

EST. **T** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

10489 GRAND RIVER

Brighton, MI 48116



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

jkporth@thomasduke.com

OFFERING SUMMARY: 10489 Grand River | Brighton, MI 48116



PROPERTY OVERVIEW

Retail/Office property

OFFERING SUMMARY

Lease Rate: \$20.00 SF/yr (Gross)
Building Size: 17,141 SF
Available SF: 4,800 SF
Zoning: B-2

PROPERTY HIGHLIGHTS

- Grand River frontage.
- Very competitive rates.
- Great location on Grand River
- Professional buildout.

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

BUILDING INFORMATION

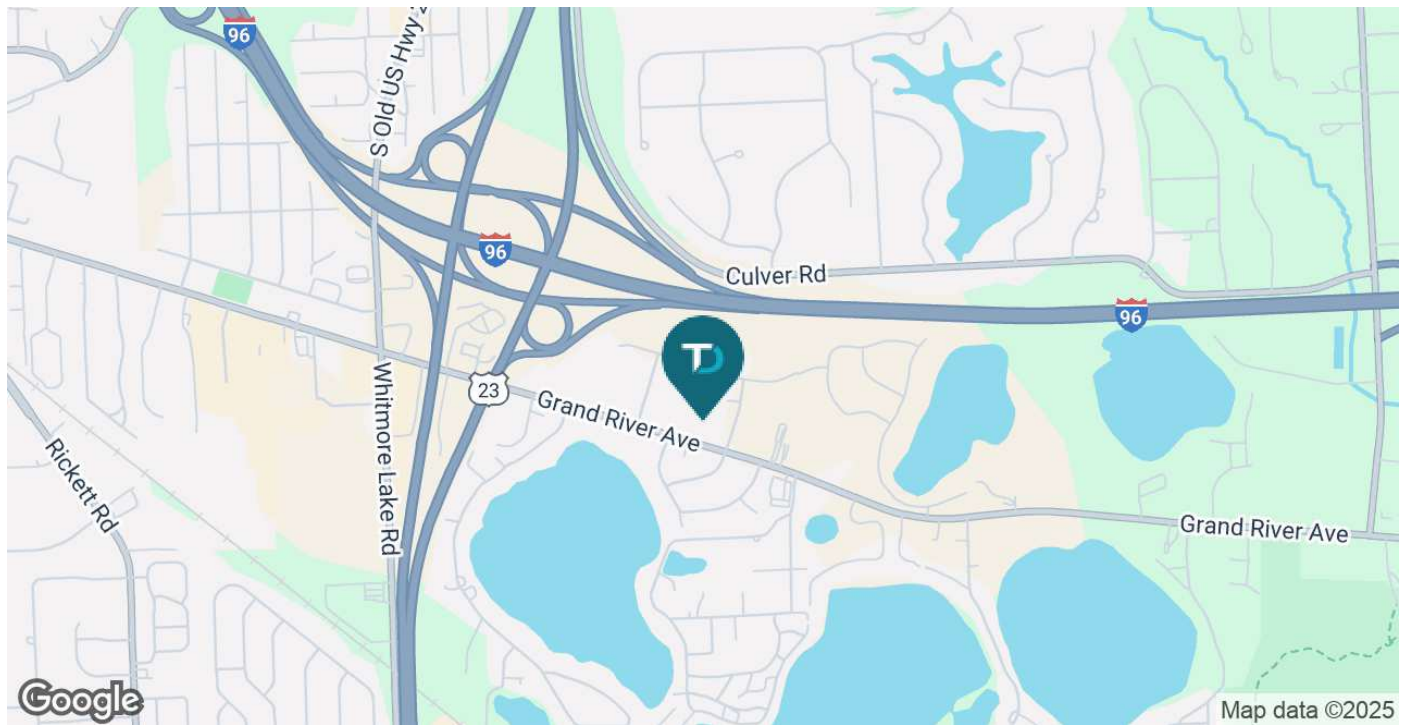
LEASE RATE: \$20.00/SF, Gross
 Building Size: 17,141 SF
 Available Space: Ste. A - 4,800 SF
 Utilities: Well & Septic
 Parking Spaces: 37
 Year Built: 1998

