EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

10489 GRAND RIVER

10489 Grand River, Brighton, MI 48116

FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 10489 Grand River | Brighton, MI 48116

PROPERTY OVERVIEW

Retail/Office property

OFFERING SUMMARY

Lease Rate:	$18.00 SF/yr (Gross)
Building Size:	17,141 SF
Available SF:	1,600 SF
Zoning:	B-2

PROPERTY HIGHLIGHTS

- 30 day occupancy.
- Very competitive rates.
- Great location on Grand River
- Professional buildout.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 10489 Grand River | Brighton, MI 48116

BUILDING INFORMATION

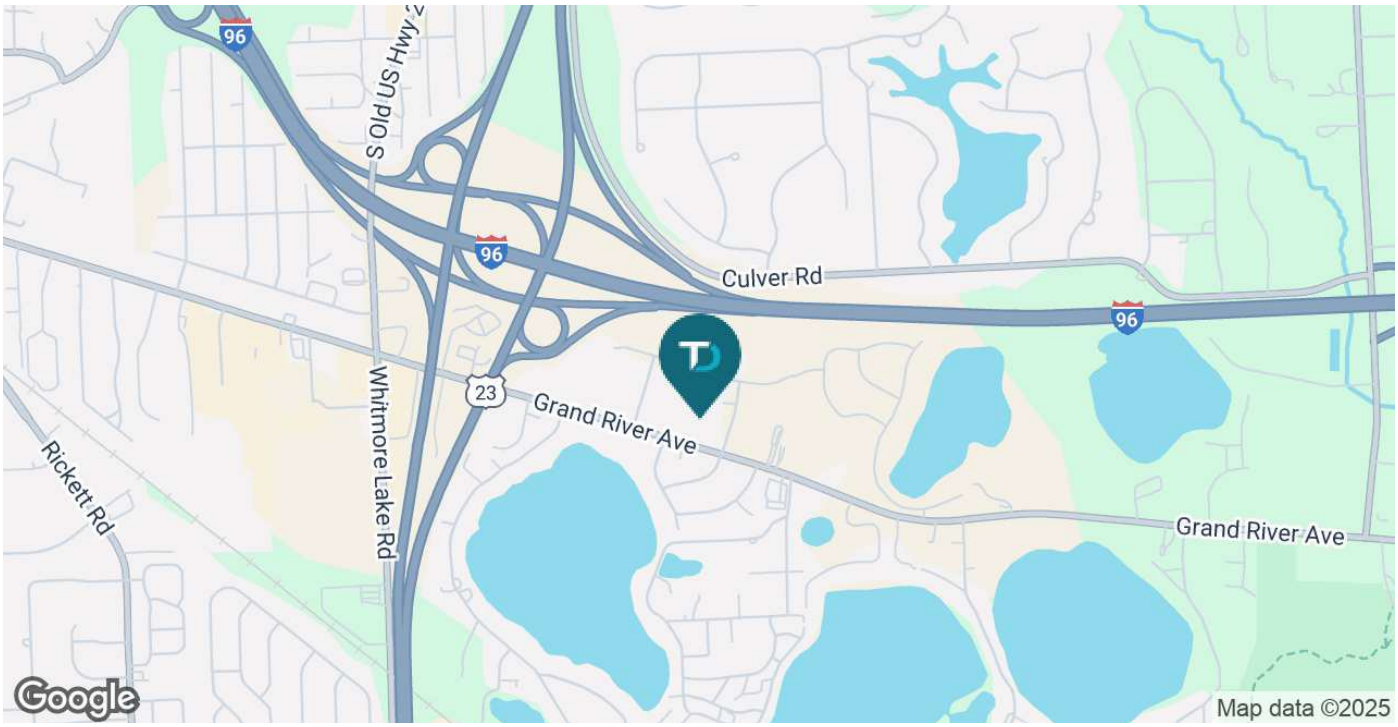
LEASE RATE:	$18.00/SF, Gross
Building Size:	17,141 SF
Available Space:	Suite G - 1,600 SF
Utilities:	Well & Septic
Parking Spaces:	37
Year Built:	1998

PROPERTY INFORMATION

Property Type:	Office
Zoning	B-2
2025 Traffic Count:	E. Grand River = 15,914
APN:	12-33-302-045

LOCATION INFORMATION

North side of Grand River, between Old US23 and Pleasant Valley Road in Brighton.



