



8.26 ACRES  
SPENCER ROAD  
FOR SALE

BRIGHTON, MI 48114

EXCLUSIVELY LISTED BY:

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**THOMAS DUKE COMPANY**  
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 8.26 Acres Spencer Road | Brighton, MI



**OFFERING SUMMARY**

Sale Price: \$910,000.00

Lot Size: 8.26 Acres

APN: 12-29-300-025

Zoning: R-3

Price / AC: \$110,169.00

Utilities: Municipal Water  
Sewer is at Old US23

**PROPERTY HIGHLIGHTS**

- Just east of I96/Main Street interchange.
- Brighton Township taxes.
- Master Plan current under review.
- Sewer nearby.

**DEMOGRAPHICS**

	1 Mile	5 Miles	10 Miles
Total Households:	1,158	18,787	61,544
Total Population:	2,896	48,767	164,169
Average HH Income:	\$86,572	\$88,217	\$86,848

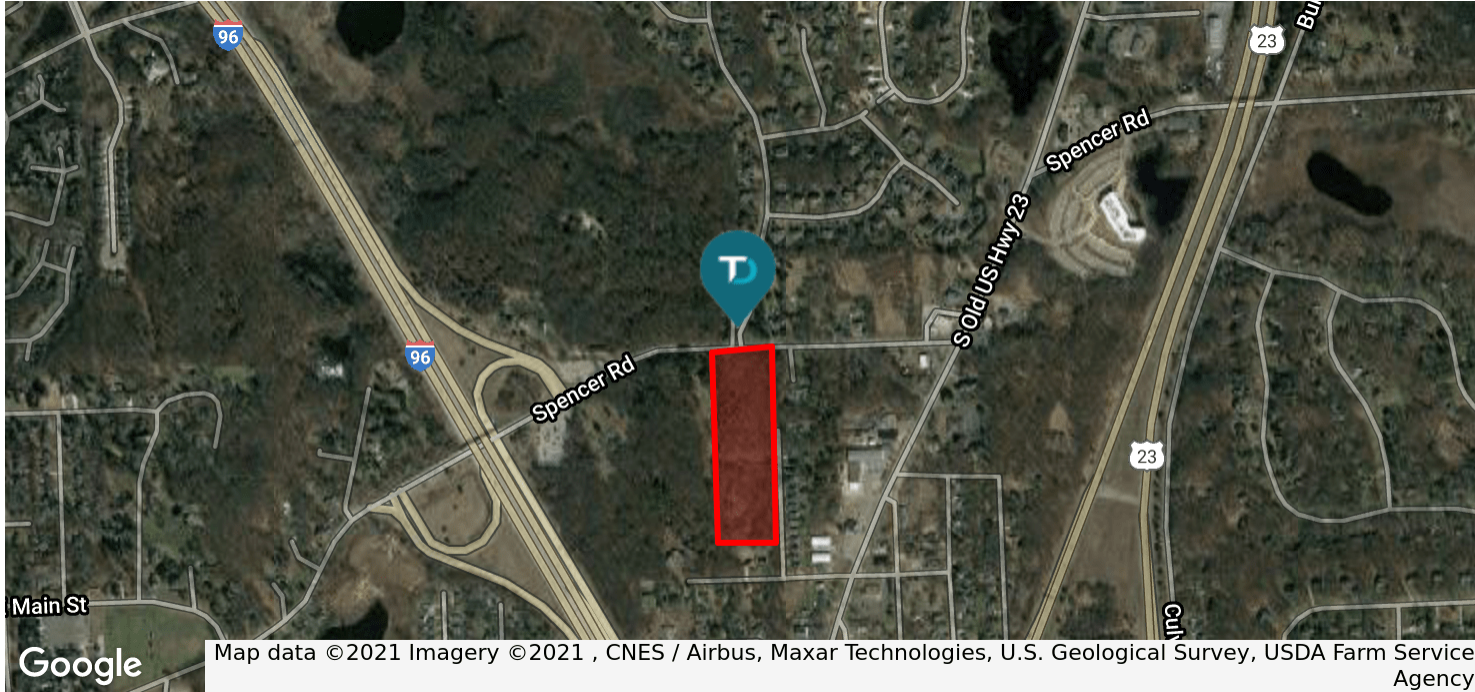
Location Description: South side of Spencer Road, just east of I-96 interchange.



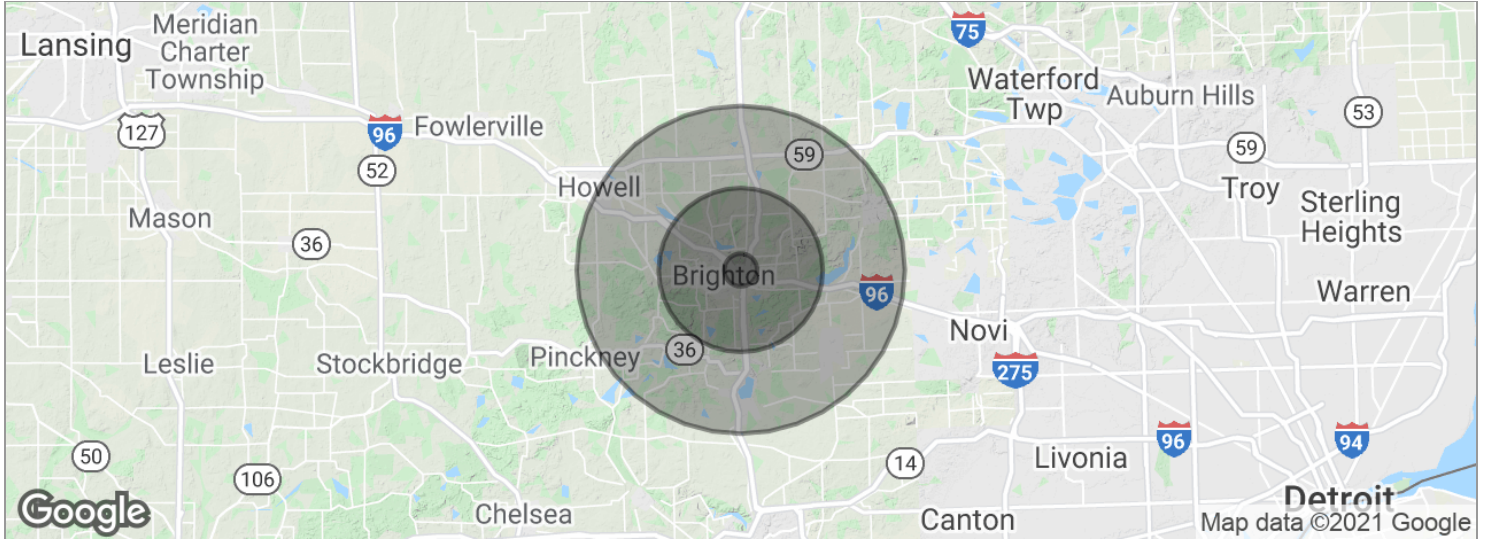
RETAILER MAP: 8.26 Acres Spencer Road | Brighton, MI



LOCATION MAPS: 8.26 Acres Spencer Road | Brighton, MI



DEMOGRAPHICS MAP: 8.26 Acres Spencer Road | Brighton, MI



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,896	48,767	164,169
Median age	41.3	42.3	39.9
Median age (male)	42.3	42.3	39.3
Median age (Female)	41.0	42.1	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,158	18,787	61,544
# of persons per HH	2.5	2.6	2.7
Average HH income	\$86,572	\$88,217	\$86,848
Average house value	\$261,147	\$260,653	\$260,115

\* Demographic data derived from 2010 US Census