

6.9+/- ACRES GRAND RIVER

8059-8087 W Grand River, Brighton, MI 48114



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 8059-8087 W Grand River | Brighton, MI 48114



PROPERTY OVERVIEW

Redevelopment Opportunity in Brighton.

OFFERING SUMMARY

Sale Price: \$7,500,000.00

Lot Size: 6.9 Acres

Price / Acre: \$1,086,957.00

Zoning: B-2 (General Business) & R-5 (Residential)

PROPERTY HIGHLIGHTS

- Frontage on both Woodland Lake & Grand River.
- Mixed Use Opportunity.



BUILDING/PROPERTY INFORMATION: 8059-8087 W Grand River | Brighton, MI 48114

PROPERTY INFORMATION

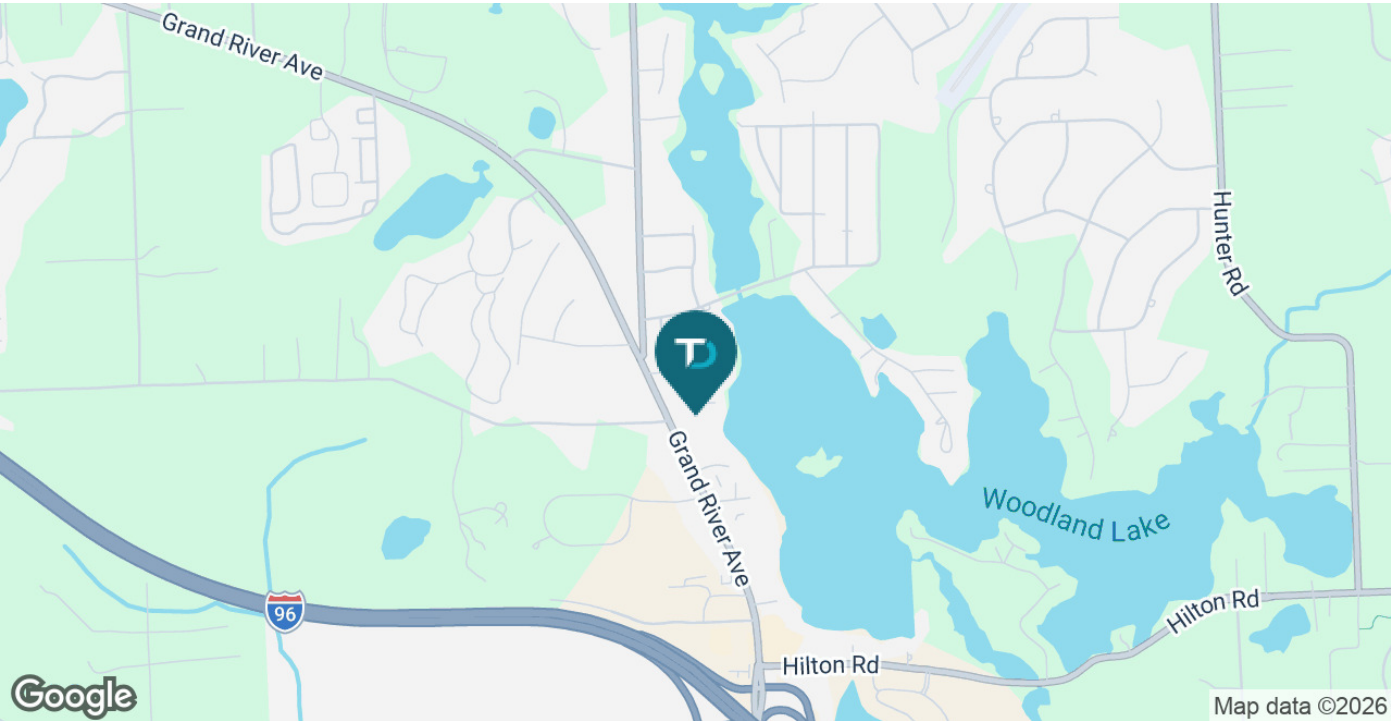
SALE PRICE:	\$7,500,000.00
Price/AC:	\$1,086,957.00
Utilities:	Municipal Water & Sanitary Sewer
APN:	12-19-100-026
	12-19-100-027
	12-19-100-041
	12-19-100-086
	12-19-100-087

PROPERTY INFORMATION

Lot Size:	6.9 Acres
Property Type:	Land
Zoning	B-2 (General Business) & R-5 (Residential)
2025 Traffic Count:	Grand River = 27,457
School District:	Brighton Community Schools
2025 Taxes (Combined):	Winter - \$8,243.39
	Summer - \$38,887.92

LOCATION INFORMATION

Located on the east side of Grand River, 1 mile north of I-96 in Brighton.



