

201 E. GRAND RIVER

Brighton, MI 48116



FOR LEASE

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EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 201 E. Grand River | Brighton, MI 48116



PROPERTY OVERVIEW

Office/Retail Building in downtown Brighton.

OFFERING SUMMARY

Lease Rate: \$14.00/SF, NNN
Building Size: 2,670 SF
Available SF: 2,670 SF
Year Built: 1950
Zoning: Downtown Business District

PROPERTY HIGHLIGHTS

- Downtown Brighton Office building.
- Great Pole Signage/Building Signage.
- On lighted corner.
- Easy access to I-96.

BUILDING/PROPERTY INFORMATION: 201 E. Grand River | Brighton, MI 48116

BUILDING INFORMATION

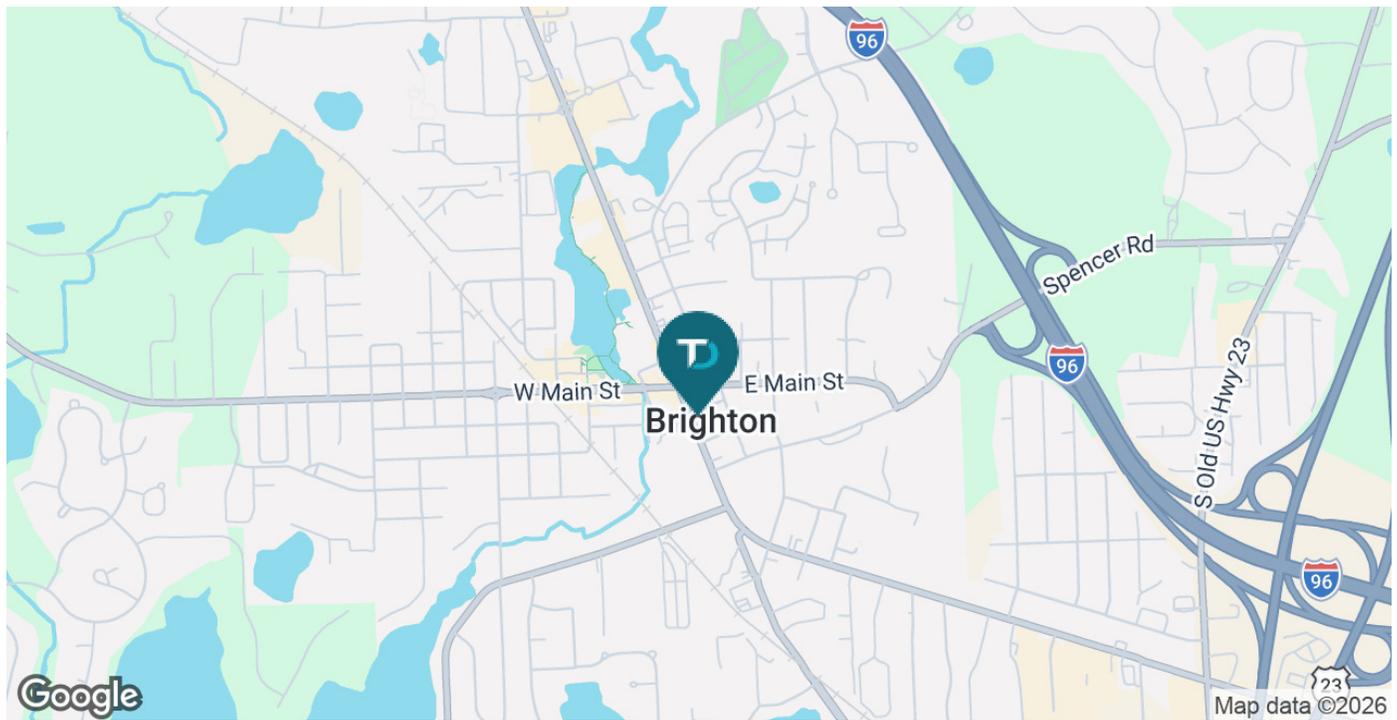
LEASE RATE:	\$14.00/SF, NNN
Building Size:	2,670 SF
Year Built:	1950
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	9

