

EST. **TD** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

620 W. GRAND RIVER AVENUE

Brighton, MI 48116



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

jkporth@thomasduke.com

OFFERING SUMMARY: 620 W Grand River Ave | Brighton, MI 48116

**PROPERTY OVERVIEW**

Freestanding Retail Building for lease.

OFFERING SUMMARY

Lease Rate: \$5,200.00 SF/yr (Gross)
Building Size: 5,000 SF
Available SF: 5,000 SF
Year Built: 1970
Zoning: C-2 Commercial

PROPERTY HIGHLIGHTS

- Great location
- Prominent signage
- Retail heart of Brighton
- 100' x 50' Floor Plate
- 12' Ceiling
- Occupancy April 1, 2026

BUILDING/PROPERTY INFORMATION: 620 W Grand River Ave | Brighton, MI 48116

BUILDING INFORMATION

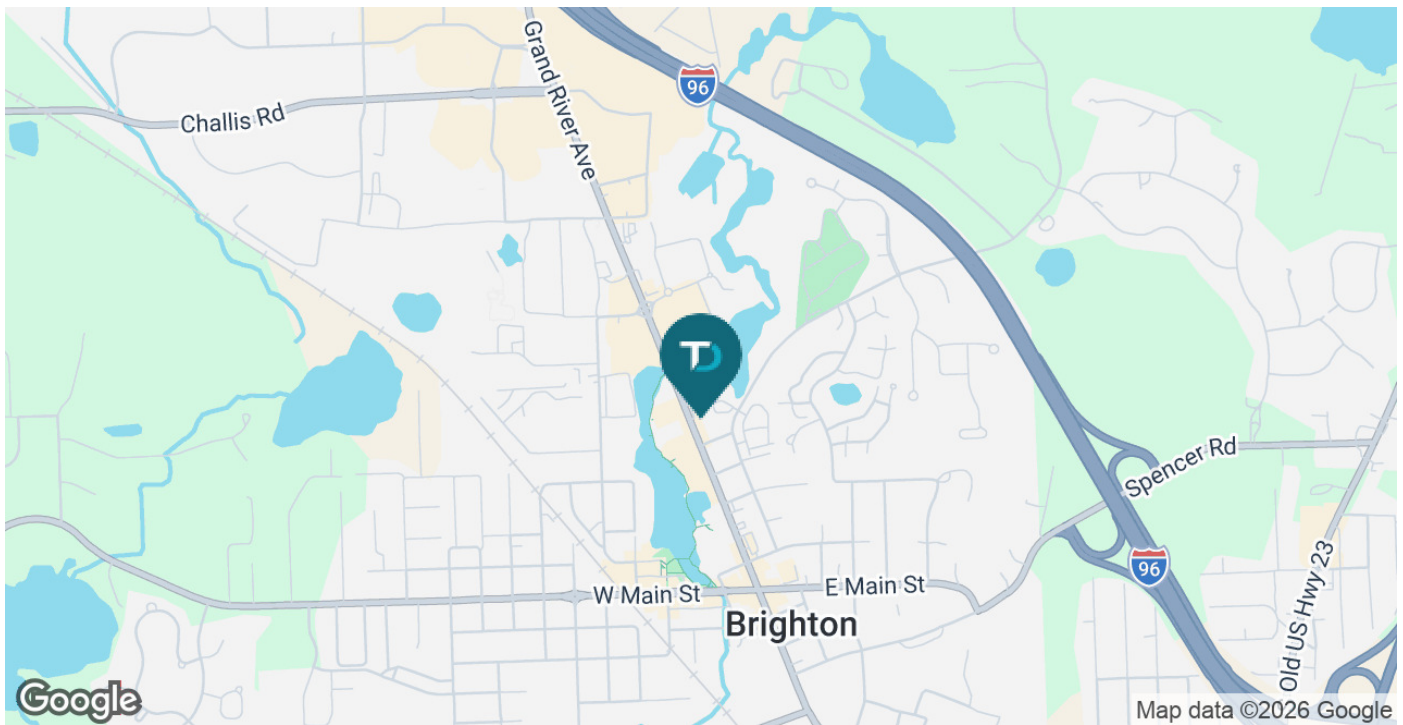
LEASE RATE: \$5,200.00 per month, Gross
Building Size: 5,000 SF
Year Built: 1970
Number of Floors: 1
Utilities: Municipal Water & Sanitary Sewer
Parking Spaces: 9 designated spaces

PROPERTY INFORMATION

Property Type: Retail
Zoning: C-2 Commercial
Traffic Count: Grand River = 22,876
Main Street = 12,923
APN: 18-30-303-004

LOCATION INFORMATION

East side of Grand River, South of I-96, north of Main Street.