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LEASE SPACES: 10489 Grand River | Brighton, MI 48116

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite G	Available	1,600 SF	Gross	$18.00 SF/yr	-

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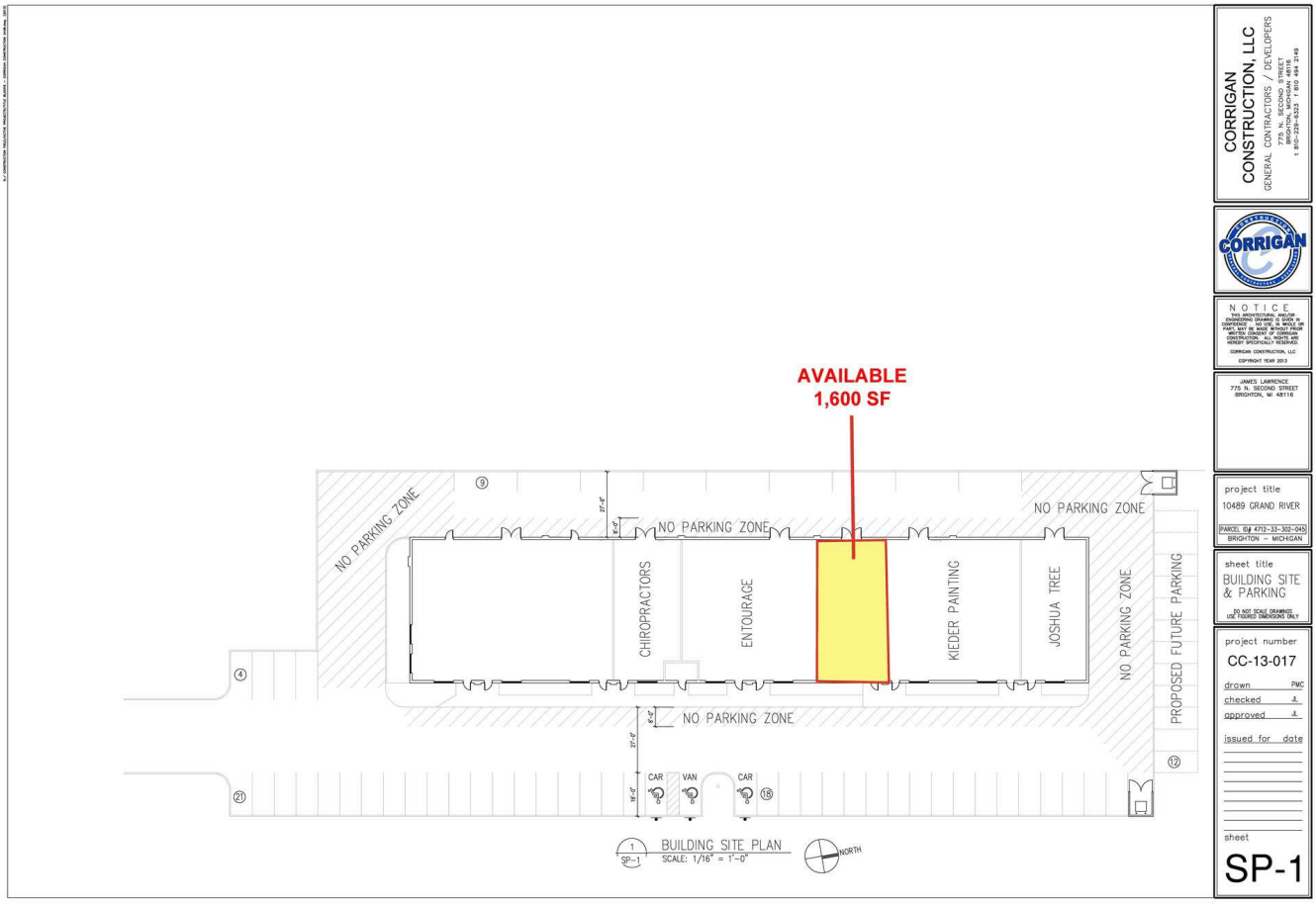
ADDITIONAL PHOTOS: 10489 Grand River | Brighton, MI 48116