PROPERTY INFORMATION

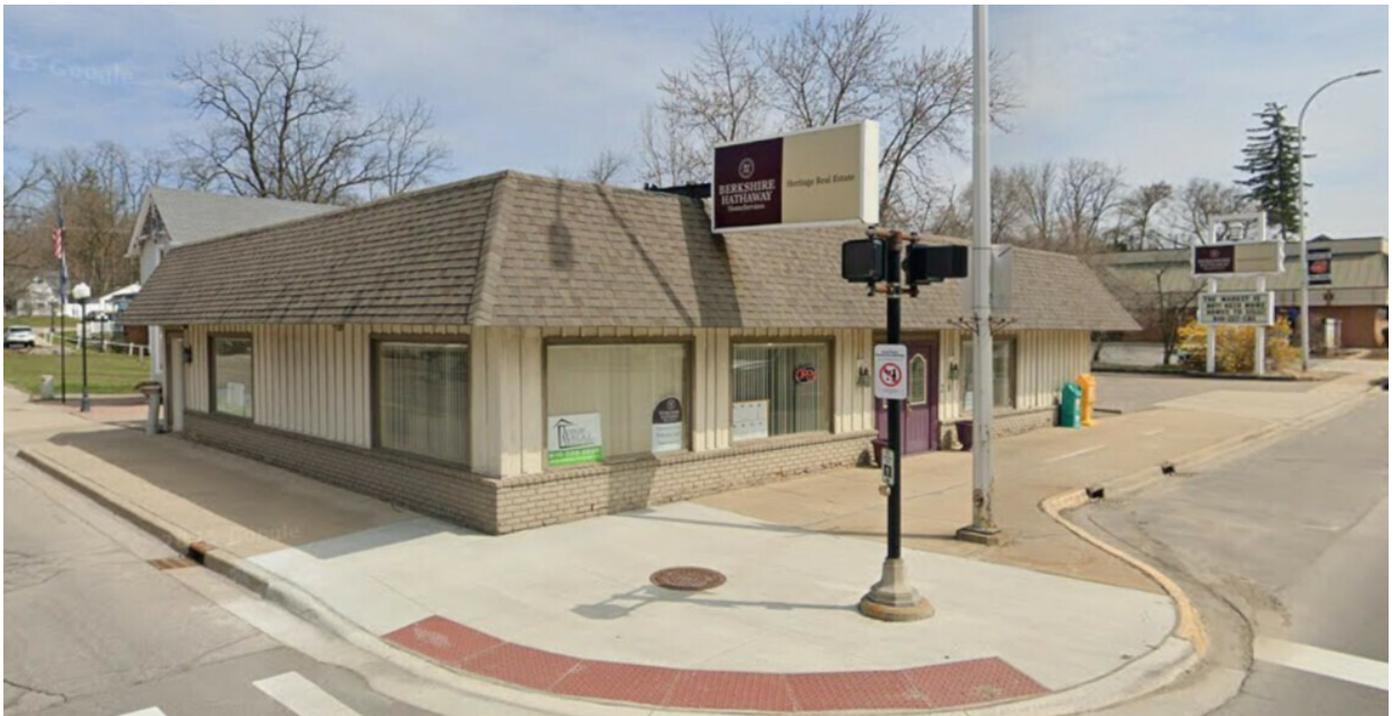
Property Type:	Office Building
Zoning:	Downtown Business District
2025 Traffic Count:	Grand River & Main = 22,235 Main St. & Mill St. = 12,900
APN:	18-31-104-010

LOCATION INFORMATION

Southeast corner of Grand River & North Street.



