



GRAND & MAIN

DOWNTOWN BRIGHTON

Exclusively Listed by:

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GRAND & MAIN

MIXED-USE DEVELOPMENT | DOWNTOWN BRIGHTON

38,500 SF

Building Size

Class A

Building Class

3 Stories

Floors

Contact Us

Lease Rate



Downtown Brighton's Premier Mixed-Use Address

Grand & Main is downtown Brighton's premier mixed-use development. Three stories featuring retail, office, residential, and covered and enclosed on-site parking — located at the gateway to downtown Brighton one of Livingston County's most vibrant walkable districts.

A rare opportunity to lease Class A space in a brand-new mixed-use building at one of Brighton's most prominent intersections. The building delivers 1st floor retail, 2nd floor office, and 3rd floor residential — purpose-built for premium tenants who demand both quality and location.

Modern construction, downtown walkability, and immediate access to Brighton's thriving amenity base make Grand & Main unlike anything else available in the market today.



PROPERTY HIGHLIGHTS

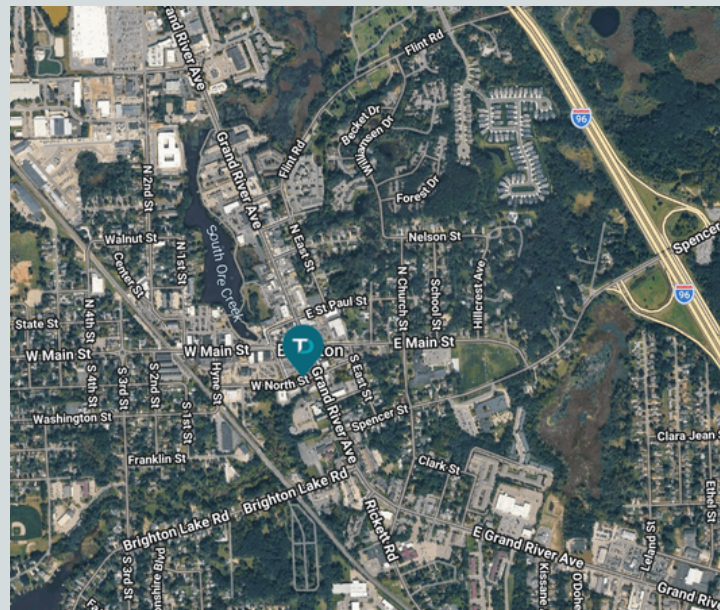
- 1st floor retail, 2nd floor office, and 3rd floor residential
- Downtown walkability- restaurants, retail, & parks steps away
- Modern construction - Class A finishes throughout
- Covered and enclosed on-site parking

Property Details

ADDRESS	102 E Grand River Avenue, Brighton, MI 48116
BUILDING SIZE	38,500 SF
NUMBER OF FLOORS	3
YEAR BUILT	Q3 2027 Occupancy Available
PROPERTY TYPE	Mixed-use
BUILDING CLASS	Class A
ZONING	DBD: Downtown Business District
PARKING	33 covered and enclosed onsite spaces plus public parking
APN	18-31-102-001 and 18-31-102-018

Location

Located on the southwest corner of Grand River and Main Street, within immediate walking distance of restaurants, shopping, and all downtown Brighton amenities. Immediate I-96 & US-23 access connects tenants to Ann Arbor, Novi, and Metro Detroit.



This Is It – The Premier Corner



THE CORNER

This is it—the premier intersection in Brighton. The corner of Grand River Avenue and Main Street is the most trafficked, visible, and coveted location in the city. Every person who enters, exits, or moves through downtown Brighton passes this corner, with traffic counts exceeding 35,000 vehicles per day. The building sits on the southwest corner with full exposure on both streets. There is no higher-visibility address in the city.

THE CITY

Brighton is one of Michigan's most desirable cities—not just by reputation, but by the data. Niche.com awards Brighton an A overall grade among the best places to live in Michigan. AreaVibes scores it 87/100, rated “exceptional”. Brighton Area Schools hold an 8/10 GreatSchools rating, placing them in the top 15% of Michigan districts. The community attracts and retains high-income households.

THE MARKET

Livingston County households earn a median income of \$103,039—27% above the U.S. average. Brighton alone generates \$392.7M in annual retail sales, among the highest in Michigan. There has been virtually no new Class A residential or office supply in downtown Brighton in over a decade. Grand & Main enters an undersupplied market with a captive, high-quality demand base already in place.

Data Sources: U.S. Census (2022), MDOT (2025), Niche.com, CoStar

A Building Designed for Every Use

1 Retail & Lobby

1,500-7,000 RSF

Ground floor retail with lobby entry. Direct street presence on Grand River and Main Street.

2 Class A Office

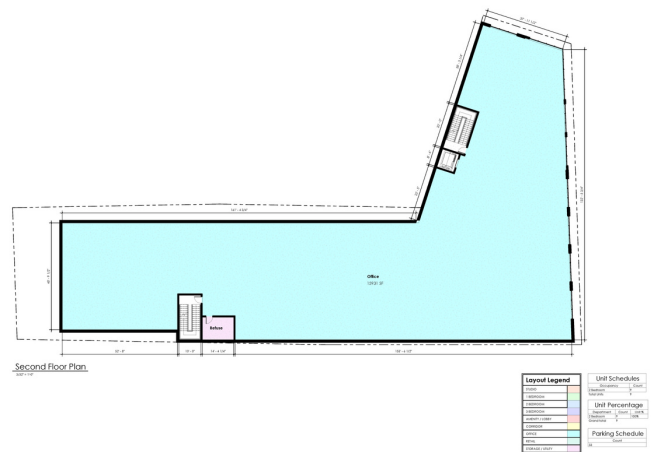
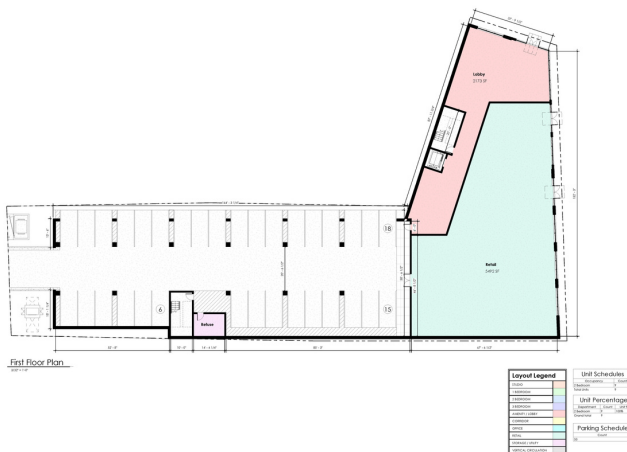
1,500 - 15,930 RSF

Full-floor Class A office plate. Open plan flexibility with premium finishes and natural light.

3 Residential Units

2 Bed Units 1,039 - 1,186 SF

Nine two-bedroom units with modern finishes. Rooftop amenity potential and sweeping downtown views.



GRAND & MAIN



LEASING CONTACTS

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