ADDITIONAL PHOTOS: 620 W Grand River Ave | Brighton, MI 48116



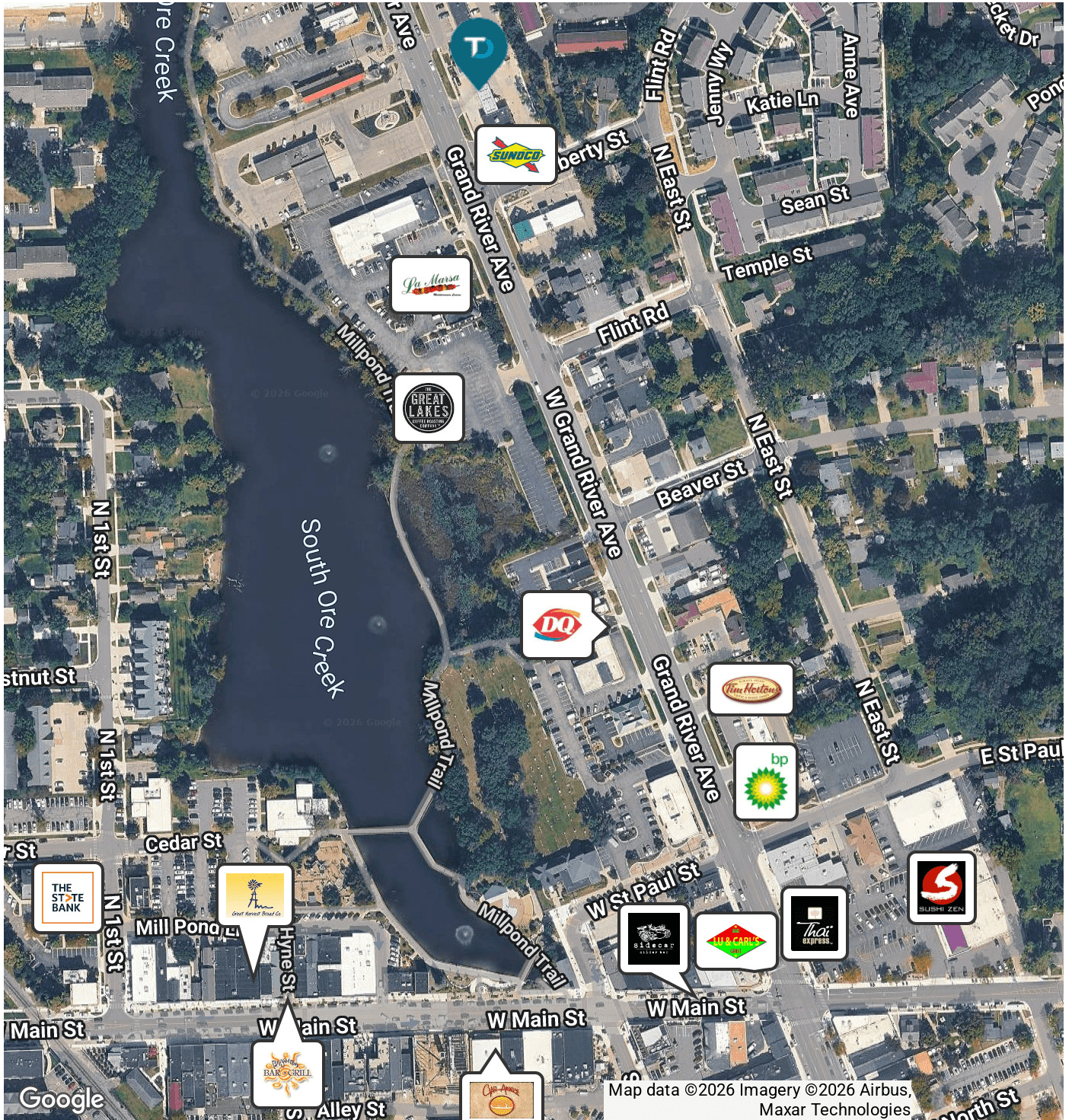
ADDITIONAL PHOTOS: 620 W Grand River Ave | Brighton, MI 48116



