

EST. 1978

THOMAS DUKE
COMMERCIAL REAL ESTATE

WOODLAND PLAZA

8028 Grand River, Brighton, MI 48114

Brighton, Michigan



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
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OFFERING SUMMARY: 8028 Grand River | Brighton, MI 48114



PROPERTY OVERVIEW

Retail Strip Center with space for lease.

OFFERING SUMMARY

Lease Rate: \$12.00 SF/yr (NNN)

Building Size: 20,097 SF

Available SF: (2) 1,200 SF suites

Zoning: OSD - Office Service District

PROPERTY HIGHLIGHTS

- Join Dollar General & O'Conner's Deli.
- Very competitive lease rates.
- Lots of parking.



BUILDING/PROPERTY INFORMATION: 8028 Grand River | Brighton, MI 48114

BUILDING INFORMATION

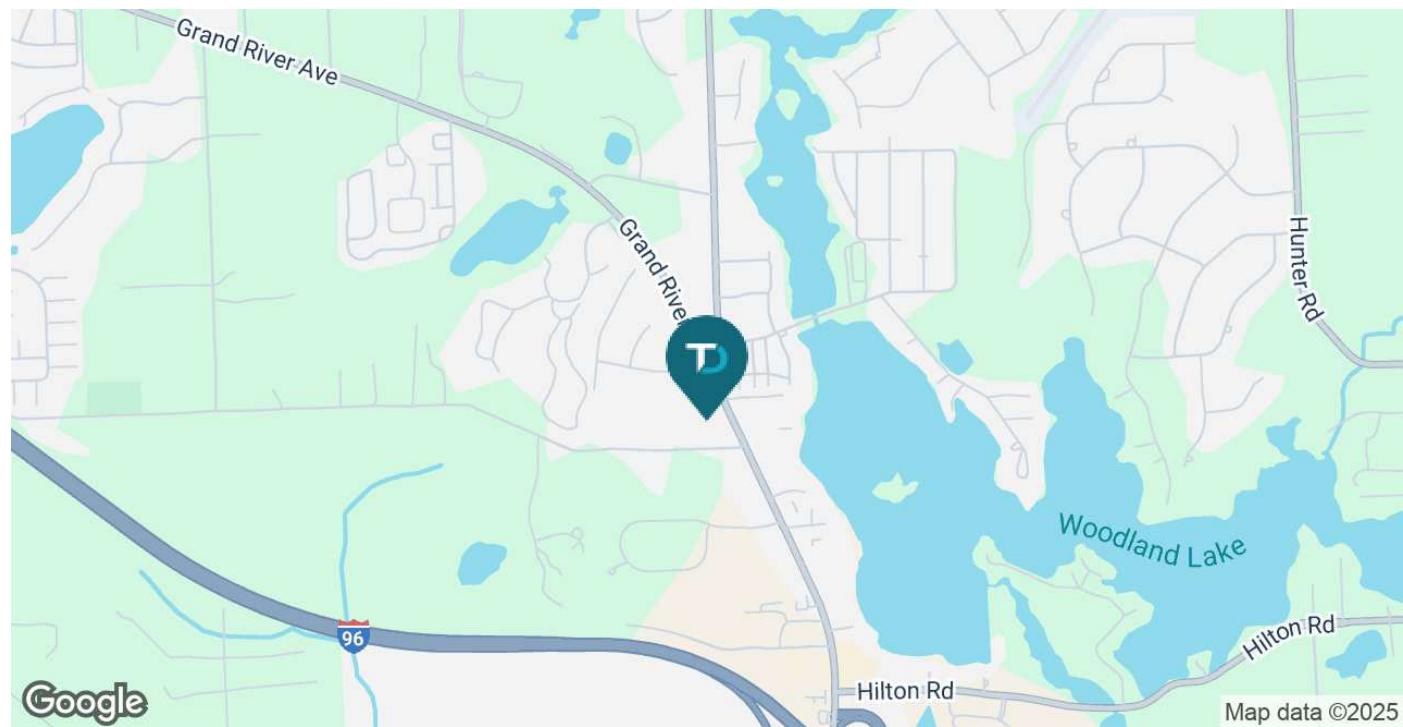
Lease Rate:	\$12.00/SF, NNN
Building Size:	20,097 SF
Available Space:	(2) 1,200 SF suites
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	55