AERIAL MAP: 8059 W Grand River | Brighton, MI 48114



ADDITIONAL PHOTOS: 8059 W Grand River | Brighton, MI 48114



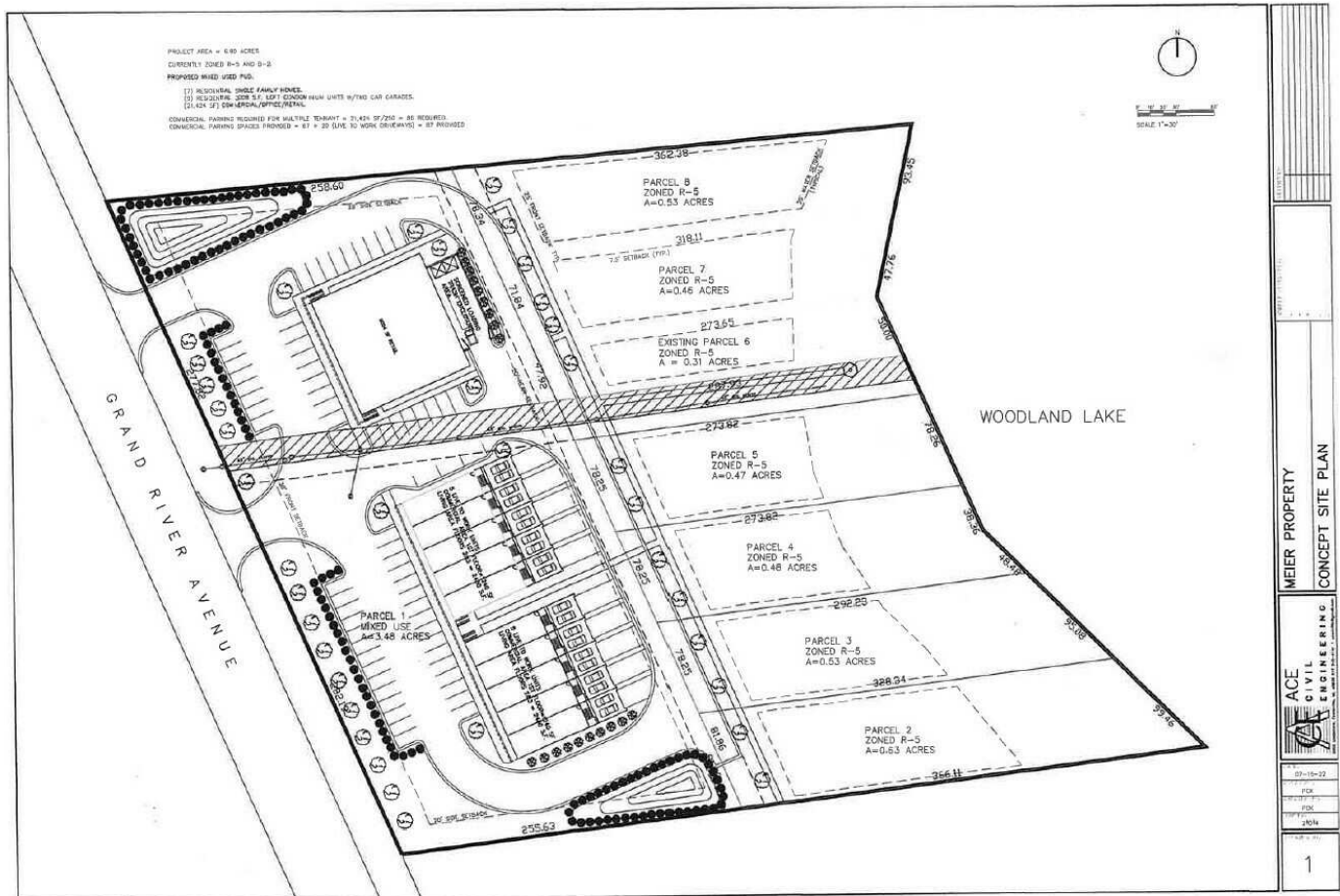
ADDITIONAL PHOTOS: 8059 W Grand River | Brighton, MI 48114



