

## 108-110 E. GRAND RIVER

Brighton, MI 48116



# FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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

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**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		PROPERTY INFORMATION	
LEASE RATE:	\$20.00/SF, NNN	Property Type:	Free Standing Retail
Size:	11,274 SF	Taxes:	2025 Summer - \$17,206.98 2024 Winter - \$4,127.37
Year Built:	1940	Zoning	Downtown Business District
Last Renovated:	2010	Traffic Count:	Grand River = 29,238 Main Street = 12,923
Number of Floors:	2	Legal Description:	Available upon request.
Utilities:	Municipal Water & Sanitary Sewer	APN:	18-31-102-018
Parking Spaces:	35		

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



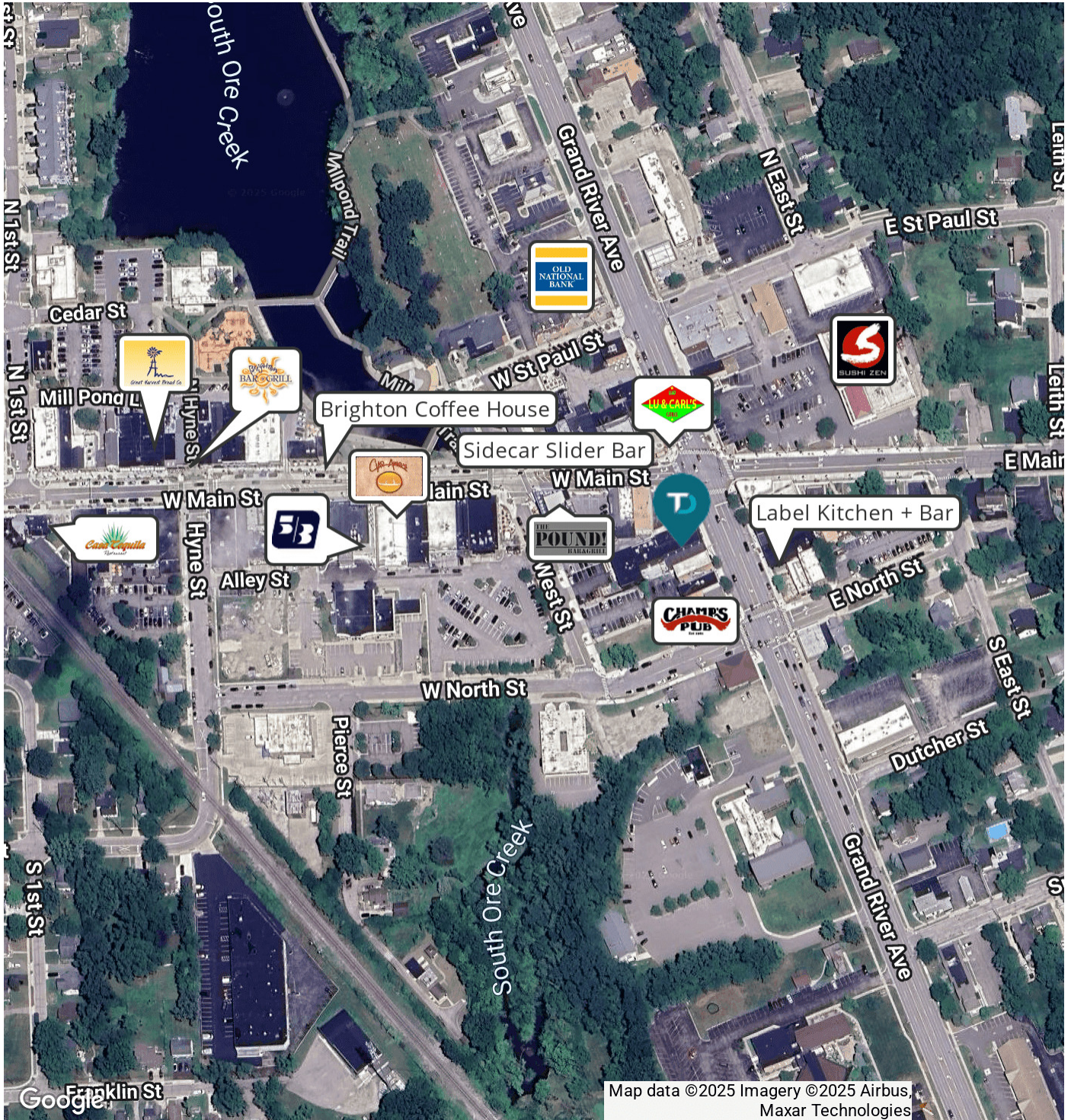
**ADDITIONAL PHOTOS:** 108 E. Grand River | Brighton, MI 48116