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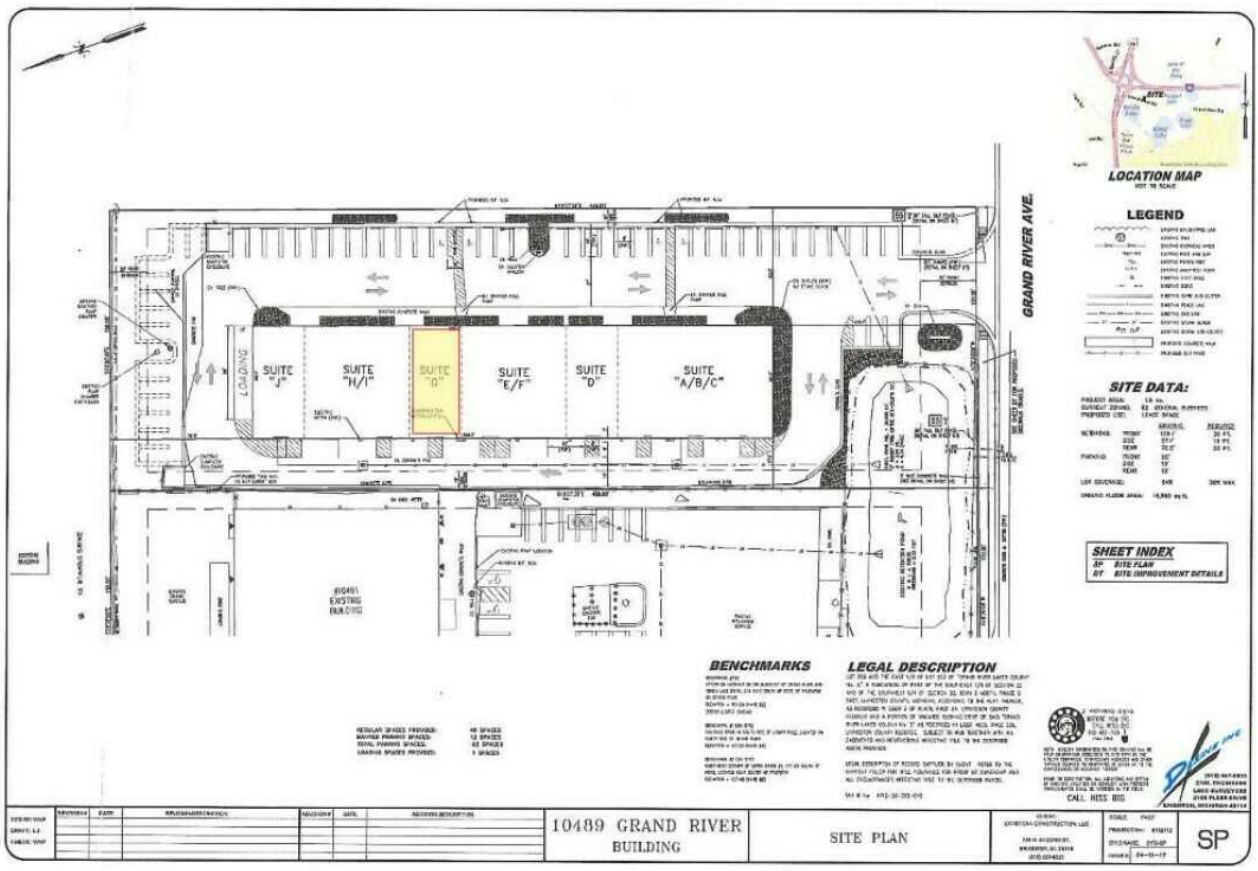

