

118 E GRAND RIVER AVE

118 E Grand River Ave, Brighton, MI 48116



FOR SALE OR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 118 E Grand River Ave | Brighton, MI 48116

**PROPERTY OVERVIEW**

Situated in the vibrant Downtown Business District (DBD), this prime location offers exceptional visibility and endless possibilities. Previously home to the renowned Jameson's Irish Pub, this property presents a unique opportunity for a retail or restaurant investor to make their mark in this sought-after area. With the potential for assembly with 110 Grand River, this property holds even greater promise.

OFFERING SUMMARY

Sale Price:	\$515,000
Lease Price:	\$20.00/SF (NNN)
Building Size:	2,276 SF
Zoning:	DBD - Downtown Business District

PROPERTY HIGHLIGHTS

- Downtown Brighton building
- Outstanding visibility
- Formerly Jameson's Irish Pub
- Could be assembled with 110 Grand River

BUILDING/PROPERTY INFORMATION:
118 E Grand River Ave | Brighton, MI 48116

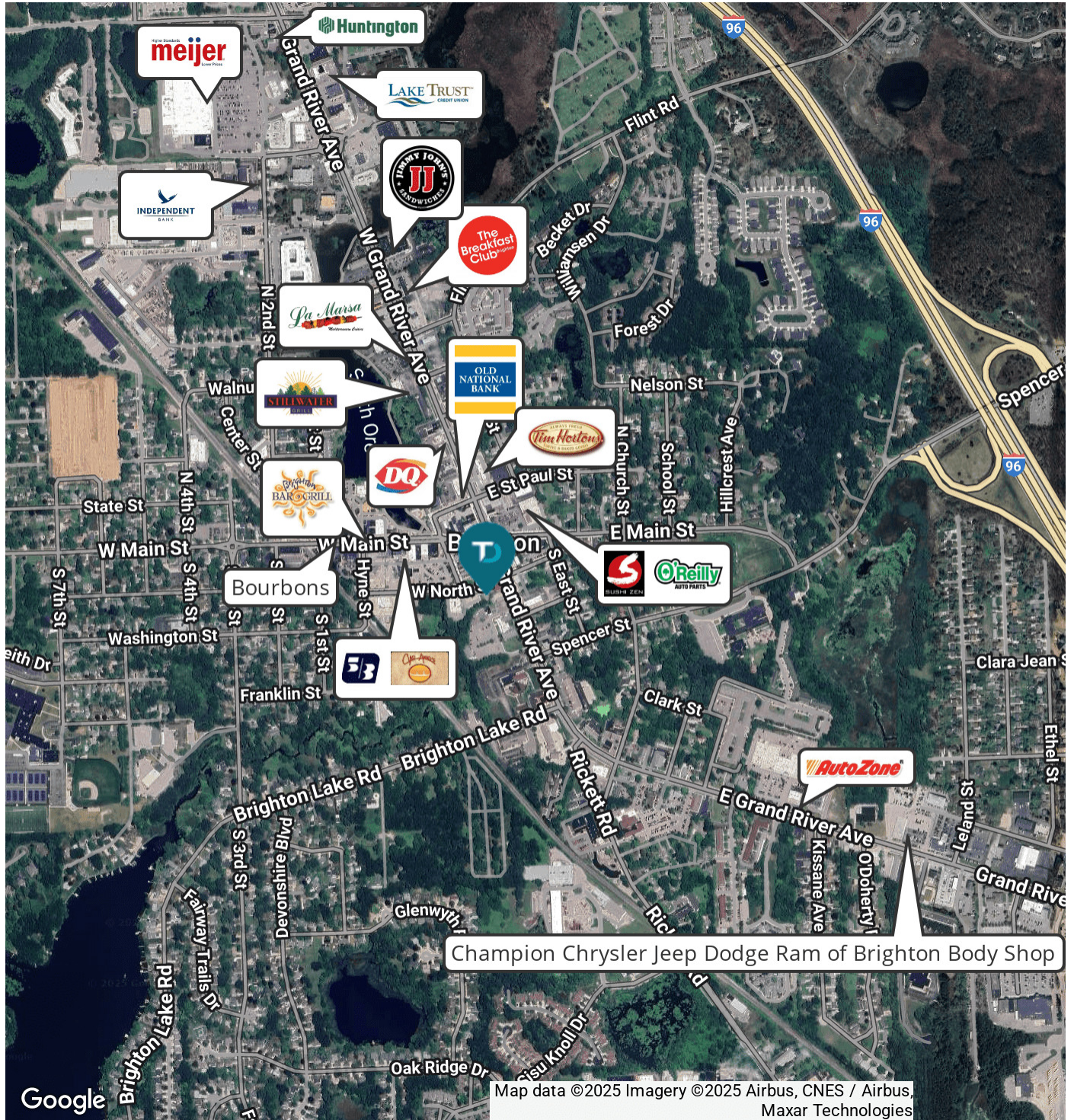
BUILDING INFORMATION		PROPERTY INFORMATION	
Price/SF:	\$226.27	Lot Size:	0.082 Acres
Building Size:	2,276 SF	Property Type:	Retail
Number of Floors:	1	Property Subtype:	Restaurant
		Zoning	DBD - Downtown Business District
		Traffic Count:	Grand River - 22,235 VPD W Main St - 12,900 VPD
		Legal Description:	Available Upon Request
		APN:	4718-31-102-017

