



FOR SUBLEASE

# 106 W Grand River Avenue Brighton, MI

Former CVS Available

## Property Highlights

- 10,625 Square Feet (85' x 125')  
- Plus  $\pm$ 1,500 SF Mezzanine
- Former CVS at Main Downtown Intersection
- Traffic Counts (ADT):
  - 22,000 on Grand River Avenue
  - 13,000 on Main Street
- Zoning: DBD Downtown Business District
- Pylon Sign in Place
- Co-Tenants: O'Reilly Auto Parts, Sushi Zen and Thai Express

### CONTACT US



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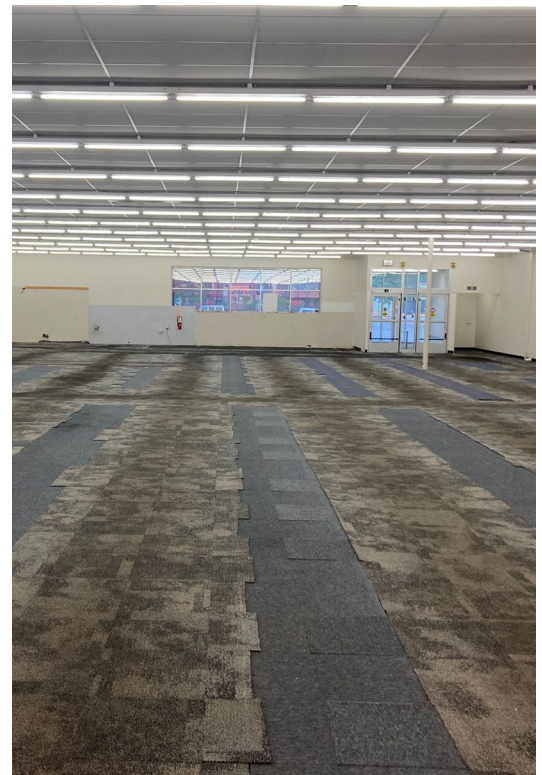


# Property Aerial





## Property Photos



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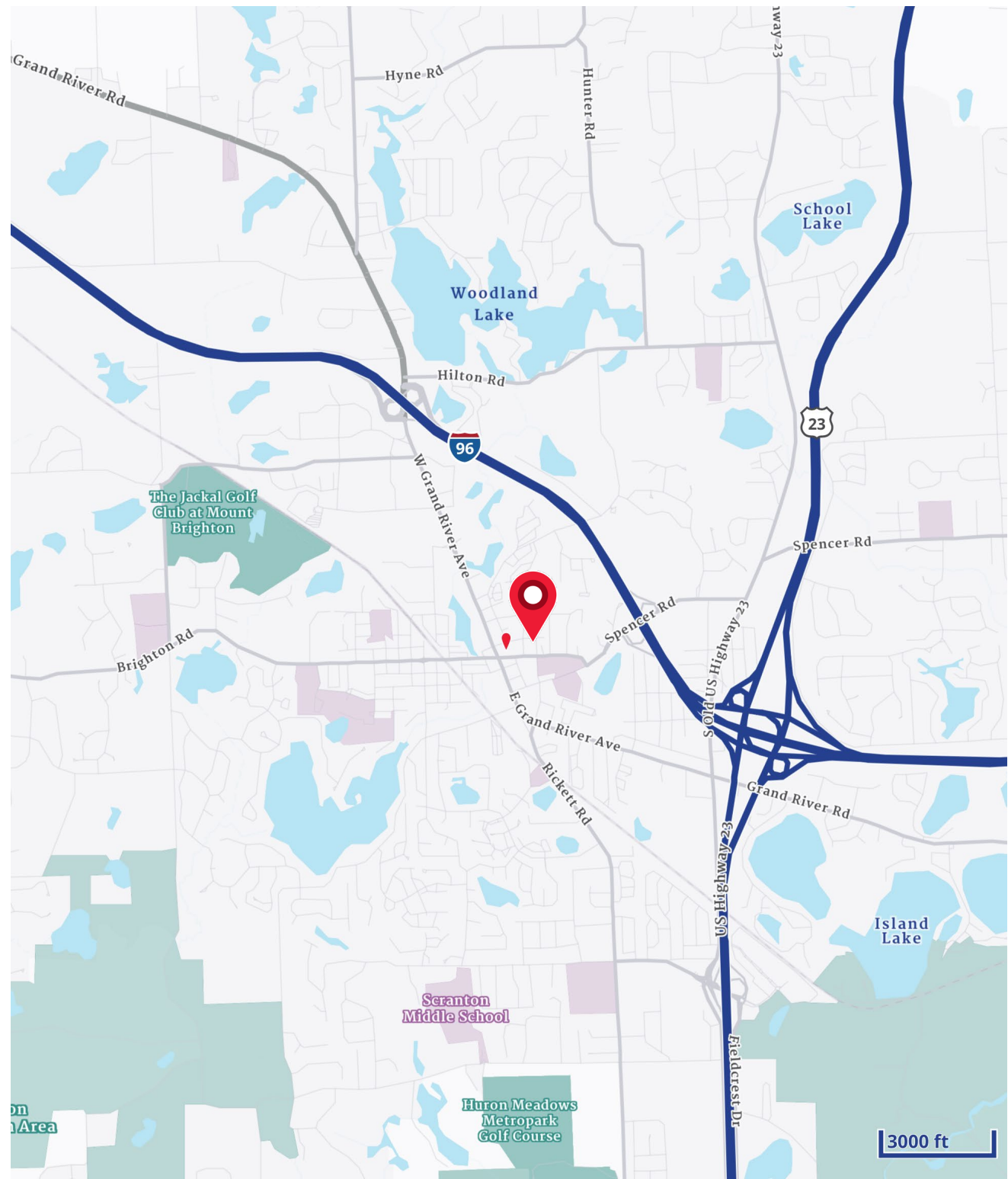
TO 4' IN LINE  
3/28/18 LAM



