

EST. **TD** 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

108-110 E. GRAND RIVER

Brighton, MI 48116



FOR LEASE

248.476.3700

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OFFERING SUMMARY: 108 E. Grand River | Brighton, MI 48116



PROPERTY OVERVIEW

Downtown Brighton location. Outstanding visibility on Grand River in the heart of downtown shopping district.

OFFERING SUMMARY

LEASE RATE: \$20.00/SF, NNN
Size: 11,274 SF
Year Built: 1940
Renovated: 2010
Zoning: Downtown Business District

PROPERTY HIGHLIGHTS

- Downtown Brighton Building.
- Dedicated parking spaces.
- 27.5 tons of HVAC; 800 amps Electrical service.
- Outstanding visibility.
- Municipal parking adjacent.
- Adjacent building available for assemblage (2,776 SF)



BUILDING/PROPERTY INFORMATION: 108 E. Grand River | Brighton, MI 48116

BUILDING INFORMATION

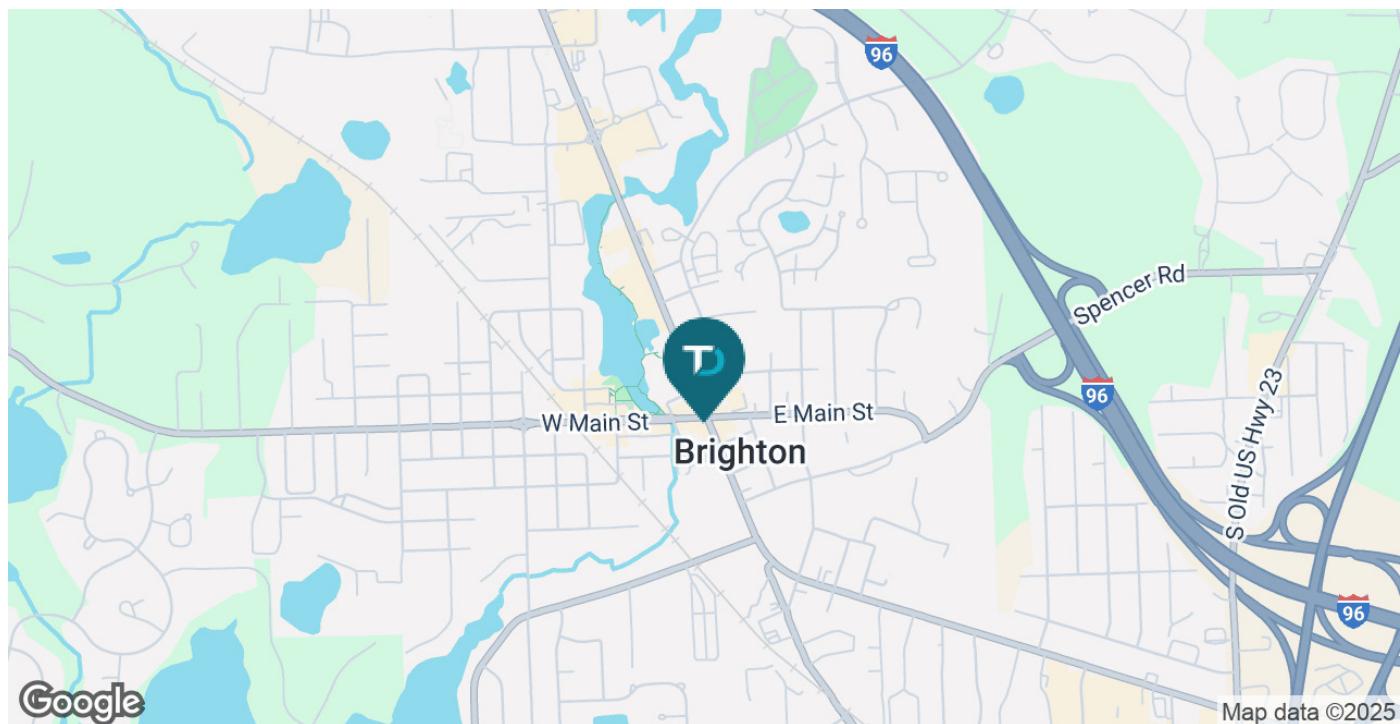
LEASE RATE:	\$20.00/SF, NNN
Size:	11,274 SF
Year Built:	1940
Last Renovated:	2010
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	35

PROPERTY INFORMATION

Property Type:	Free Standing Retail
Taxes:	2025 Summer - \$17,206.98 2024 Winter - \$4,127.37
Zoning	Downtown Business District
Traffic Count:	Grand River = 29,238 Main Street = 12,923
Legal Description:	Available upon request.
APN:	18-31-102-018

LOCATION INFORMATION

Located on the west side of Grand River, just south of Main Street in Brighton.