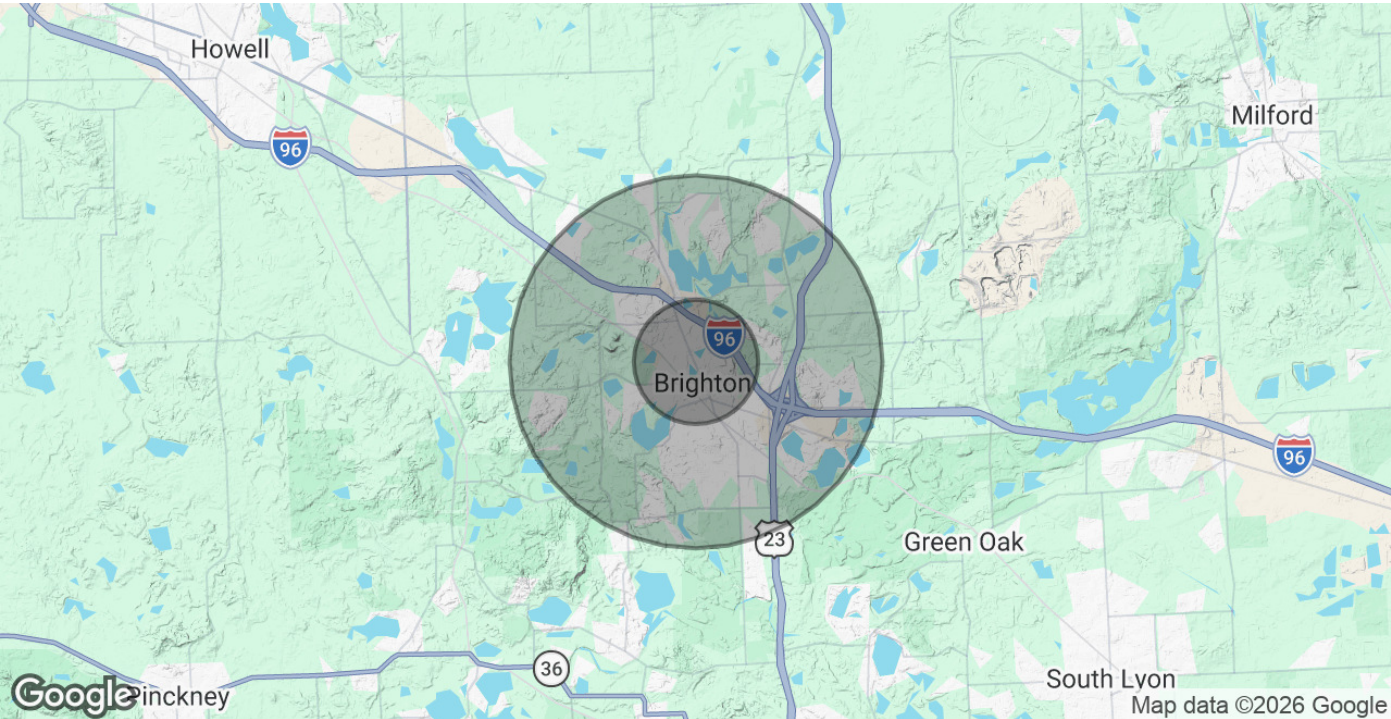
AERIAL MAP: 620 W Grand River Ave | Brighton, MI 48116



RETAILER MAP: 620 W Grand River Ave | Brighton, MI 48116



DEMOGRAPHICS MAP & REPORT: 620 W Grand River Ave | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,472	28,075	52,263
Average Age	46	45	44
Average Age (Male)	43	44	43
Average Age (Female)	48	46	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,320	11,845	20,840
# of Persons per HH	1.9	2.4	2.5
Average HH Income	\$101,892	\$136,408	\$140,835
Average House Value	\$346,784	\$408,640	\$431,206
2020 American Community Survey (ACS)			