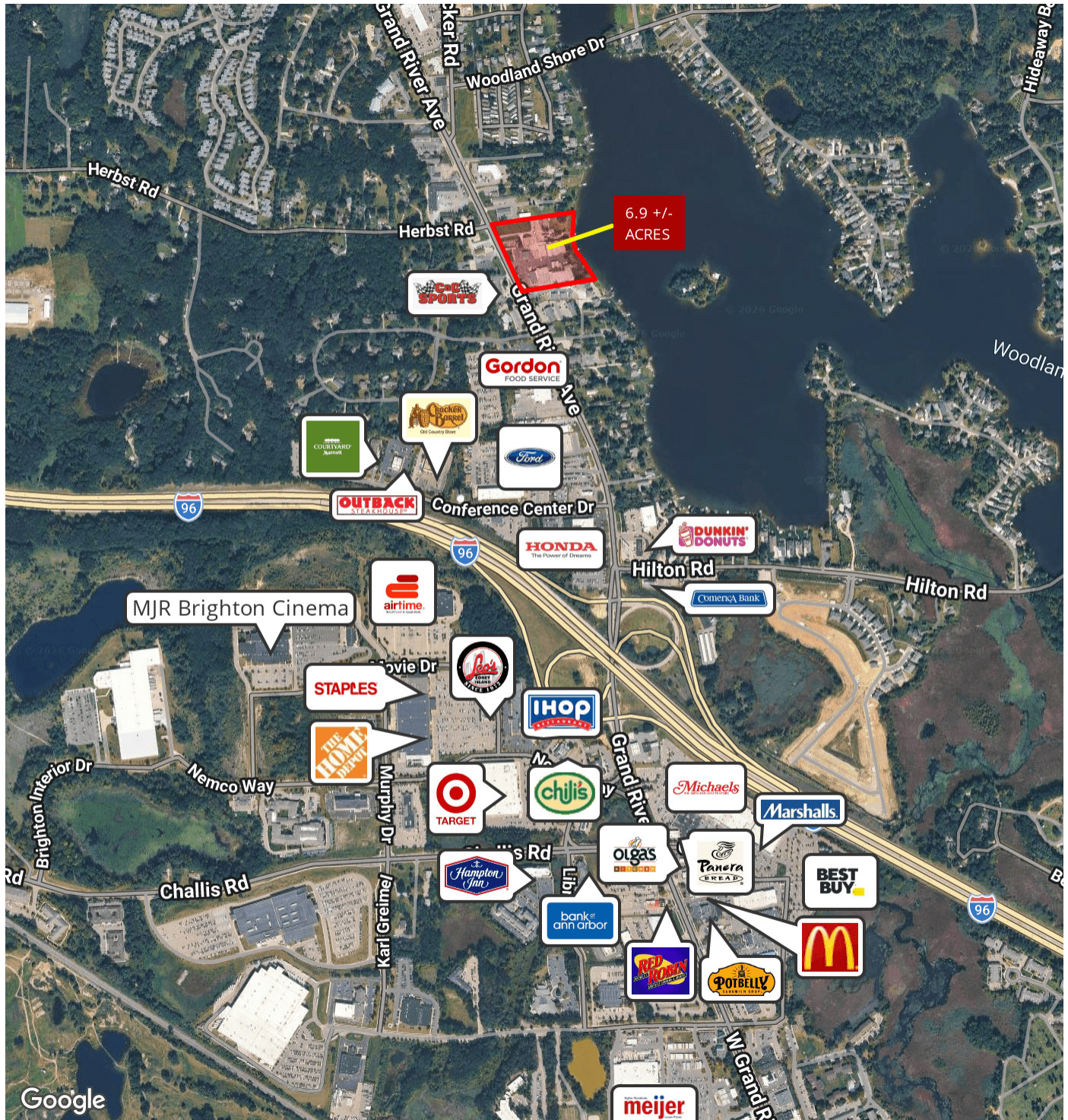
PARCEL AERIAL: 8059-8087 W Grand River | Brighton, MI 48114



