

## 603 W GRAND RIVER

Brighton, MI 48116



# FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 603 W Grand River Ave | Brighton, MI 48116

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**PROPERTY OVERVIEW**

Multi Tenant building housing retail, medical, and general office space.

**OFFERING SUMMARY**

Lease Rate:               \$14.00/SF, Gross  
Building Size:           16,662 SF  
Available SF:            2,000 SF  
Zoning:                  C2 - General Business

**PROPERTY HIGHLIGHTS**

- Outstanding location along Grand River Ave
- Excellent walkability
- Second floor space with lots of windows and great views
- Access to all of Downtown Brighton's amenities

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**BUILDING/PROPERTY INFORMATION:** 603 W Grand River Ave | Brighton, MI 48116

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**BUILDING INFORMATION**

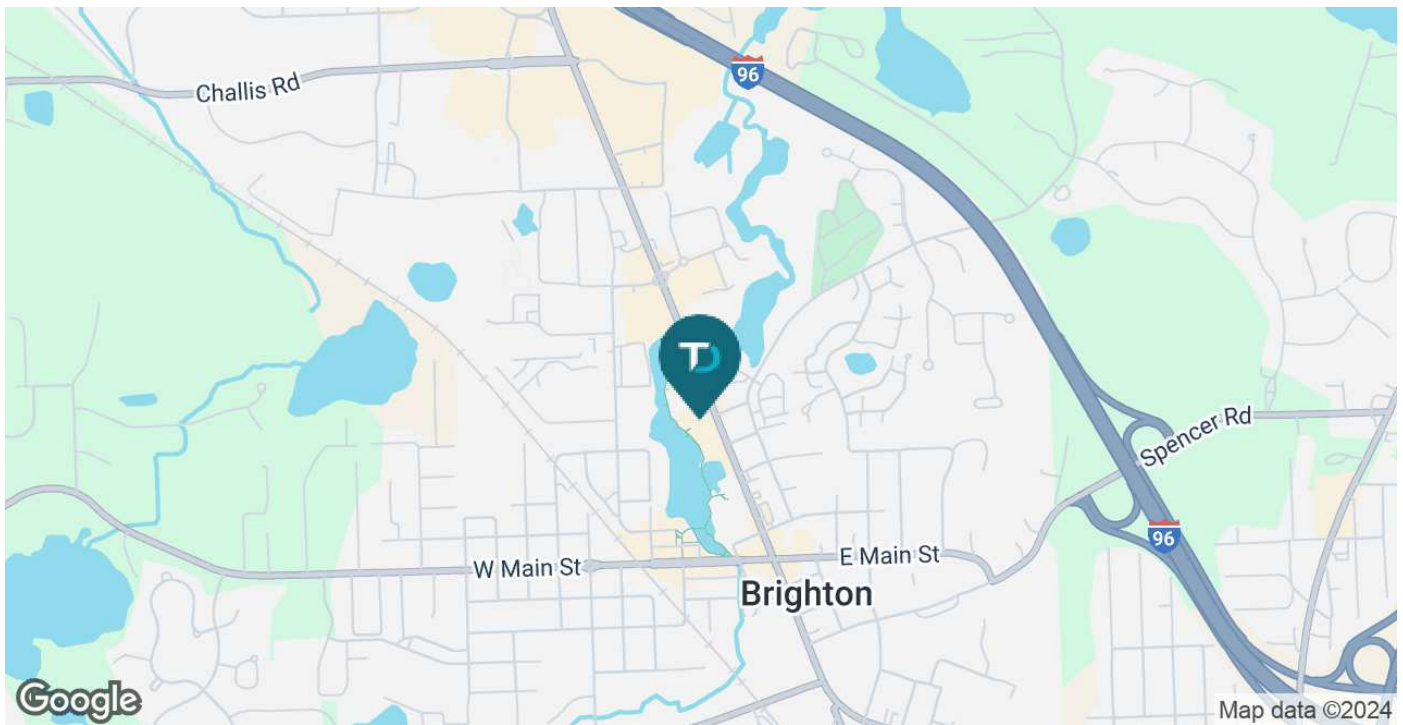
|                   |                             |
|-------------------|-----------------------------|
| Building Size:    | 16,662 SF                   |
| Number of Floors: | 2                           |
| Utilities:        | City Water & Sanitary Sewer |
| Parking Spaces:   | 44                          |
| Parking Ratio:    | 1.48                        |