ADDITIONAL PHOTOS: 201 E. Grand River | Brighton, MI 48116



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LEASE SPACES: 201 E. Grand River | Brighton, MI 48116



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,670 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201 Grand River	Available	2,670 SF	NNN	\$14.00 SF/yr	-

FLOOR PLAN: 201 E. Grand River | Brighton, MI 48116



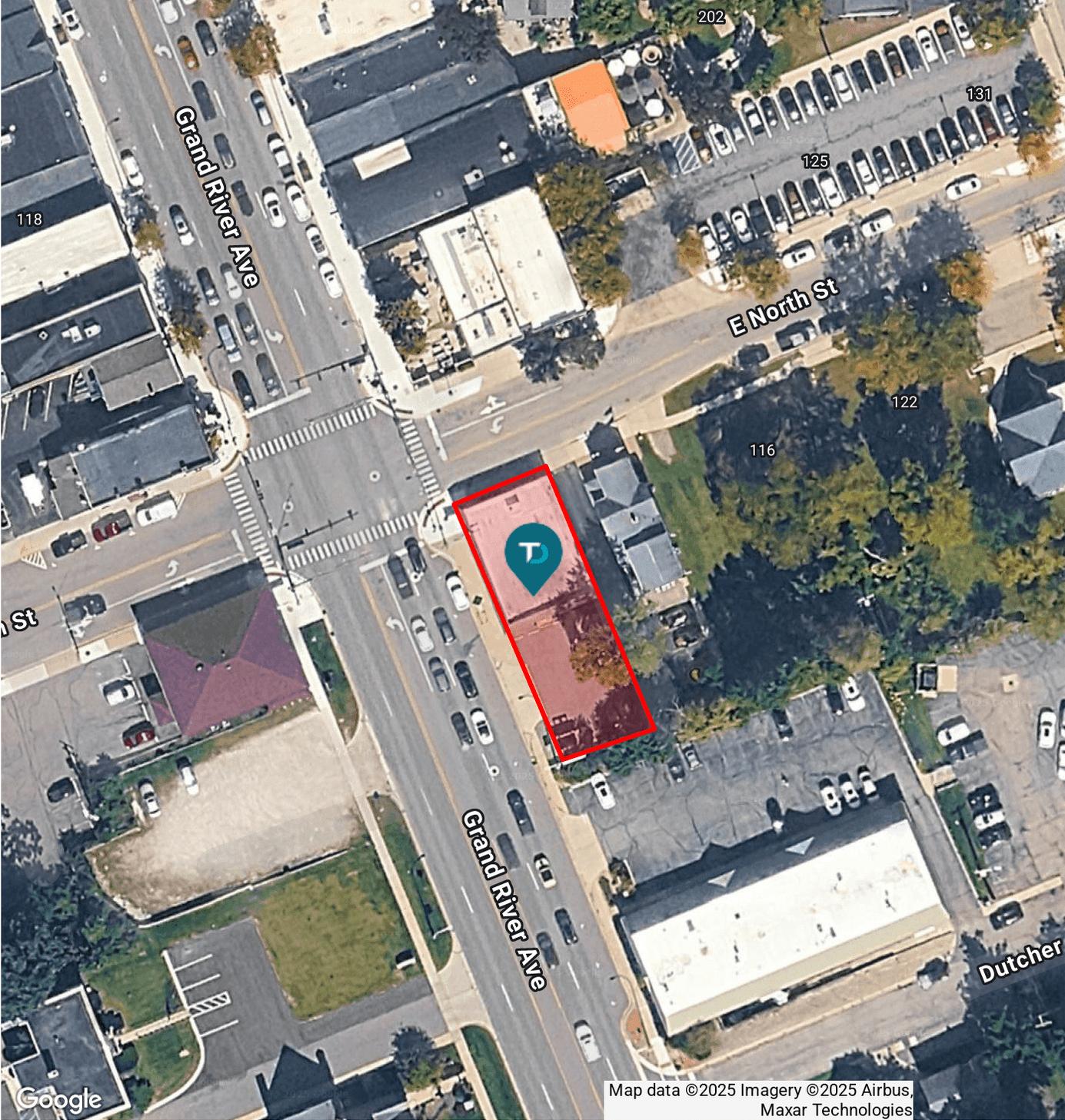
TOTAL: 2337 sq. ft

FLOOR 1: 2337 sq. ft

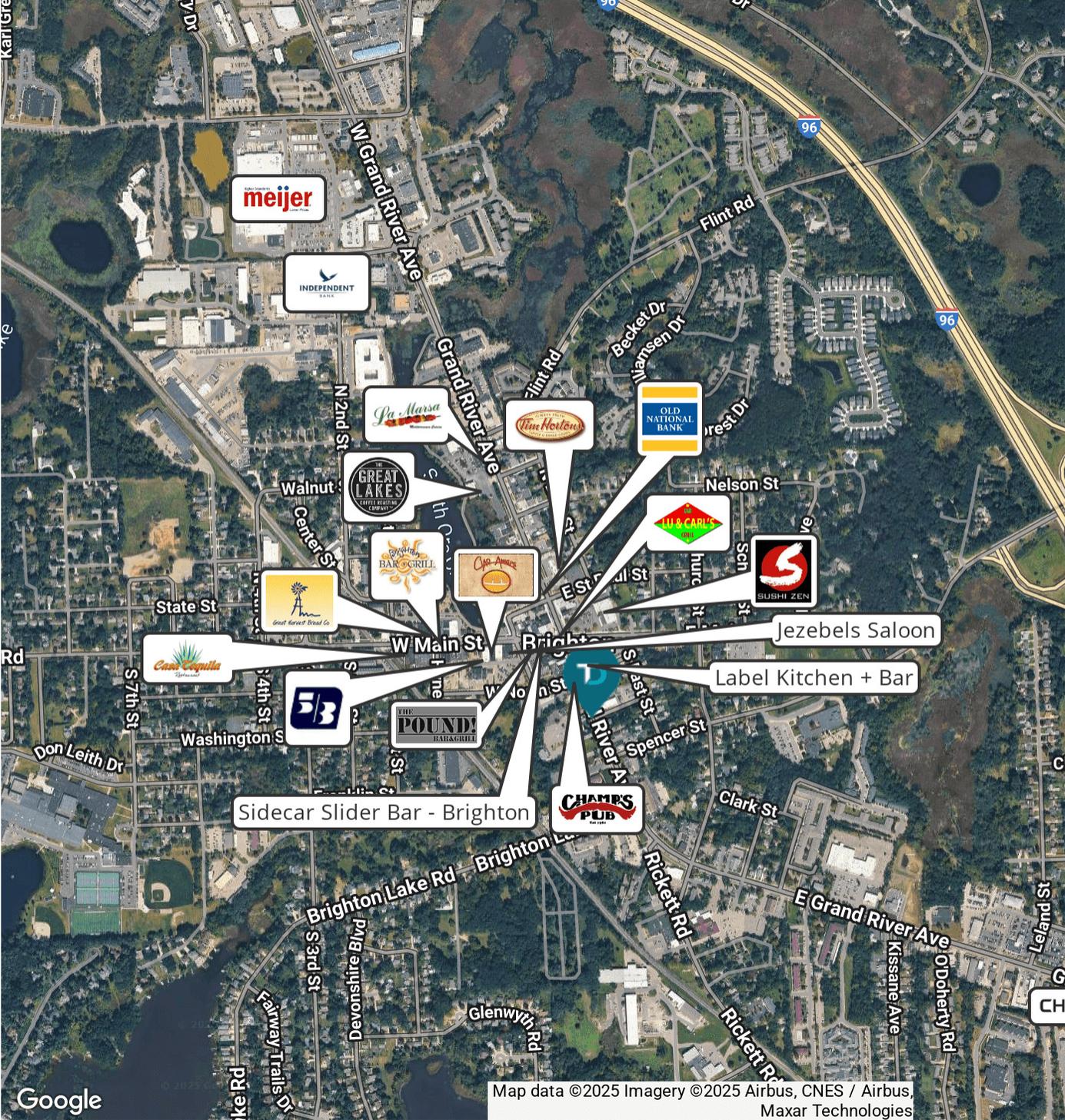
EXCLUDED AREAS: UNDEFINED: 36 sq. ft

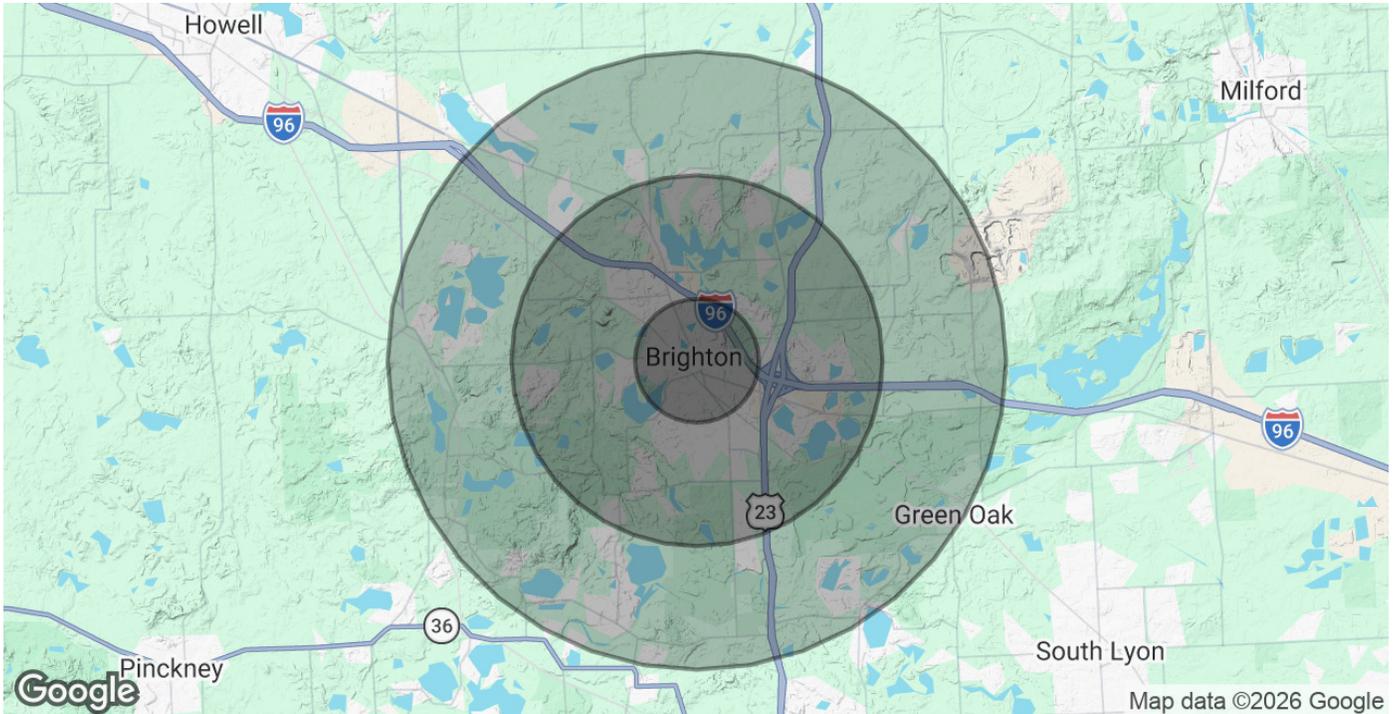
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AERIAL MAP: 201 E. Grand River | Brighton, MI 48116



RETAILER MAP: 201 E. Grand River | Brighton, MI 48116



DEMOGRAPHICS MAP & REPORT: 201 E. Grand River | Brighton, MI 48116


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,182	28,489	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	3,110	11,870	21,049
# of Persons per HH	2	2.4	2.5
Average HH Income	\$102,235	\$137,483	\$140,825
Average House Value	\$322,566	\$412,879	\$432,288

Demographics data derived from AlphaMap