PROPERTY INFORMATION

Lot Size:	2.32 Acres
Property Type:	Retail
Property Subtype:	Strip Center
Zoning	OSD - Office Service District
Traffic Count:	Grand River = 25,814 Hacker = 6,093
APN:	11-24-200-005

LOCATION INFORMATION

Southwest corner of Grand River & Hacker, one mile west of I-96 Interchange in Brighton.





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ADDITIONAL PHOTOS: 8028 Grand River | Brighton, MI 48114



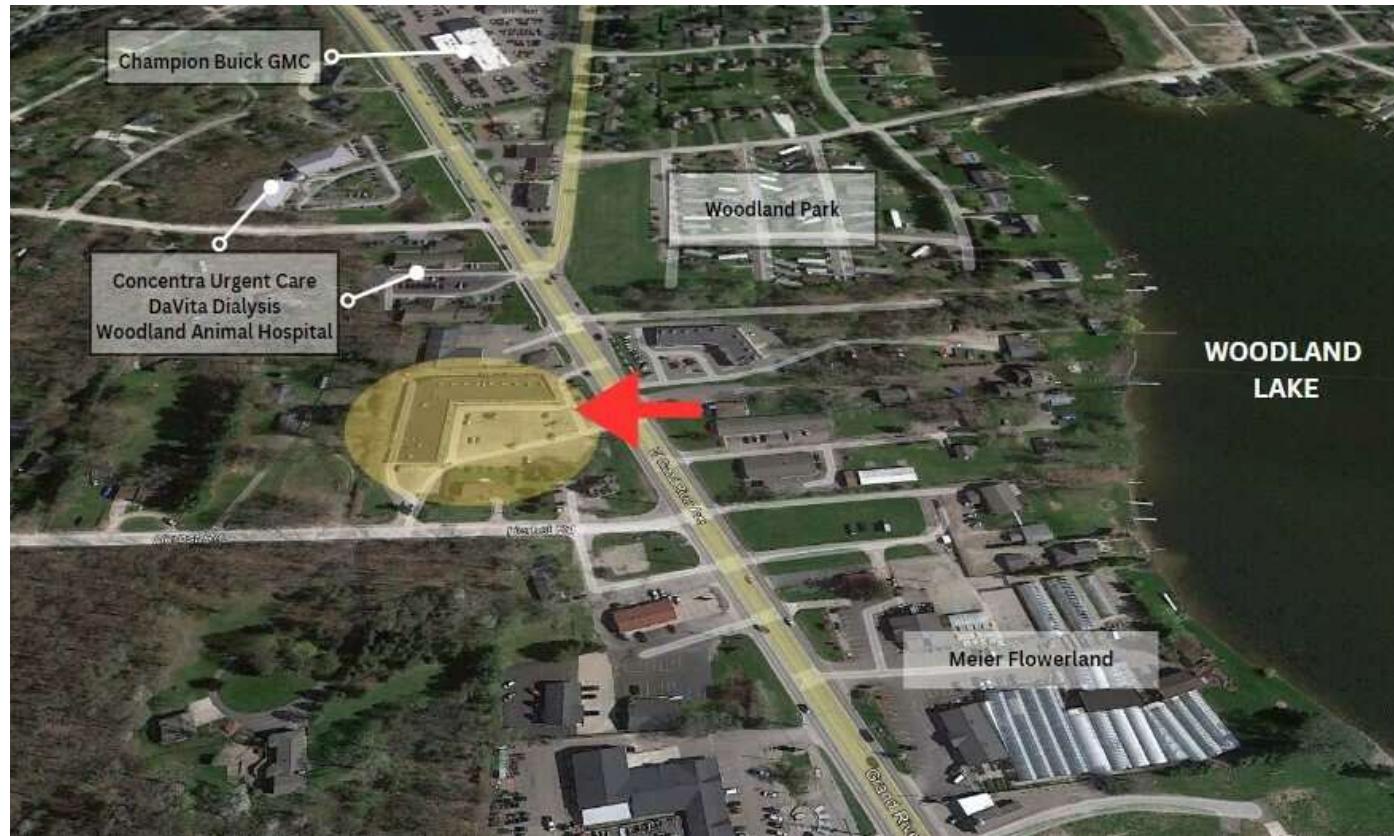


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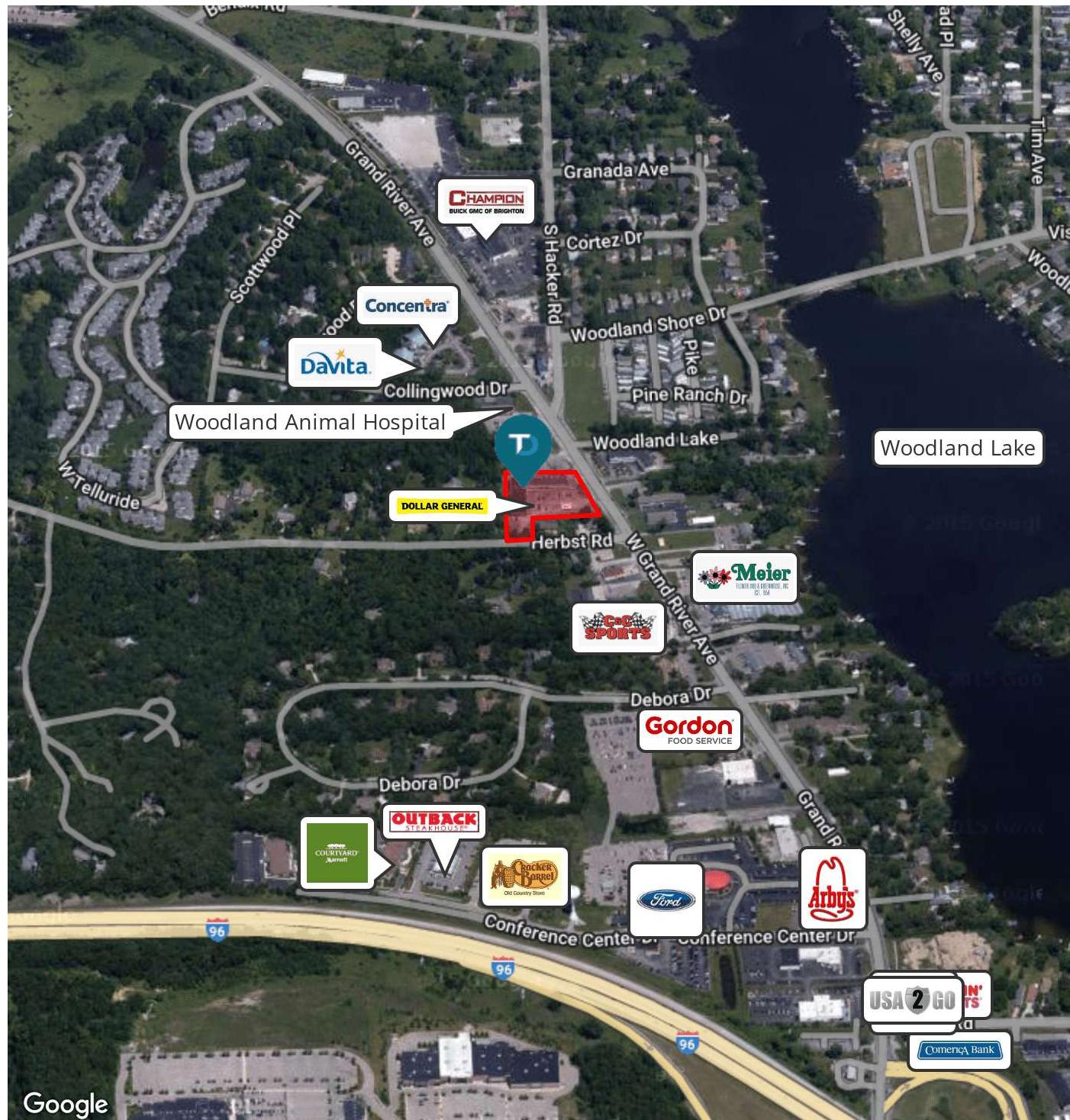