**PROPERTY INFORMATION**

|                   |                              |
|-------------------|------------------------------|
| Property Type:    | Office                       |
| Property Subtype: | Office Building              |
| Zoning            | C2 - General Business        |
| Traffic Count:    | Grand River - 22,546 vpd(202 |
| APN:              | 18-30-304-081                |

**LOCATION INFORMATION**

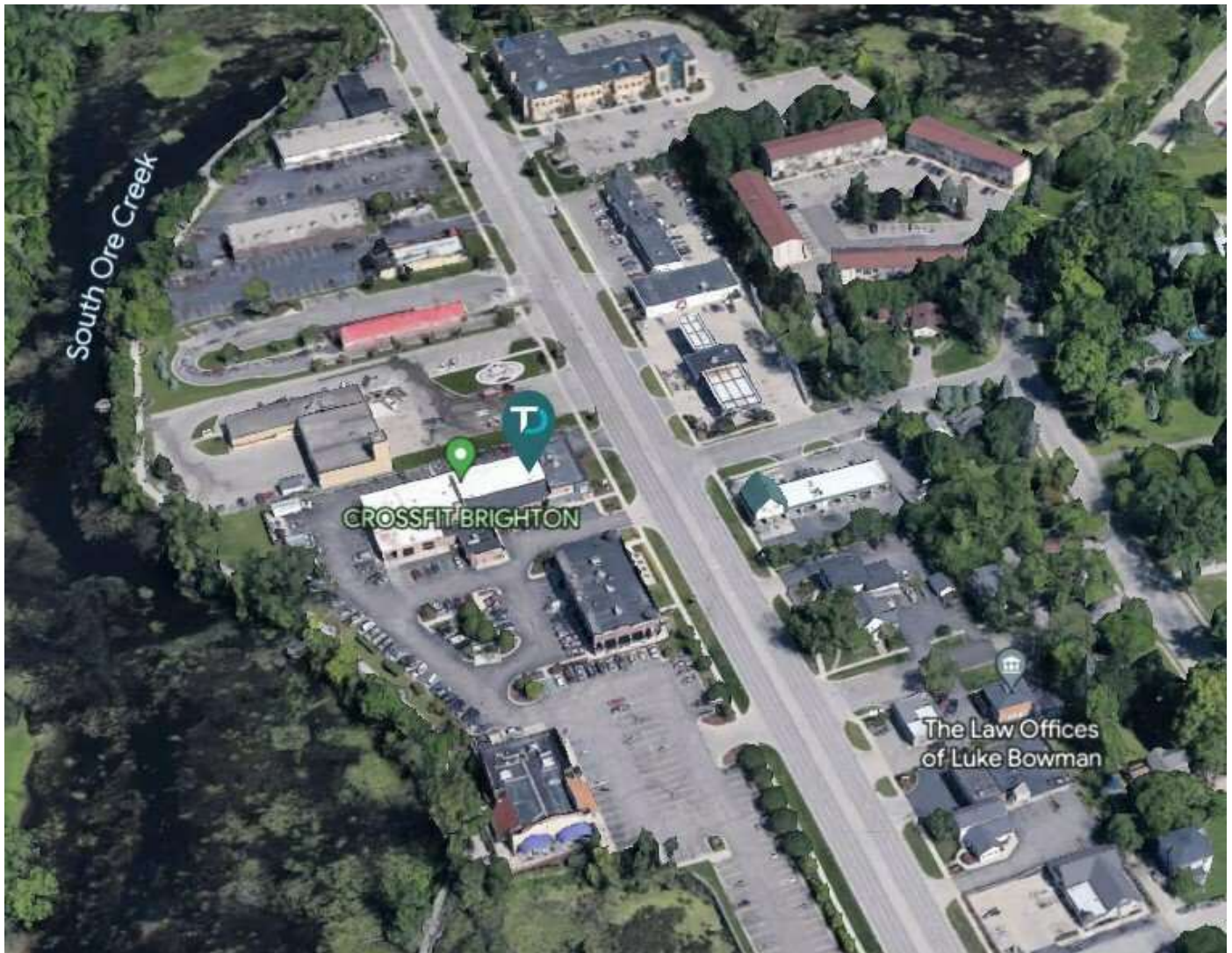
Located on the West side of Grand River & Liberty St, directly adjacent to the Brighton Fire Department.





