

108-110 E. GRAND RIVER

Brighton, MI 48116



FOR LEASE

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EXCLUSIVELY LISTED BY:

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Vice President

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OFFERING SUMMARY: 108 E. Grand River | Brighton, MI 48116

**PROPERTY OVERVIEW**

Downtown Brighton location. Outstanding visibility on Grand River in the heart of downtown shopping district.

OFFERING SUMMARY

LEASE RATE: \$20.00/SF, NNN
Size: 11,274 SF
Year Built: 1940
Renovated: 2010
Zoning: Downtown Business District

PROPERTY HIGHLIGHTS

- Downtown Brighton Building.
- Dedicated parking spaces.
- 27.5 tons of HVAC; 800 amps Electrical service.
- Outstanding visibility.
- Municipal parking adjacent.

BUILDING/PROPERTY INFORMATION: 108 E. Grand River | Brighton, MI 48116

BUILDING INFORMATION		PROPERTY INFORMATION	
LEASE RATE:	\$20.00/SF, NNN	Property Type:	Free Standing Retail
Size:	11,274 SF	Taxes:	2025 Summer - \$17,206.98 2024 Winter - \$4,127.37
Year Built:	1940	Zoning	Downtown Business District
Last Renovated:	2010	Traffic Count:	Grand River = 29,238 Main Street = 12,923
Number of Floors:	2	Legal Description:	Available upon request.
Utilities:	Municipal Water & Sanitary Sewer	APN:	18-31-102-018
Parking Spaces:	12		

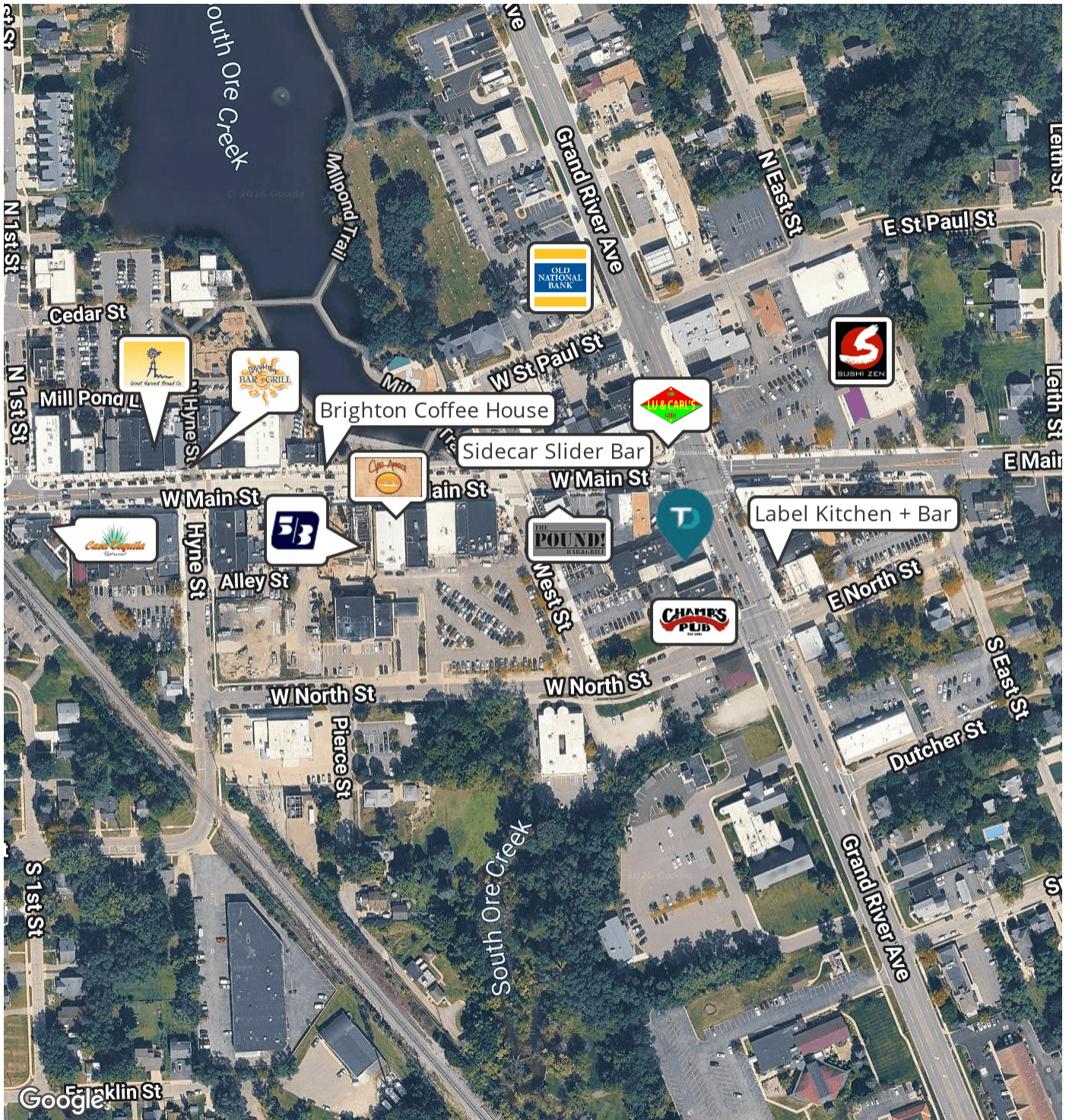
LOCATION INFORMATION
Located on the west side of Grand River, just south of Main Street in Brighton.



