

2.5 ACRES  
LAND



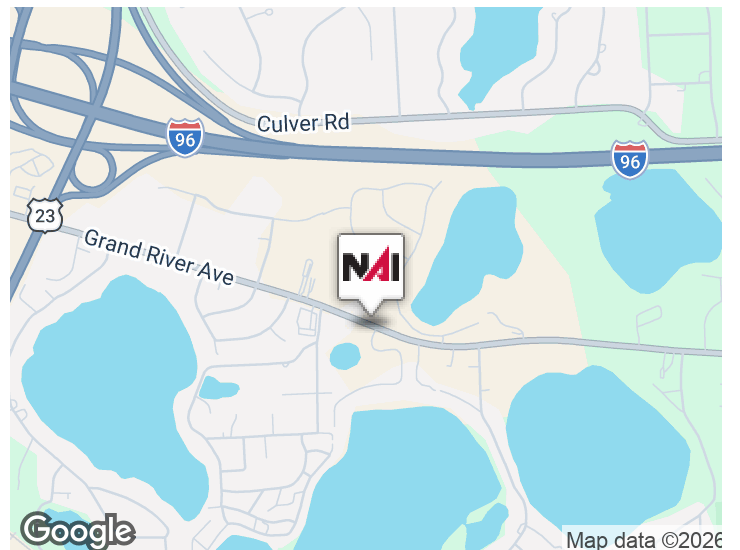
FOR SALE



**10690 GRAND RIVER AVE**  
BRIGHTON, MI 48116

### PROPERTY HIGHLIGHTS

- ±2.5 AC assemblage (3 parcels)
- B-2 zoning allows commercial uses with residential and mixed-use
- Pond frontage (Dollar Lake)
- Close proximity to I-96 and US-23
- Parcel 12-33-300-018 (±1.78 AC)
- Parcel 12-33-300-011 (±0.60 AC)
- Parcel 16-04-100-009 (±0.12 AC)



**NAI Farbman**

Commercial Real Estate Services, Worldwide.