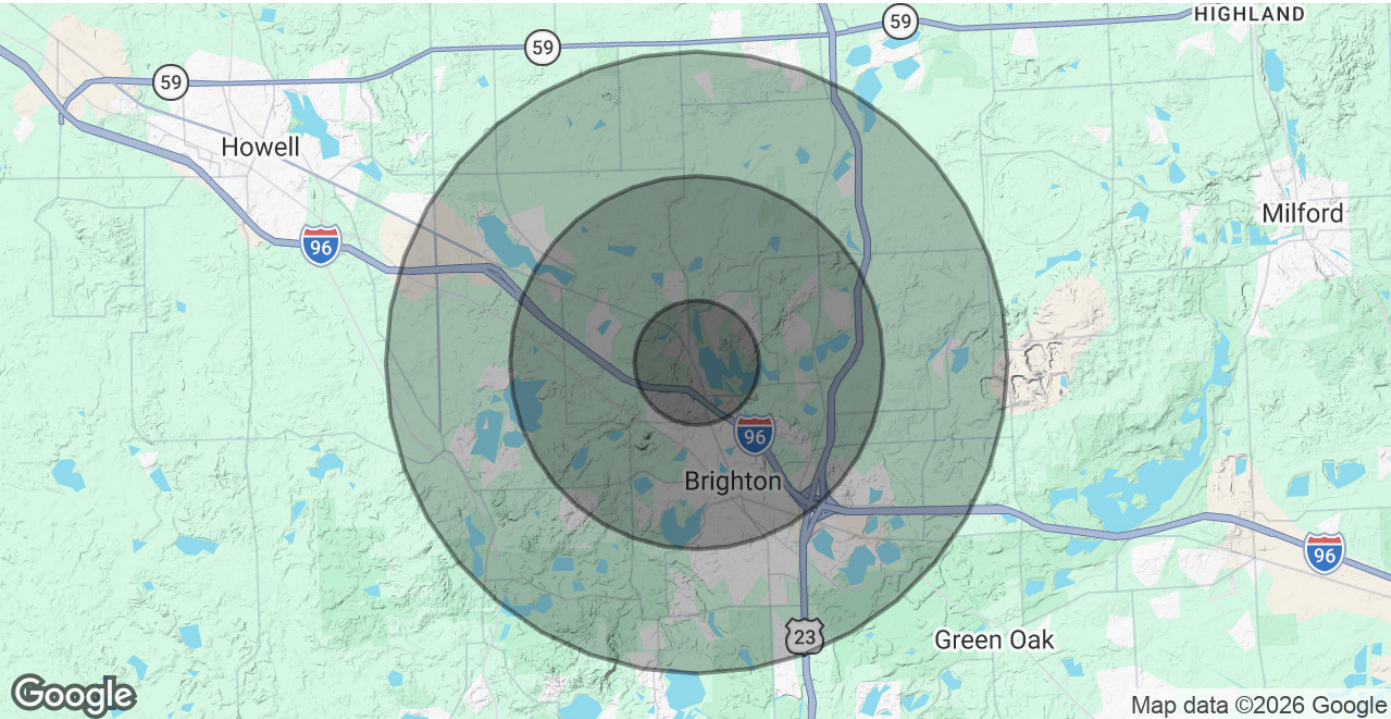
CONCEPT SITE PLAN: 8059 W Grand River | Brighton, MI 48114



RETAILER MAP: 8059-8087 W Grand River | Brighton, MI 48114



DEMOGRAPHICS MAP & REPORT: 8059-8087 W Grand River | Brighton, MI 48114



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,907	24,168	55,903
Average Age	46	45	44
Average Age (Male)	45	43	43
Average Age (Female)	47	46	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,244	10,247	22,165
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$131,763	\$133,718	\$139,020
Average House Value	\$441,099	\$411,768	\$422,846
2020 American Community Survey (ACS)			