**ADDITIONAL PHOTOS:** 603 W Grand River Ave | Brighton, MI 48116

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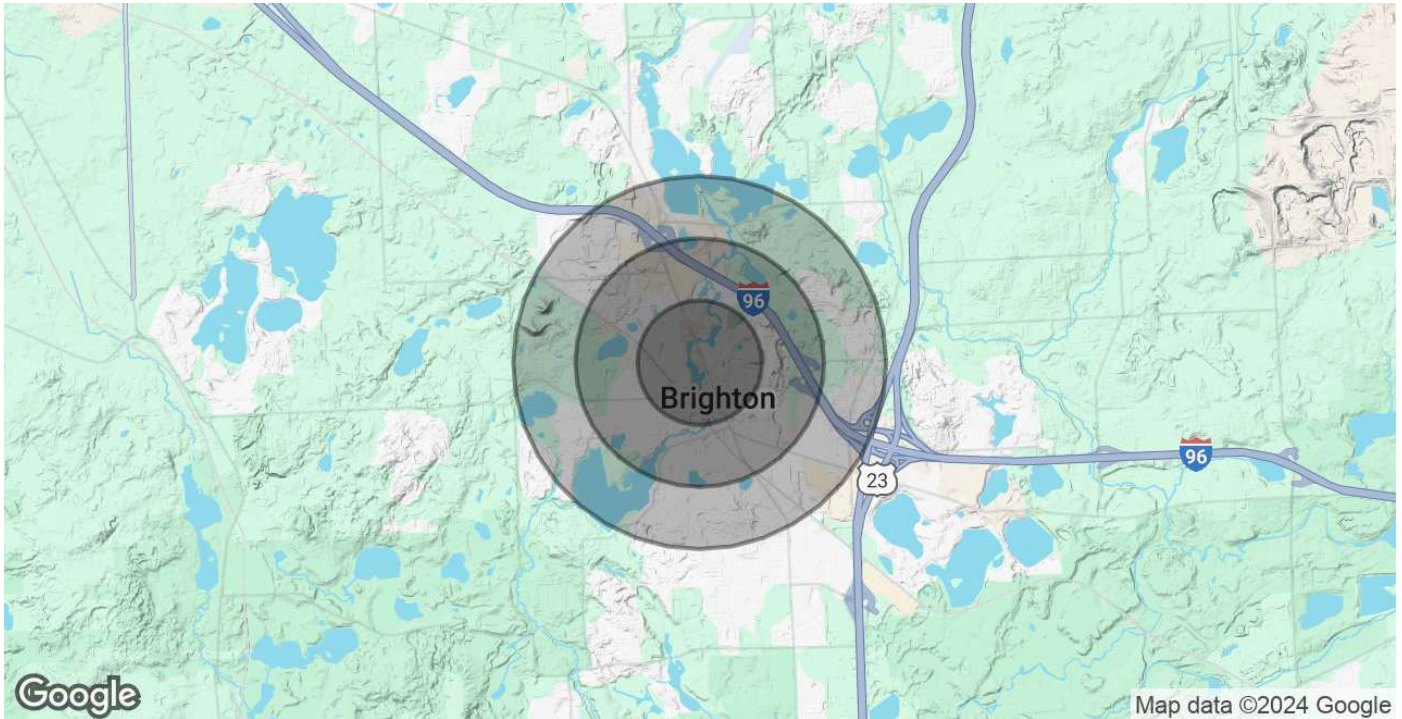


**RETAILER MAP:** 603 W Grand River Ave | Brighton, MI 48116





## DEMOGRAPHICS MAP & REPORT: 603 W Grand River Ave | Brighton, MI 48116



### POPULATION

|                      | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 1,293     | 4,797  | 9,732     |
| Average Age          | 39.7      | 42.7   | 43.7      |
| Average Age (Male)   | 33.4      | 35.5   | 37.9      |
| Average Age (Female) | 54.1      | 52.3   | 49.9      |

### HOUSEHOLDS & INCOME

|                     | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 727       | 2,478     | 4,591     |
| # of Persons per HH | 1.8       | 1.9       | 2.1       |
| Average HH Income   | \$62,040  | \$76,907  | \$96,747  |
| Average House Value | \$192,264 | \$213,288 | \$248,506 |

2020 American Community Survey (ACS)