PROPERTY INFORMATION

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

LOCATION INFORMATION

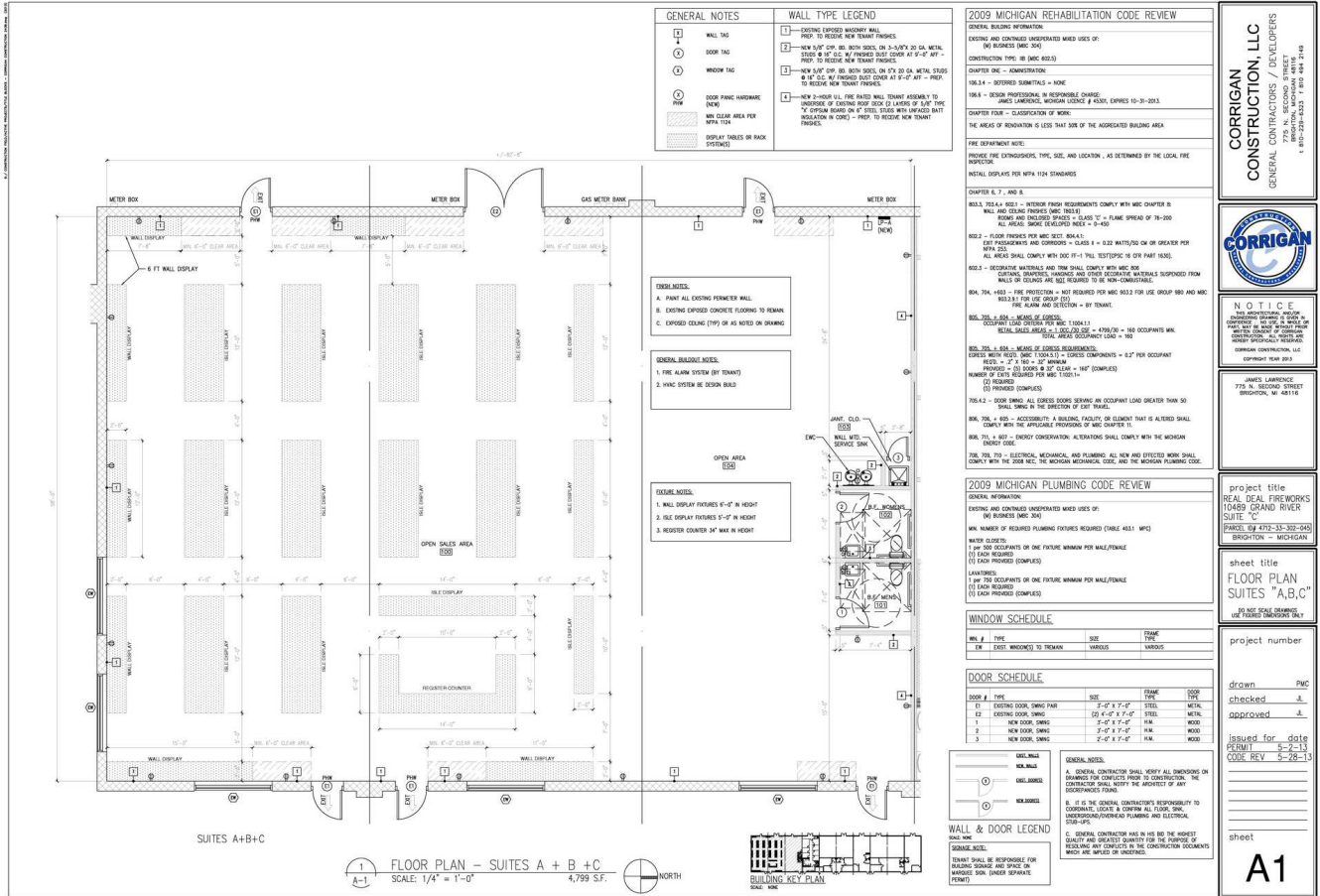
North side of Grand River, between Old US23 and Pleasant Valley Road in Brighton.