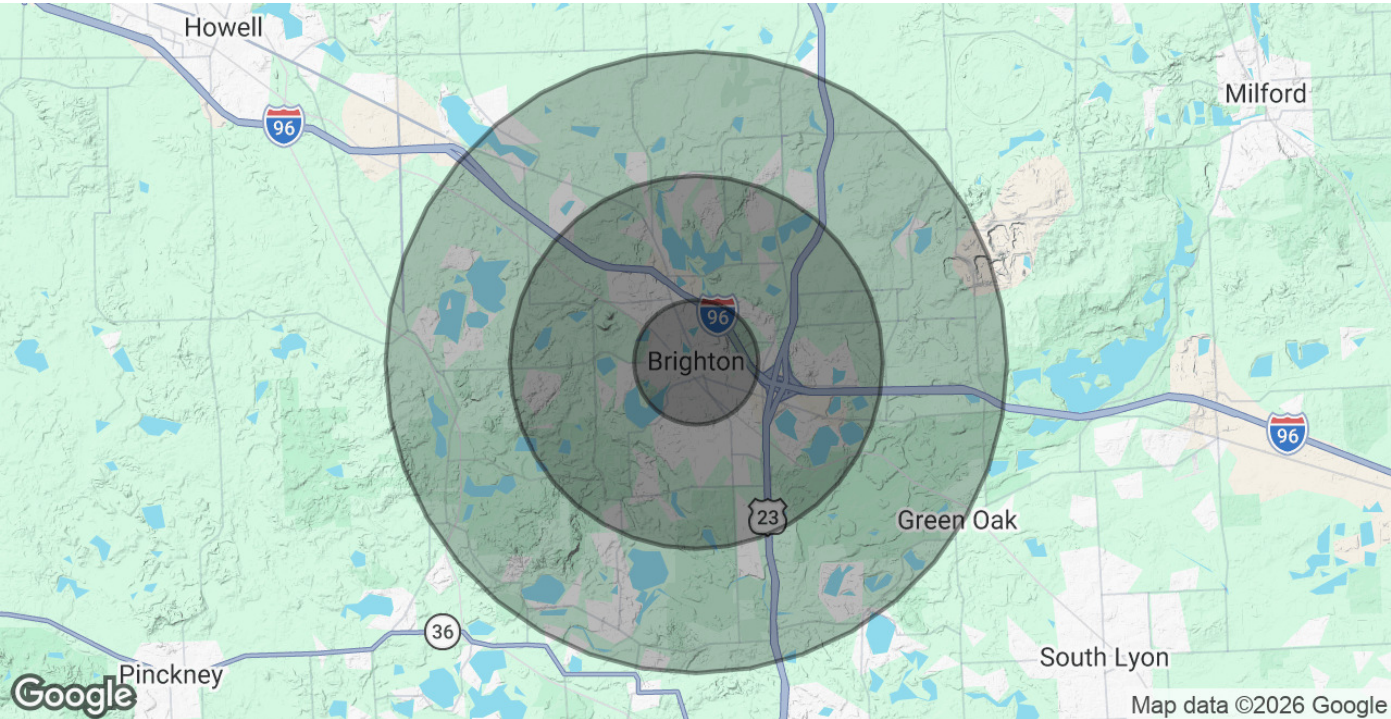
ADDITIONAL PHOTOS: 108 E. Grand River | Brighton, MI 48116



RETAILER MAP: 108 E. Grand River | Brighton, MI 48116



DEMOGRAPHICS MAP & REPORT: 108 E. Grand River | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,272	28,351	52,679
Average Age	45	44	44
Average Age (Male)	43	43	43
Average Age (Female)	47	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,156	11,816	21,049
# of Persons per HH	2	2.4	2.5
Average HH Income	\$103,409	\$137,568	\$140,825
Average House Value	\$328,128	\$412,718	\$432,288
2020 American Community Survey (ACS)			