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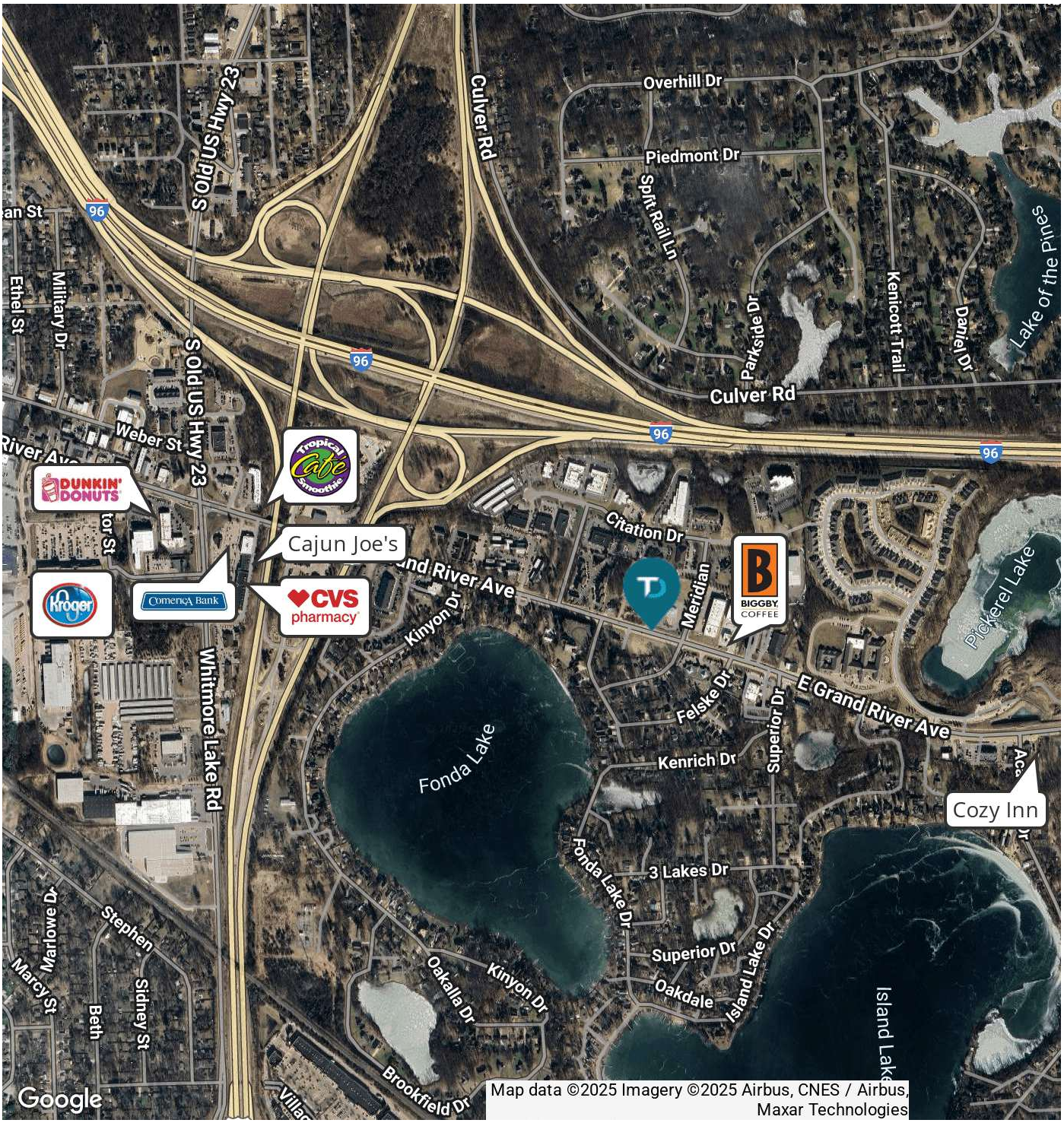
RETAILER MAP: 10489 Grand River | Brighton, MI 48116