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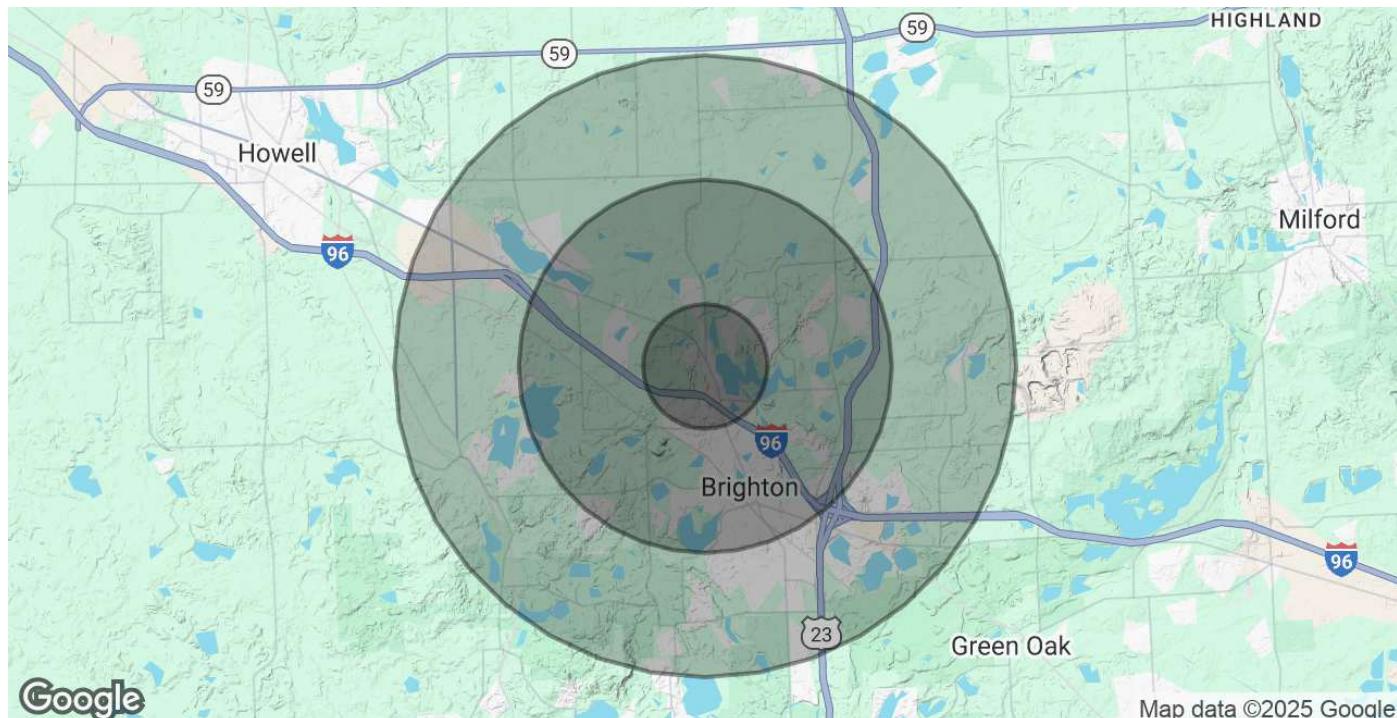


RETAILER MAP: 8028 Grand River | Brighton, MI 48114





DEMOGRAPHICS MAP & REPORT: 8028 Grand River | Brighton, MI 48114



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,772	23,154	54,519
Average Age	47	45	44
Average Age (Male)	46	44	43
Average Age (Female)	48	46	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,204	9,799	21,681
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$125,329	\$134,216	\$138,671
Average House Value	\$423,479	\$415,288	\$421,648

Demographics data derived from AlphaMap