

FOR SALE

GRAND RIVER ANNEX | BRIGHTON, MICHIGAN



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PROPERTY INFORMATION

Property Address	1900 Grand River Annex
City/Township	Brighton
Building Size	41,456 SF
Land Size	9.99 AC
Space Available	1,377 SF
Sale Price	Contact Broker
Estimated NNN's	

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION
55,852 PEOPLE



MEDIAN AGE
44.3 YEARS OLD



HOUSEHOLDS
21,500



CONSUMER SPENDING
\$816.3 MILLION ANNUALLY



AVG HOUSEHOLD INCOME
\$117,778/ANNUALLY



DAYTIME POPULATION
25,403 PEOPLE

AREA TENANTS & EMPLOYERS



SHERWIN WILLIAMS

enterprise

ZAP ZONE

AI
Arto's Italian

PROPERTY HIGHLIGHTS

- 41,56 SF multi-tenant office building.
- 243 surface parking spaces.
- Year built; 2003.
- +/- 10 acres | Parcel ID: 4711-14-200-001.
- 2 vacant pads for future development (+/-8,000 SF)
- Below grade storage garage on site.
- 84% occupancy | Upside potential to fill vacant spaces and increasing rents to market rate.
- Easy access to local freeways (I-96 and US 23).
- Close proximity to many national retailers as well as to Trinity Health Medical Center.







GRAND RIVER AVENUE

SITE

ZAD ZONE

18,066 VPD

SHERWIN WILLIAMS

THE SALVATION ARMY

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	2,284	16,083	51,023
2023 Population	2,548	17,660	55,852
2028 Population Projection	2,607	18,017	56,853
Annual Growth 2010-2023	0.9%	0.8%	0.7%
Annual Growth 2023-2028	0.5%	0.4%	0.4%
Median Age	48.1	46.4	44.3
Bachelor's Degree or Higher	22%	36%	39%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,438	16,918	53,481
Black	24	163	518
American Indian/Alaskan Native	14	82	249
Asian	22	201	743
Hawaiian & Pacific Islander	0	15	37
Two or More Races	50	281	825
Hispanic Origin	65	496	1,785

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	1,000	6,507	19,644
2023 Households	1,120	7,165	21,500
2028 Household Projection	1,147	7,315	21,930
Owner Occupied Households	1,027	5,982	17,780
Renter Occupied Households	120	1,333	4,150
Avg Household Income	\$74,772	\$106,507	\$117,778
Median Household Income	\$51,905	\$80,290	\$94,338

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	280	1,329	3,152
\$50,000 - 75,000	148	988	3,349
\$75,000 - 100,000	148	912	2,579
\$100,000 - 125,000	112	797	2,750
\$125,000 - 150,000	43	506	2,288
\$150,000 - 200,000	71	646	2,000
\$200,000+	51	915	3,128

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	2,867	486	6	10,380	1,326	8	22,437	2,868	8
Trade Transportation & Utilities	457	47	10	2,682	156	17	5,572	435	13
Information	9	1	9	177	16	11	361	36	10
Financial Activities	608	45	14	1,016	127	8	2,611	360	7
Professional & Business Services	300	41	7	862	150	6	2,709	446	6
Education & Health Services	1,239	317	4	3,076	703	4	5,191	1,054	5
Leisure & Hospitality	38	6	6	1,865	81	23	3,561	213	17
Other Services	216	29	7	658	90	7	1,695	279	6
Public Administration	0	0	-	44	3	15	737	45	16
Goods-Producing Industries	198	23	9	1,142	97	12	2,966	312	10
Natural Resources & Mining	0	0	-	15	3	5	30	9	3
Construction	91	11	8	319	62	5	1,328	221	6
Manufacturing	107	12	9	808	32	25	1,608	82	20
Total	3,065	509	6	11,522	1,423	8	25,403	3,180	8

EXCLUSIVELY LISTED BY:

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

STNL & Multi-Tenant, Multi-Family, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*