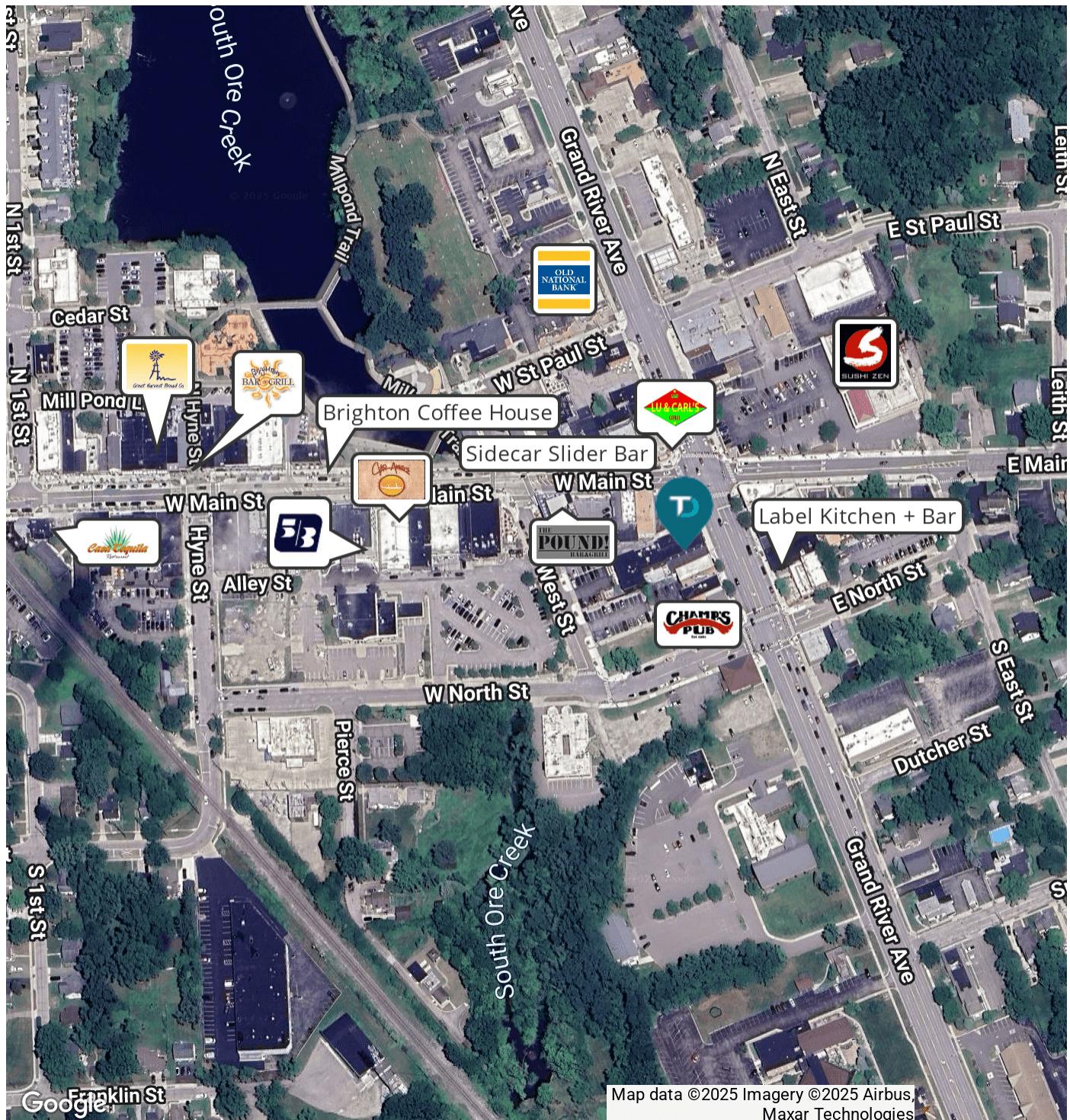


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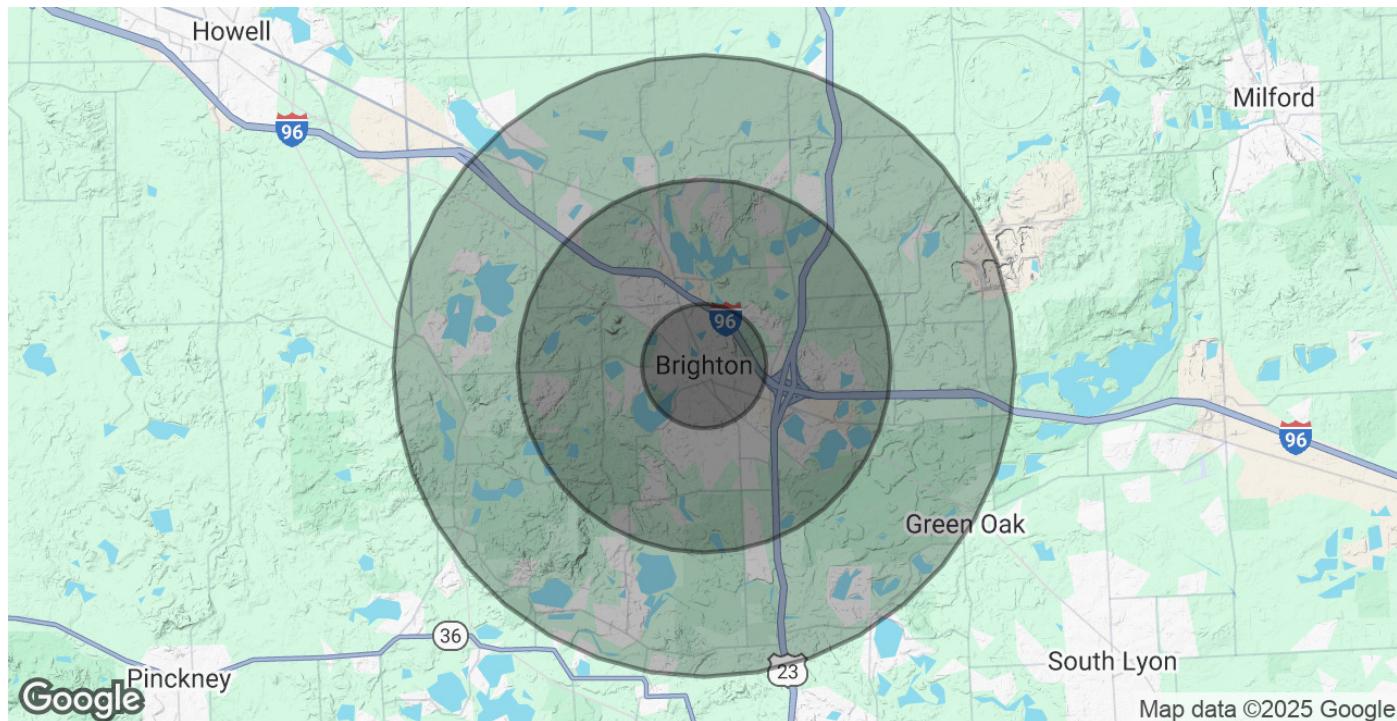
ADDITIONAL PHOTOS: 108 E. Grand River | Brighton, MI 48116



RETAILER MAP: 108 E. Grand River | Brighton, MI 48116



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

DEMOGRAPHICS MAP & REPORT: 108 E. Grand River | Brighton, MI 48116

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,272	28,351	52,679
Average Age	45	44	44
Average Age (Male)	43	43	43
Average Age (Female)	47	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,156	11,816	21,049
# of Persons per HH	2	2.4	2.5
Average HH Income	\$103,409	\$137,568	\$140,825
Average House Value	\$328,128	\$412,718	\$432,288

Demographics data derived from AlphaMap