LOCATION INFORMATION

Located on the East side of Grand River Ave, South of W Main Street.

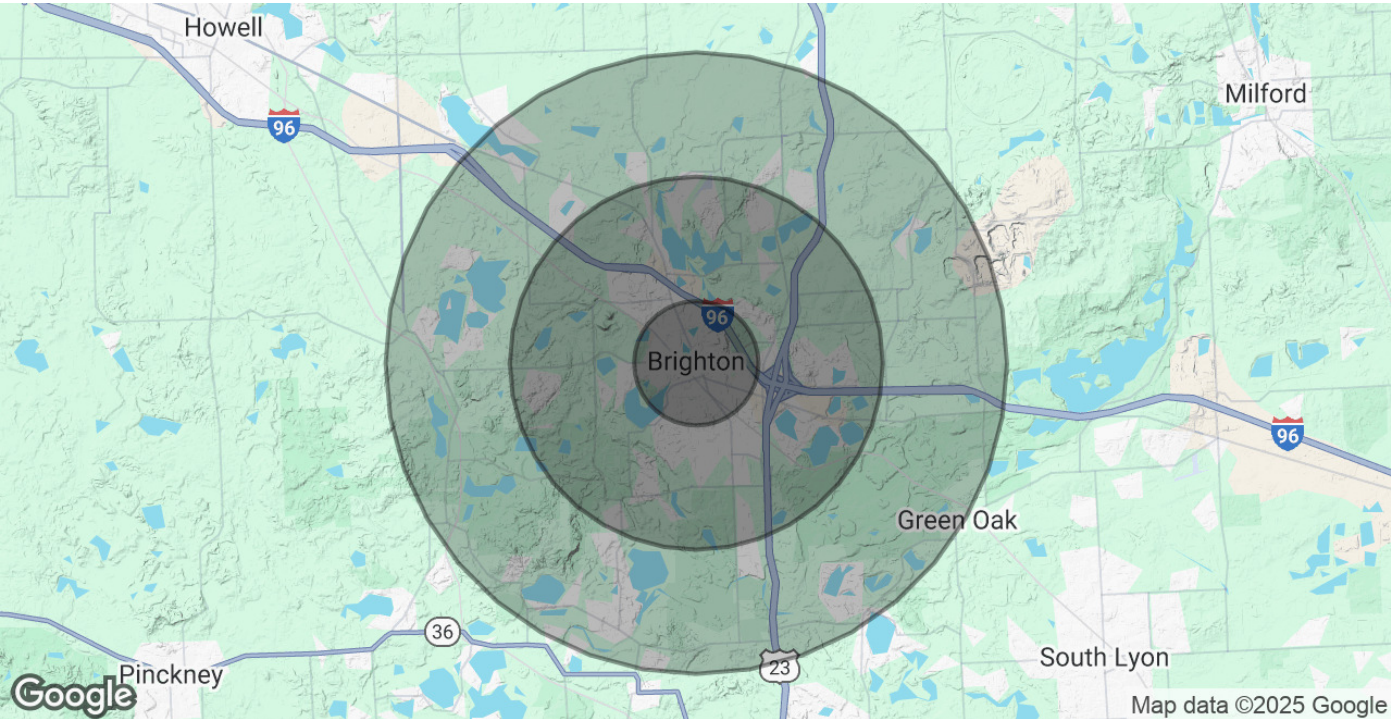


RETAILER MAP: 118 E Grand River Ave | Brighton, MI 48116



DEMOGRAPHICS MAP & REPORT:

118 E Grand River Ave | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,238	28,489	52,679
Average Age	46	44	44
Average Age (Male)	43	43	43
Average Age (Female)	47	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,144	11,870	21,049
# of Persons per HH	2	2.4	2.5
Average HH Income	\$102,722	\$137,483	\$140,825
Average House Value	\$326,938	\$412,879	\$432,288
Demographics data derived from AlphaMap			