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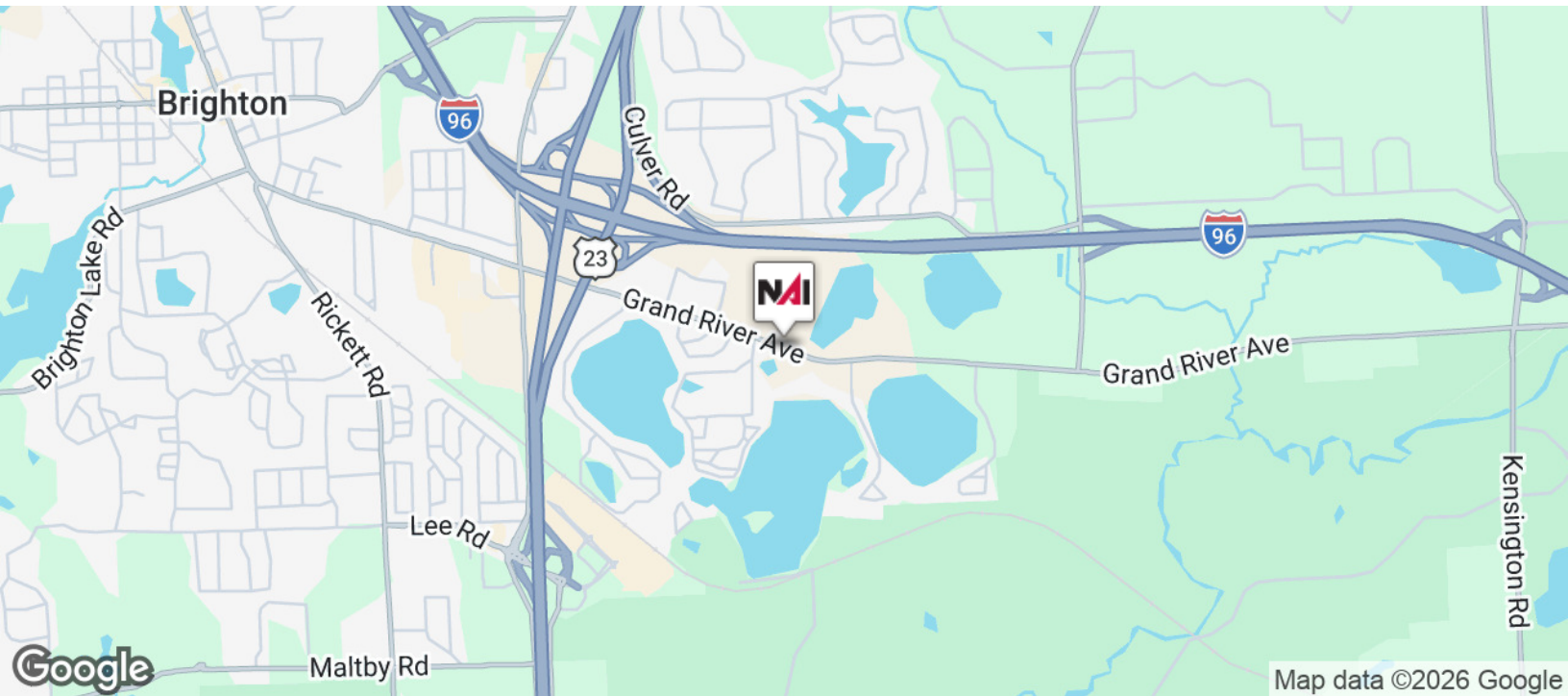
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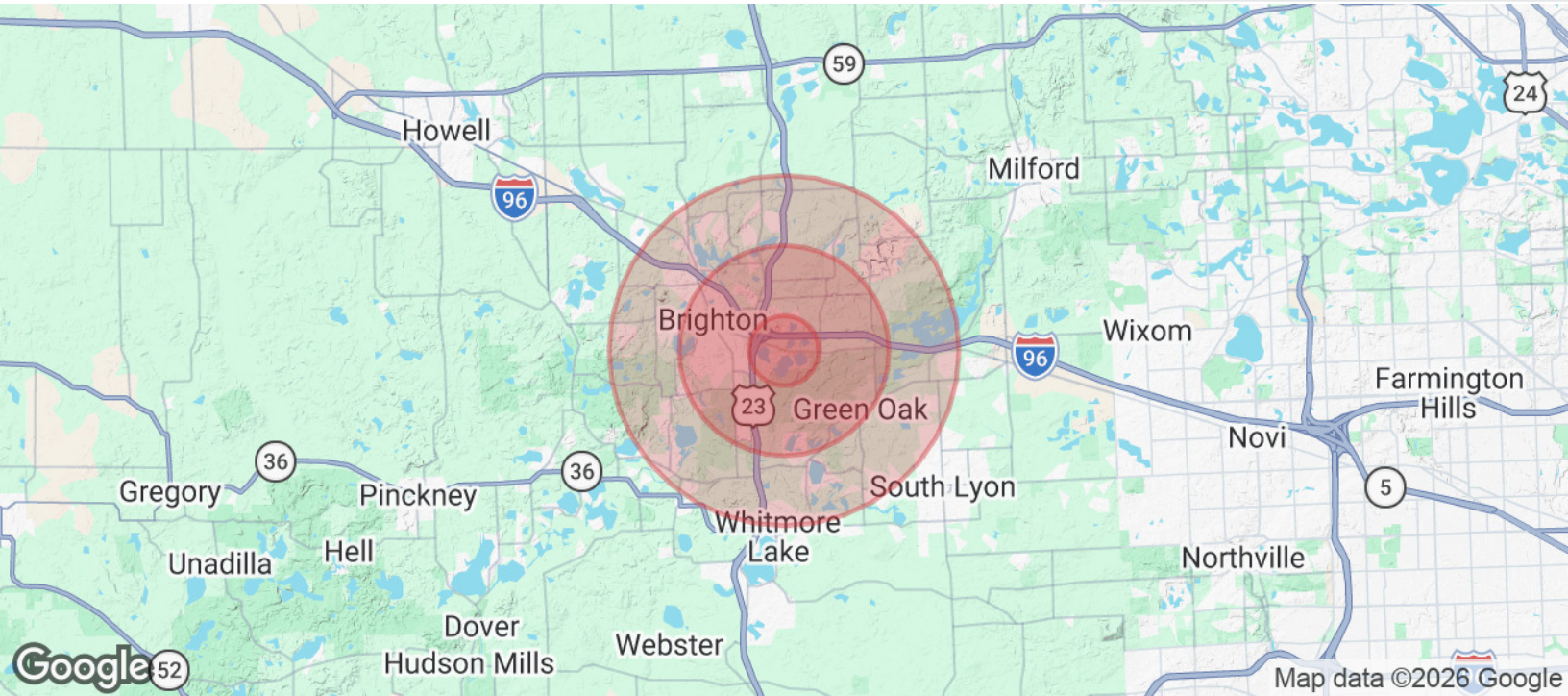
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## FOR SALE



### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,904  | 21,568  | 52,444  |
| Average Age          | 46.6   | 45.2    | 44.9    |
| Average Age (Male)   | 44.5   | 41.9    | 42.7    |
| Average Age (Female) | 47.2   | 47.3    | 46.2    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 853       | 8,892     | 20,445    |
| # of Persons per HH | 2.2       | 2.4       | 2.6       |
| Average HH Income   | \$124,637 | \$137,032 | \$145,442 |
| Average House Value | \$314,053 | \$370,134 | \$389,591 |

2023 American Community Survey (ACS)



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