



10 ACRES
WHITMORE LAKE ROAD
FOR SALE

BRIGHTON, MI 48116

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 10 Acres Whitmore Lake Road | Brighton, MI 48116



OFFERING SUMMARY

Sale Price: \$2,500,000.00
 Lot Size: 10+/- Acres
 APN: 16-08-100-022
 Zoning: LI - Light Industrial
 Price / AC: \$250,000.00
 Utilities: City Water available;
 Sewer (at Maltby Road)

PROPERTY HIGHLIGHTS

- Visibility from US23.
- Easy freeway access.
- Near regional shopping mall.
- Commercial/Office/Industrial

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	639	19,382	60,835
Total Population:	1,763	49,791	162,192
Average HH Income:	\$79,609	\$86,445	\$87,418

Location Description: Located on the west side of Whitmore Lake Road, just south of Maltby Road.

PROPERTY DETAILS: 10 Acres Whitmore Lake Road | Brighton, MI 48116

SALE PRICE

\$2,500,000.00

LOCATION INFORMATION

Building Name	10 Acres Whitmore Lake Road
Street Address	7202 Whitmore Lake Road
City, State, Zip	Brighton, MI 48116
County/Township	Livingston County

LAND

Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Land
2017 Traffic Count	Whitmore Lake Road = 6,637 US23 = 33,420 Maltby Rd = 3,230
Zoning	LI - Light Industrial
Lot Size	10+/- Acres
APN#	16-08-100-022
Legal Description	SEC 8 T1N R6E COMM N 1/4 COR OF SEC, TH S 01*W 667.32 FT FOR POB, TH S 01*W 326.80 FT, TH N 89*W 1334.10 FT, TH N 01*E 326.80 FT, TH S 89*E 1334.67 FT TO POB, 10.01AC, SPLIT FROM 001, 10-81, PARCEL F
Taxes	2021 Winter = \$2,696.99 2022 Summer = \$4,716.37

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Power	Yes
Utilities Description	Water & Sewer (at Maltby Road)

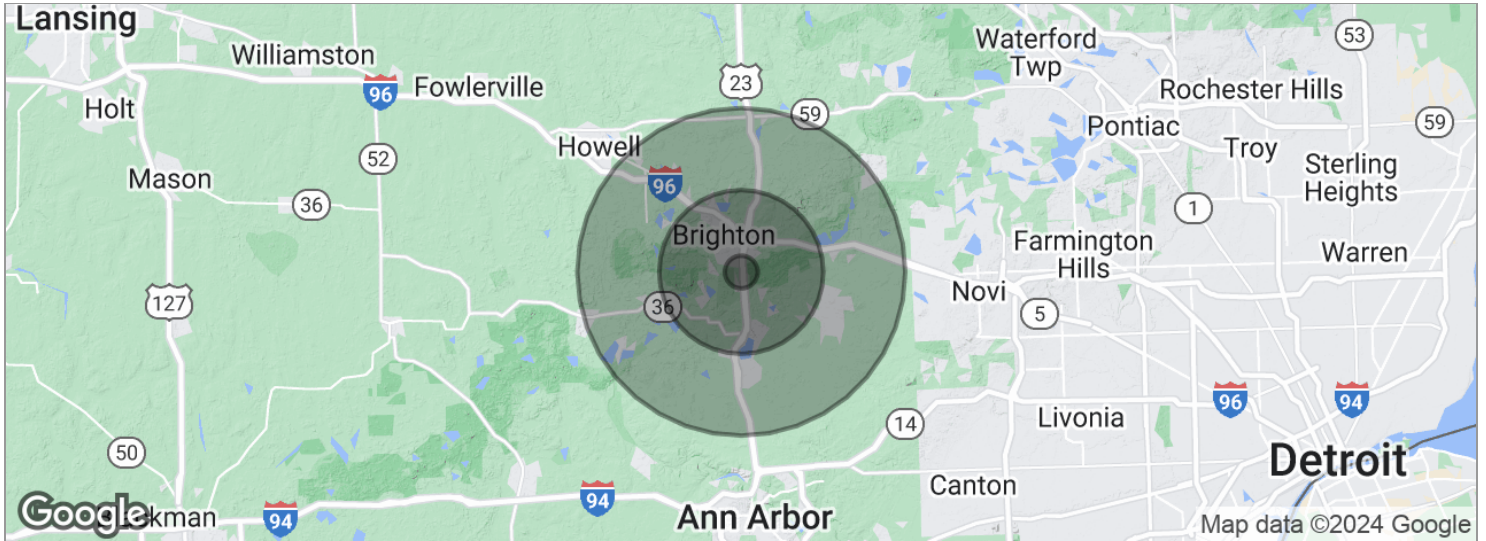
RETAILER MAP: 10 Acres Whitmore Lake Road | Brighton, MI 48116



LOCATION MAPS: 10 Acres Whitmore Lake Road | Brighton, MI 48116



DEMOGRAPHICS MAP: 10 Acres Whitmore Lake Road | Brighton, MI 48116



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,763	49,791	162,192
Median age	39.2	42.2	40.0
Median age (male)	40.7	42.2	39.4
Median age (Female)	36.5	42.1	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	639	19,382	60,835
# of persons per HH	2.8	2.6	2.7
Average HH income	\$79,609	\$86,445	\$87,418
Average house value	\$236,123	\$248,725	\$261,625

* Demographic data derived from 2020 ACS - US Census