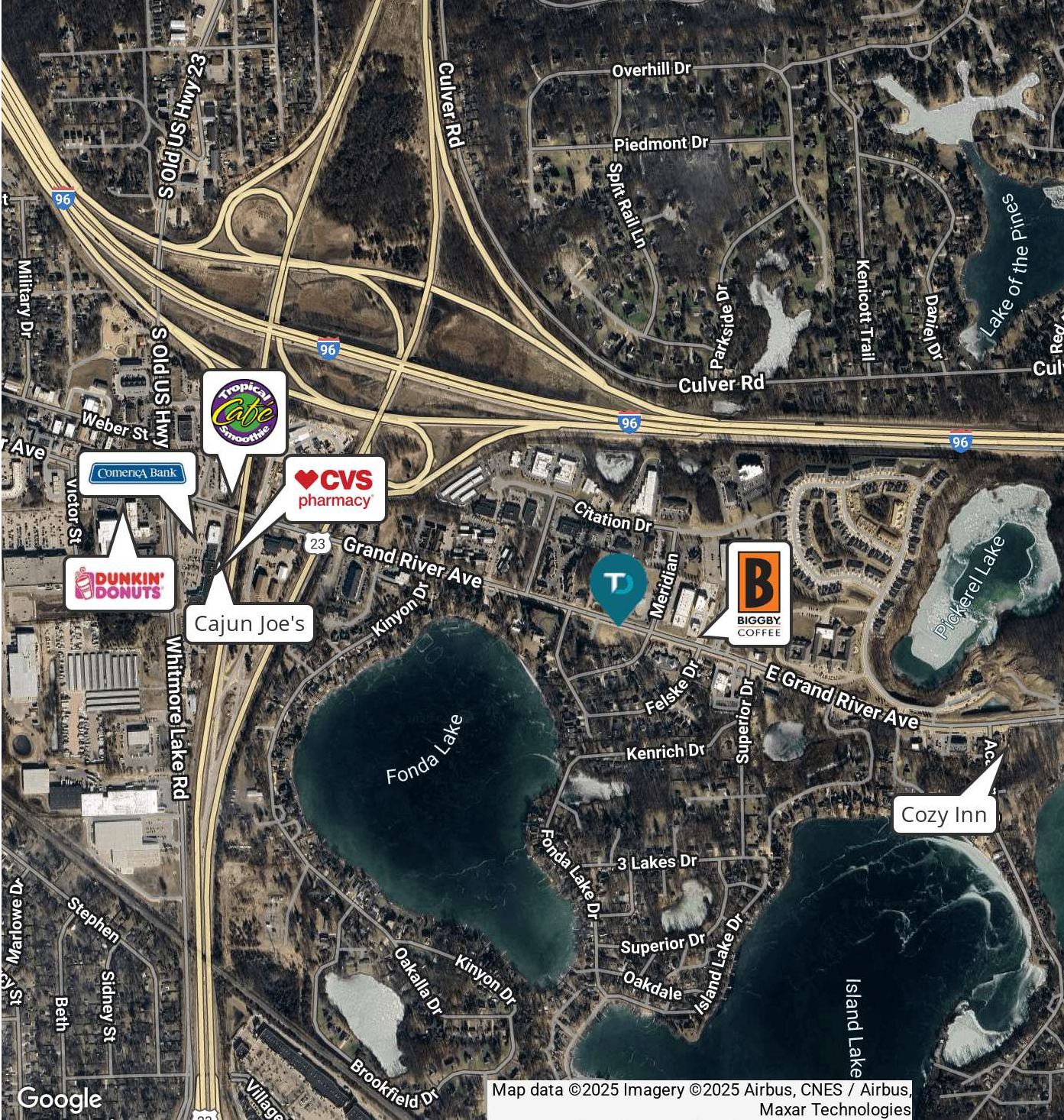
ADDITIONAL PHOTOS: 10489 Grand River | Brighton, MI 48116

