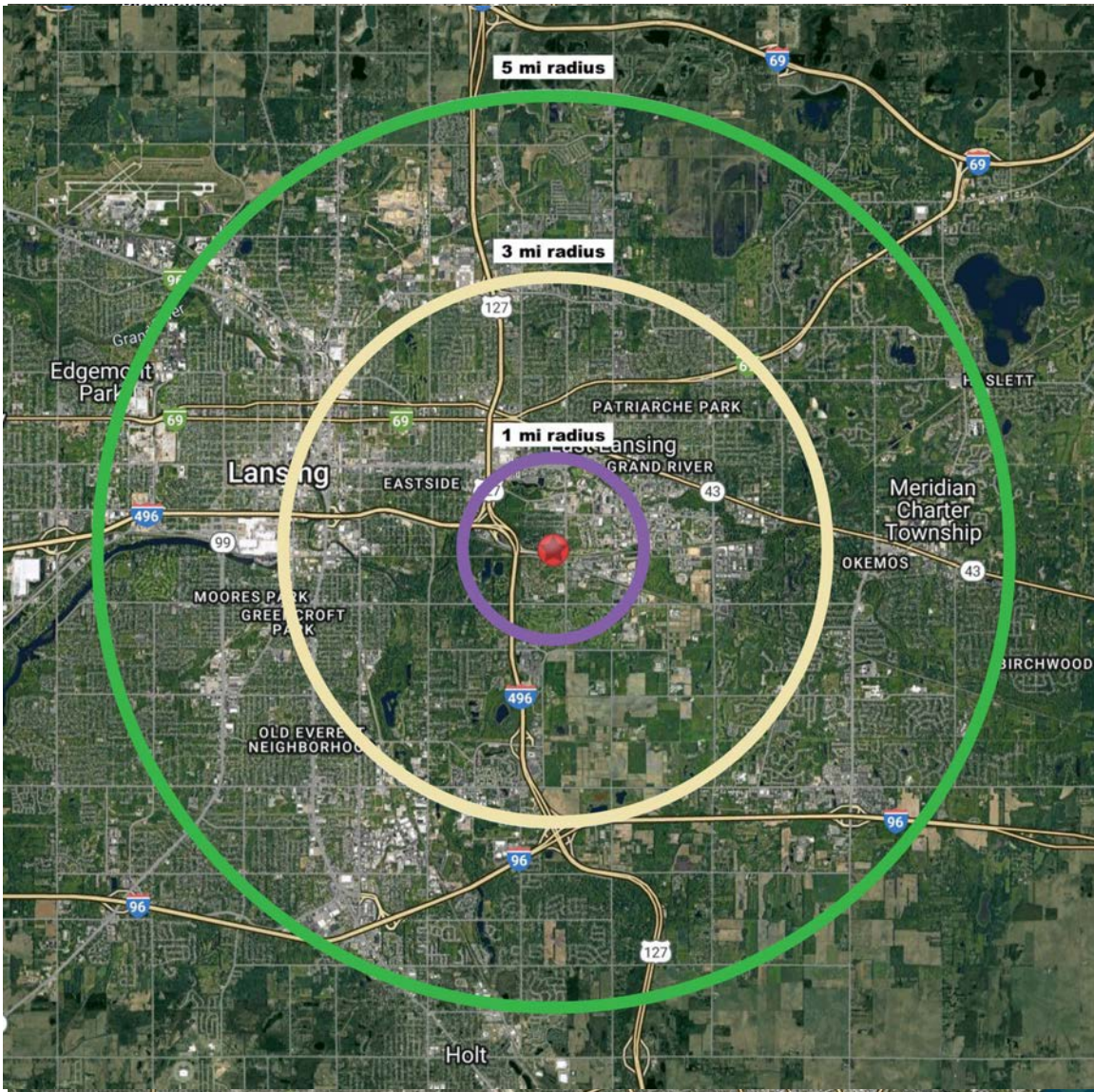


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DEMOGRAPHICS



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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