

FOR LEASE

NEW DEVELOPMENT-MEIJER OUTLOT

8680 W GRAND RIVER AVE, BRIGHTON, MI 48116



END-CAP DRIVE-THRU AVAILABLE W/PATIO

PROPERTY DETAILS

LOCATION:	8680 W Grand River Ave Brighton, MI 48116
PROPERTY TYPE:	Freestanding
RENT:	Contact Broker
NNN EXPENSE:	\$6.00/SF
BUILDING SIZE:	5,718 SF
LOT SIZE:	1.29 AC
ZONING:	C-2
PARKING:	74 Parking Spaces
TRAFFIC COUNT:	W Grand River Ave (22,976 CPD) Challis Rd (10,440 CPD)

CONTACT BROKER

\$6.00/SF

RENT

NNN

EXCLUSIVELY LISTED BY:



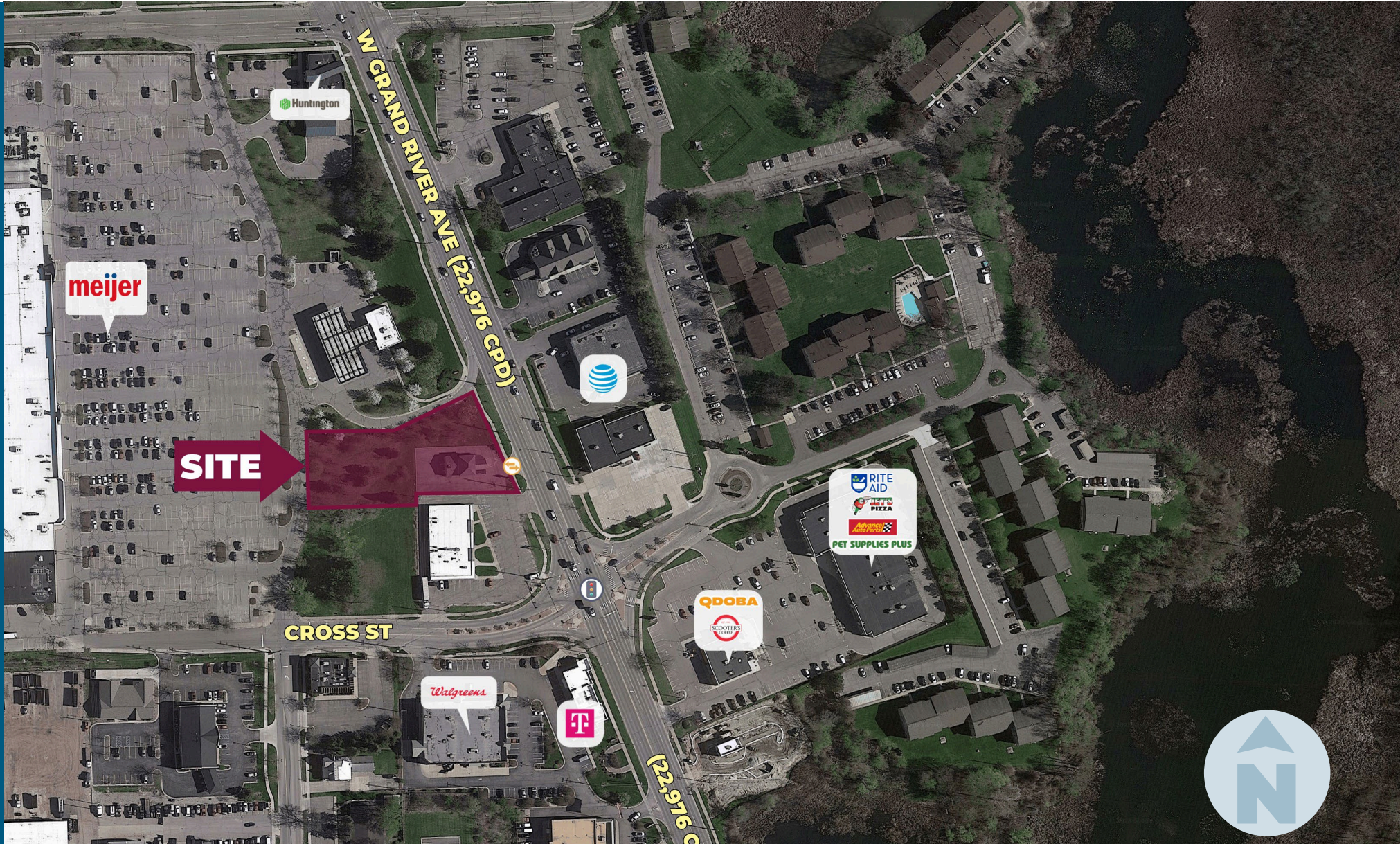
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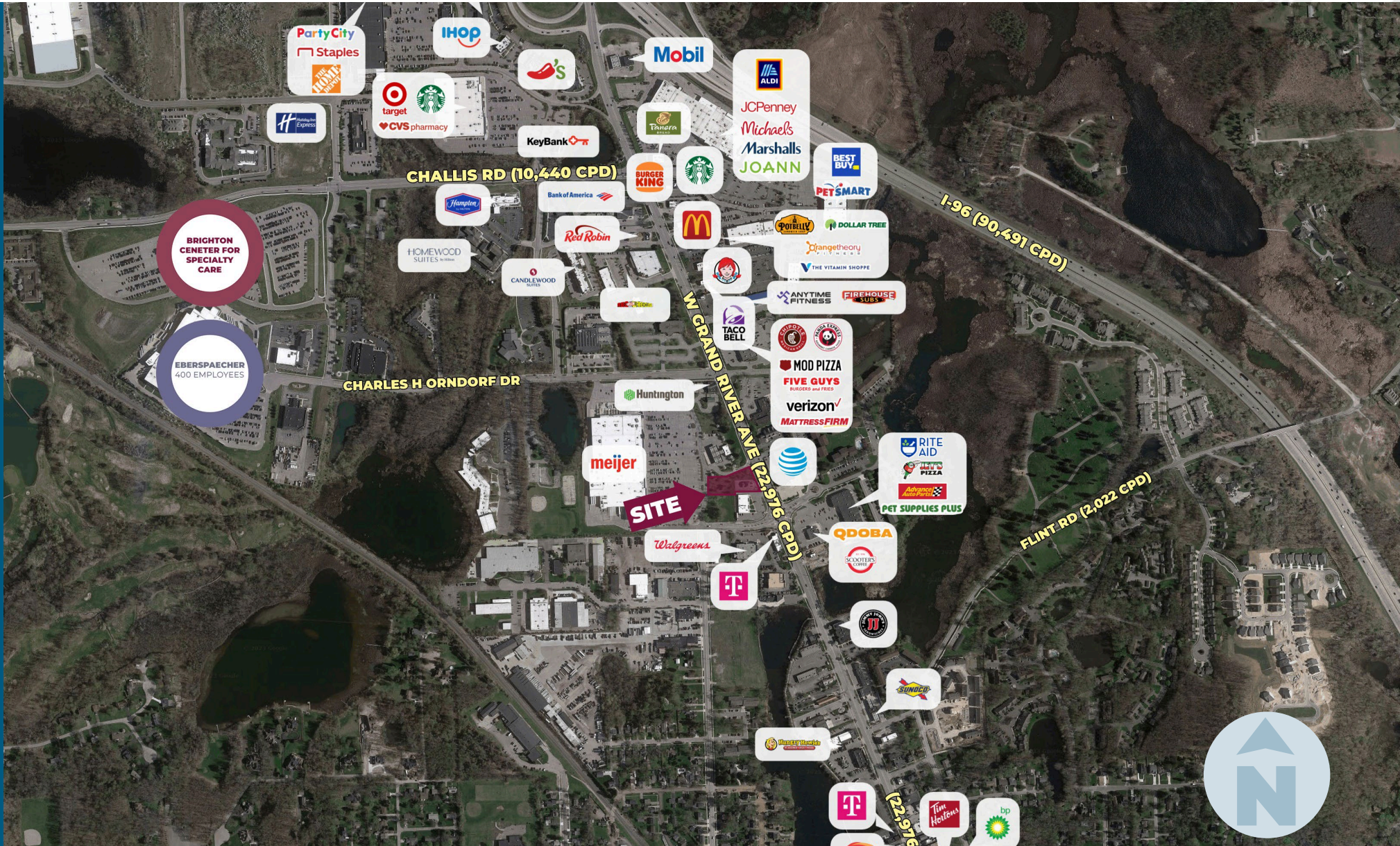
HIGHLIGHTS

