

FOR LEASE

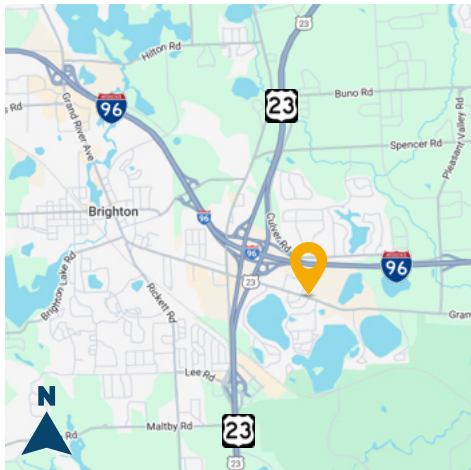
10555 GRAND RIVER AVE, BRIGHTON



RH COMMERCIAL
REALTY



WELLNESS / PT OFFICES & GROUP FITNESS SPACE



PROPERTY DETAILS

- 1,050 SF first floor space ideal for group fitness classes / lessons (yoga, dance, HIIT, etc.)
- 132 SF up to 390 SF of premium private offices for wellness, massage, and/or physical therapy
- Ideal for fitness, wellness, physical therapy, or massage type uses
- Brand new facility with state of the art finishes and equipment
- Excellent location adjacent to Biggby Coffee Ice Arena just minutes from downtown Brighton
- Immediately available
- Ideally located minutes from I-96 & US-23

For information, please contact:



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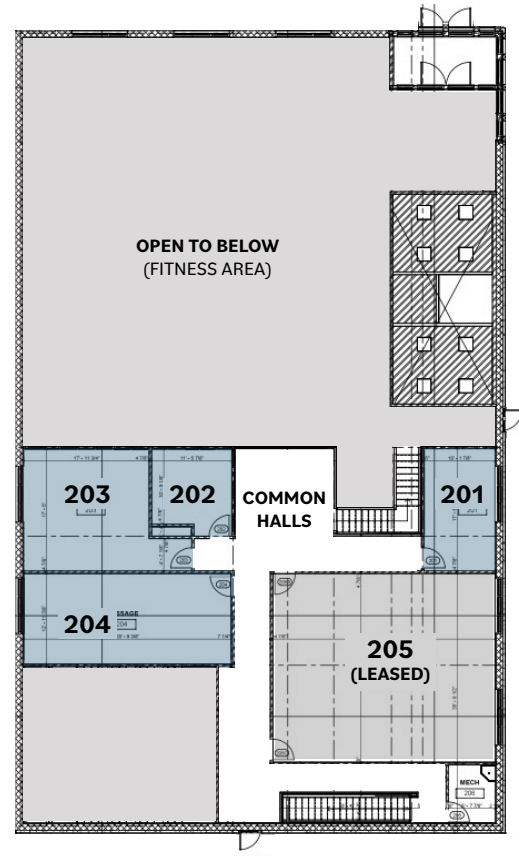
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LEASE AVAILABILITY BREAKDOWN



FIRST FLOOR



SECOND FLOOR

AVAILABILITY OVERVIEW

UNIT	SQUARE FOOTAGE	RATE/LEASE TYPE	FLOOR	USE(S)
SUITE 108	1,050	\$28.00/SF, NNN	1	GROUP FITNESS / PT
SUITE 201	180	\$28.00/SF, NNN	2	WELLNESS /PT OFFICE
SUITE 202	132	\$28.00/SF, NNN	2	WELLNESS /PT OFFICE
SUITE 203	324	\$28.00/SF, NNN	2	WELLNESS /PT OFFICE
SUITE 204	390	\$28.00/SF, NNN	2	WELLNESS /PT OFFICE

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PRICING INFORMATION

Lease Rate: \$28.00 / SF

Least Type: NNN

Est. NNN: CONTACT AGENTS

PROPERTY DESCRIPTION

Total SF: 11,242
Available SF: 132 - 1,050
Tenancy: Multiple
Zoning: B-2
Year Built: 2025
Parcel ID: Available
Parking Spaces: Abundant
HVAC: Yes

SUMMARY

Brand new facility with state of the art finishes and equipment. Private rooms/offices available ideal for fitness, wellness, physical therapy, or massage type uses, all within a state of the art fitness facility home to Michigan Elite Sports Academy.

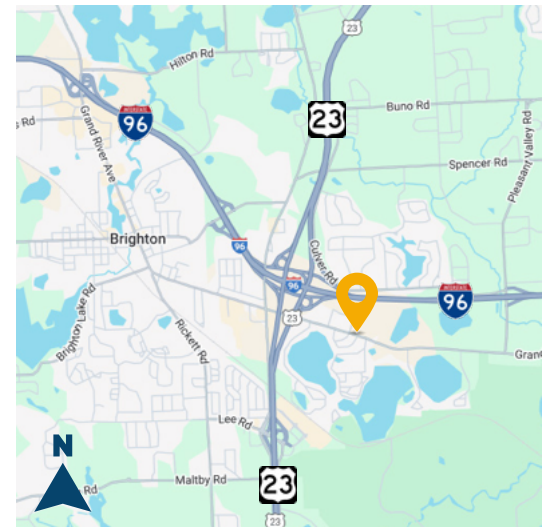
DEMOGRAPHICS

DEMOGRAPHICS		
RADIUS	POPULATION	AVG HH INCOME
2 MILE	12,076	\$122,204
5 MILE	53,006	\$139,672
10 MILE	180,902	\$138,353

TRAFFIC COUNTS	
COLLECTION ST / CROSS ST	VEHICLES PER DAY
Grand River Ave / Felske Dr E	18,296
Grand River Ave / Meridian Blvd E	15,337
Culver Road / Parkside Dr NE	104,425

ROAD MAP

(Sourced from CoStar)



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