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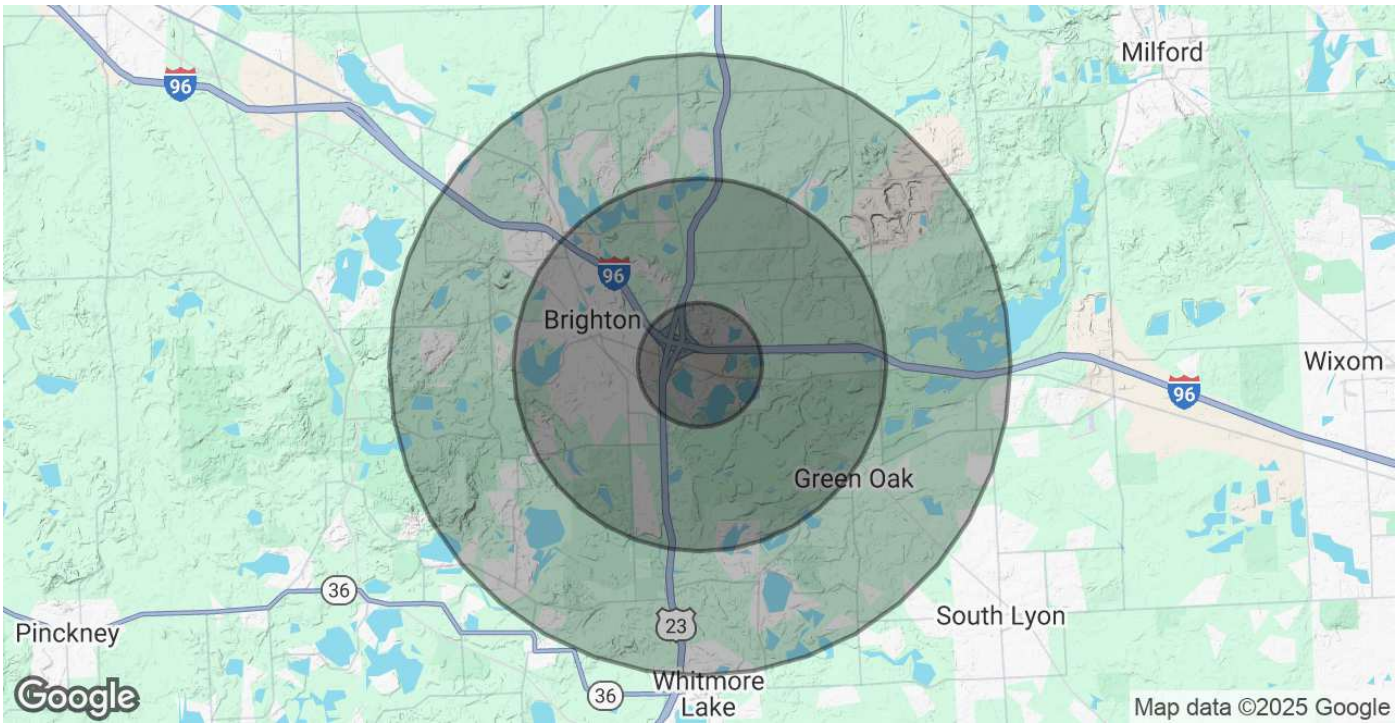
DEMOGRAPHICS MAP & REPORT: 10489 Grand River | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,147	24,371	51,510
Average Age	43	44	44
Average Age (Male)	43	43	43
Average Age (Female)	43	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,338	10,074	20,489
# of Persons per HH	2.4	2.4	2.5
Average HH Income	$119,461	$137,260	$142,394
Average House Value	$366,210	$413,541	$428,451

Demographics data derived from AlphaMap

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