- Highly visible new development located along Brighton's main thoroughfare
- End-cap drive-thru available with a patio
- Situated at the front entrance to Meijer with access from Grand River Avenue
- Surrounded by many national retailers
- Ground Lease and Built-to-Suit Opportunities are available

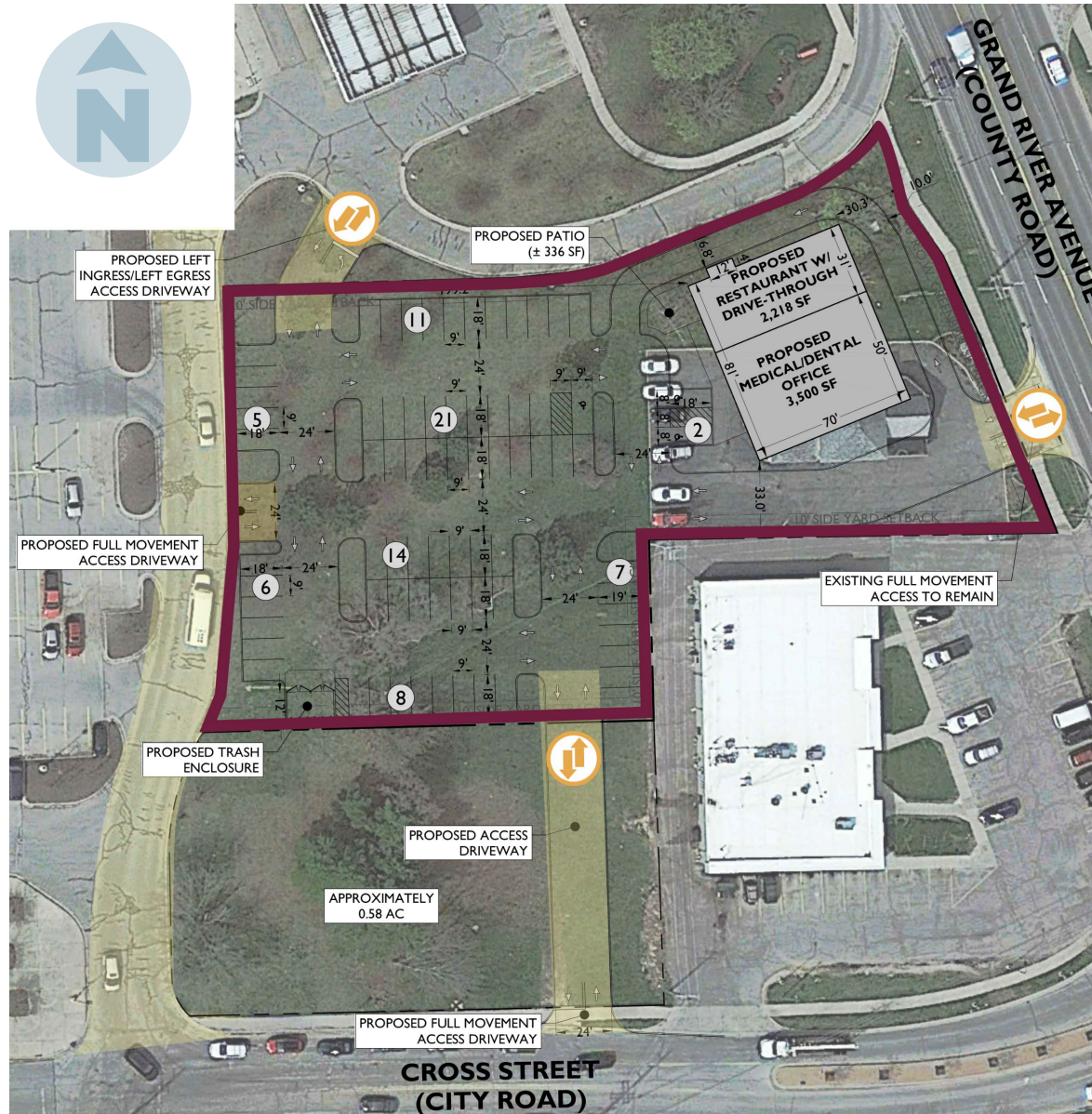
MICRO AERIAL



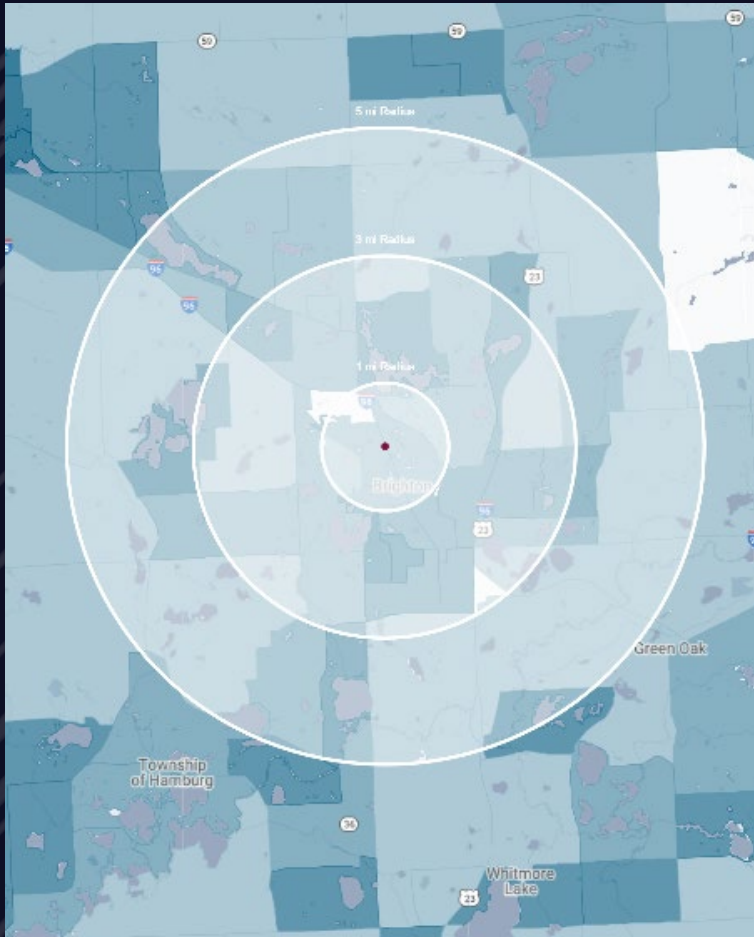
MACRO AERIAL



SITE PLAN



DEMOGRAPHICS



NEW DEVELOPMENT- MEIJER OUTLOT

8680 W. Grand River Ave, Brighton, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	3,469	29,678	53,185
2028 Projected Population	3,367	29,915	54,171
2020 Census Population	3,357	29,228	52,329
2010 Census Population	3,475	28,540	50,663
Projected Annual Growth 2023 to 2028	-0.6%	0.2%	0.4%
Historical Annual Growth 2010 to 2023	-	0.3%	0.4%

HOUSEHOLDS

2023 Estimated Households	1,808	12,549	21,594
2028 Projected Households	1,758	12,685	22,071
2020 Census Households	1,767	12,161	20,834
2010 Census Households	1,767	11,511	19,549
Projected Annual Growth 2023 to 2028	-0.6%	0.2%	0.4%
Historical Annual Growth 2010 to 2023	0.2%	0.7%	0.8%

RACE

2023 Est. White	93.7%	94.6%	94.7%
2023 Est. Black	1.1%	0.8%	0.7%
2023 Est. Asian or Pacific Islander	1.3%	1.3%	1.2%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	3.8%	3.2%	3.2%

INCOME

2023 Est. Average Household Income	\$102,711	\$144,827	\$151,181
2023 Est. Median Household Income	\$80,292	\$108,595	\$114,708
2023 Est. Per Capita Income	\$53,798	\$61,299	\$61,428

BUSINESS

2023 Est. Total Businesses	623	1,957	2,556
2023 Est. Total Employees	5,639	16,157	21,148

CONTACT US



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