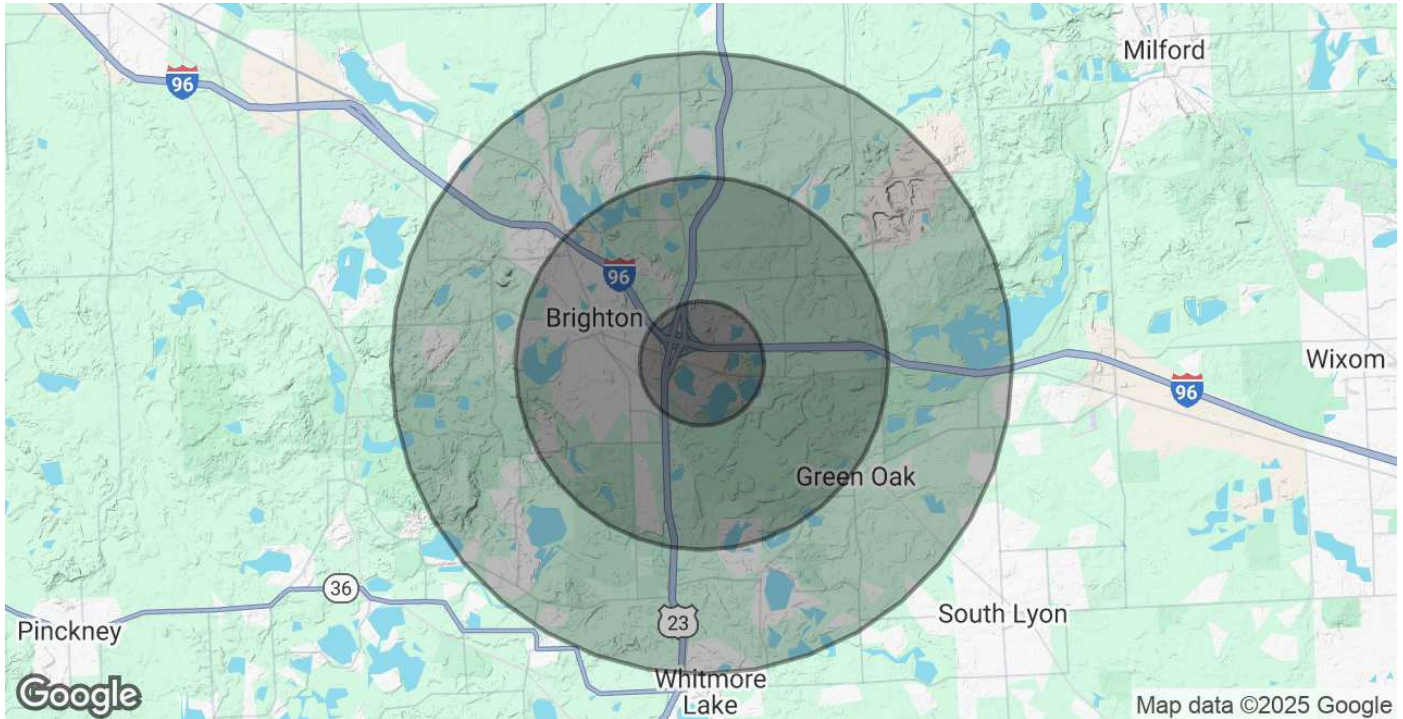


FLOOR PLAN: 10489 Grand River | Brighton, MI 48116



RETAILER MAP: 10489 Grand River | Brighton, MI 48116



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


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,120	24,371	51,230
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	1,313	10,074	20,384
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$122,299	\$137,260	\$142,339
Average House Value	\$379,570	\$413,541	\$428,025

Demographics data derived from AlphaMap