This is an aerial map of Brighton, Michigan, with various business logos overlaid. A red location pin is placed on E Main St, near the intersection with N Church St. The map shows a network of streets including Orndorf Dr, Flint Rd, Brighton Lake Rd, and E Main St. Numerous business logos are scattered across the map, such as Meijer, FedEx, Walgreens, CrossFit, Hungry Howie's, DQ, Tim Hortons, myeverdr, HokaOne, Fifth Third Bank, U-Haul, VCA, planet fitness, Hallmark, and AutoZone. The map also features landmarks like Brighton Hills Cemetery and Miller Alternative Elementary School. A scale bar in the bottom right corner indicates 500 feet.



# Location Map



# Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	6,098	27,370	53,823
Total Households	3,220	11,598	21,878
Total Family Households	1,557	7,756	15,461
Average Household Size	1.86	2.35	2.45
Median Age	43.5	45.2	45.8
Population Age 25+	4,660	20,138	39,494
2010 – 2020 Population: Annual Growth Rate (CAGR)	-0.09%	0.23%	0.42%
2020 – 2023 Population: Annual Growth Rate (CAGR)	0.26%	0.26%	0.40%
<b>5 YEAR PROJECTED TRENDS: ANNUAL RATE</b>			
Population	0.95%	0.80%	0.50%
Households	1.39%	1.24%	0.92%
Families	0.99%	0.98%	0.71%
Median Household Income	1.00%	2.33%	2.08%
<b>CURRENT YEAR POPULATION BY SEX</b>			
Male Population / % Male	2,958 / 48.5%	13,634 / 49.8%	27,156 / 50.5%
Female Population / % Female	3,140 / 51.5%	13,736 / 50.2%	26,667 / 49.5%
<b>INCOME &amp; HOUSEHOLDS SUMMARY</b>			
Median Household Income	\$78,404	\$110,583	\$118,577
Average Household Income	\$101,955	\$145,554	\$150,621
Per Capita Income	\$54,197	\$62,182	\$61,505
<b>SUMMARY BUSINESS DATA</b>			
Total Businesses	755	1,719	2,448
Total Daytime Population	10,509	31,708	55,550
Daytime Population: Workers	7,865	18,475	28,731
Daytime Population: Residents	2,644	13,233	36,819

## Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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