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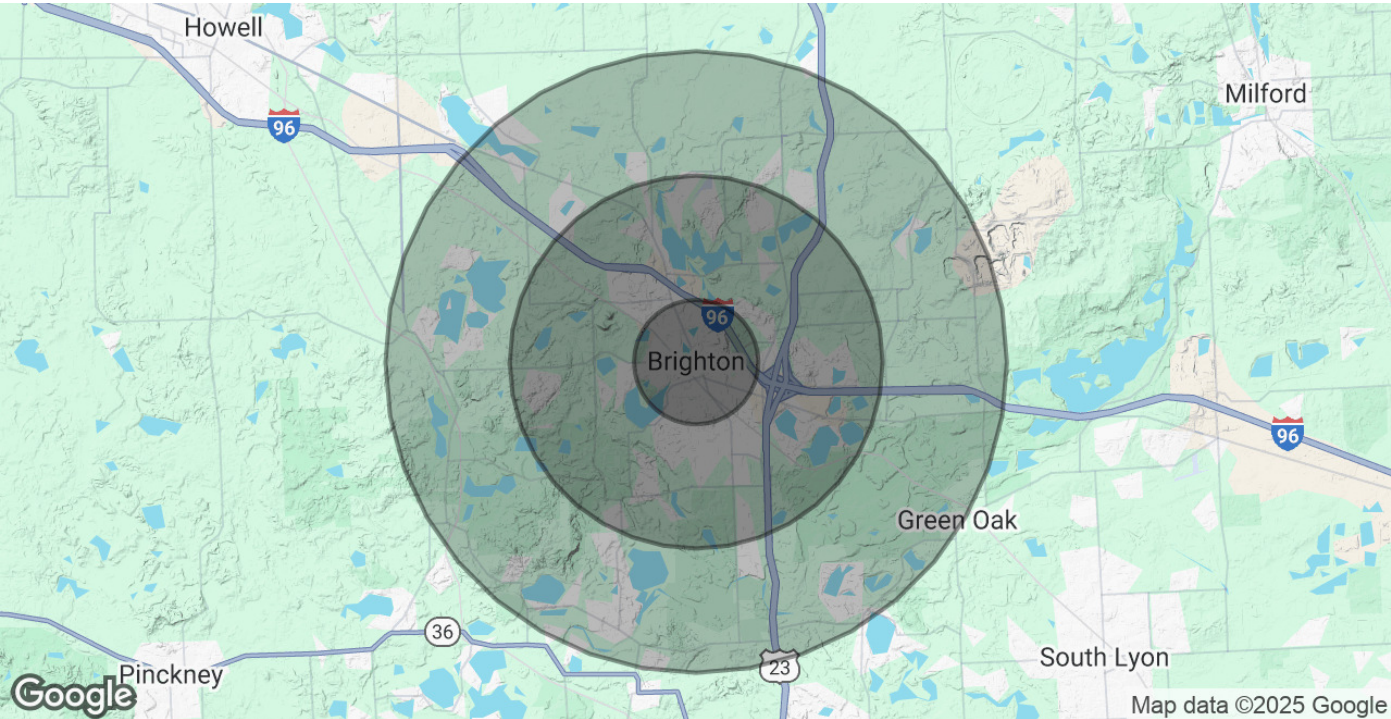
**RETAILER MAP: 108 E. Grand River | Brighton, MI 48116**





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			