

9901 WEBER STREET

Brighton, MI 48116



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 9901 Weber Street | Brighton, MI 48116

**PROPERTY OVERVIEW**

Light Industrial space for lease.

OFFERING SUMMARY

Lease Rate: \$3,100/Mth
Gross + Utilities
Building Size: 11,704 SF
Available SF: Suite 1 - 2,800 SF
Year Built: 1978
Zoning: B-3 Commercial

PROPERTY HIGHLIGHTS

- Clean Multi-tenant Industrial building.
- Two loading docks (16'x10; and 12'x8' doors).
- 450 square foot office.
- 16' Ceilings.
- Mezzanine storage.



BUILDING/PROPERTY INFORMATION: 9901 Weber Street | Brighton, MI 48116

BUILDING INFORMATION

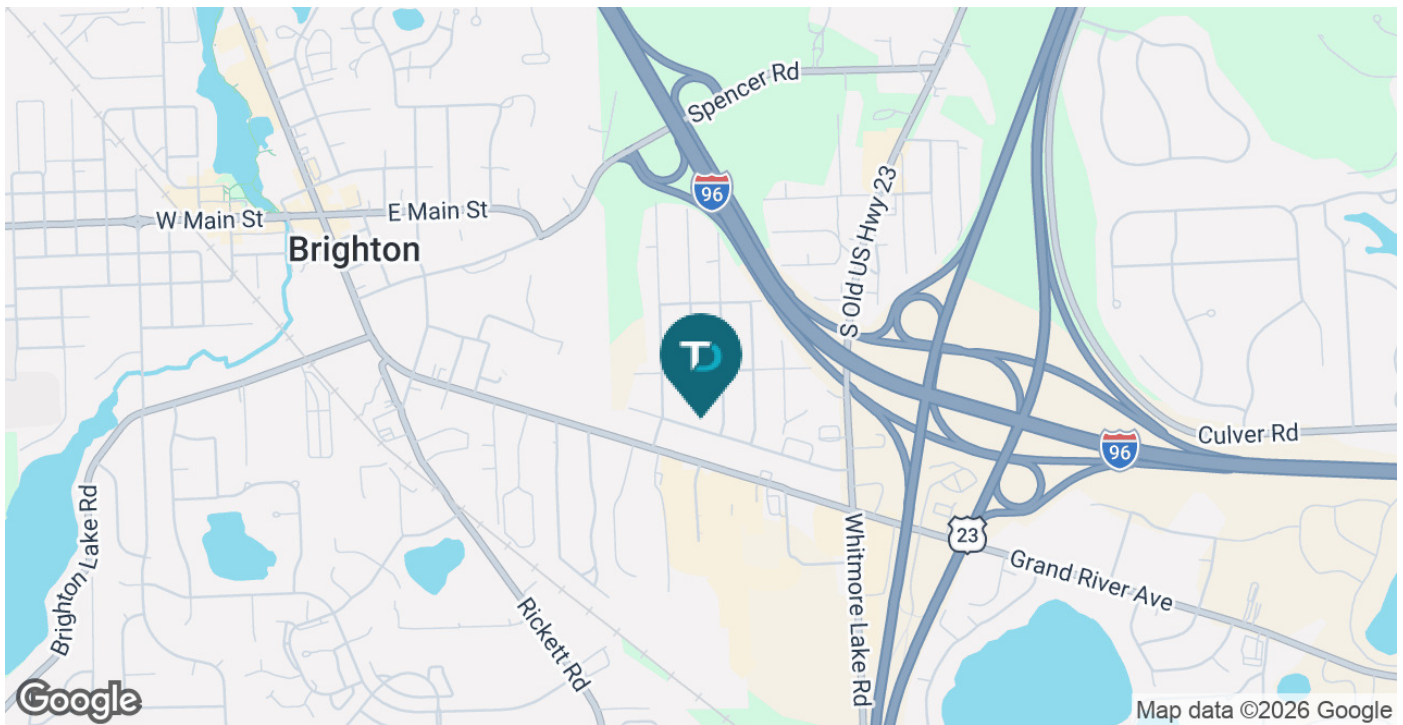
Lease Rate:	\$3,100.00/Mth Gross + Utilities
Building Size:	11,704 SF
Available Space:	Suite 1 - 2,800 SF
Year Built:	1978
Number of Floors:	1
Utilities:	Well & Septic
Parking Spaces:	18

PROPERTY INFORMATION

Property Type:	Industrial
Property Subtype:	Flex Space
Zoning	B-3 Commercial
2025 Traffic Count:	Grand River = 18,361
APN:	12-32-102-097

LOCATION INFORMATION

Weber Street is one block north of Grand River, west of Old US23 at the northwest corner of Leland Street in Brighton.



LEASE SPACES: 9901 Weber Street | Brighton, MI 48116

LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	2,800 SF	Lease Rate:	\$3,100 per month

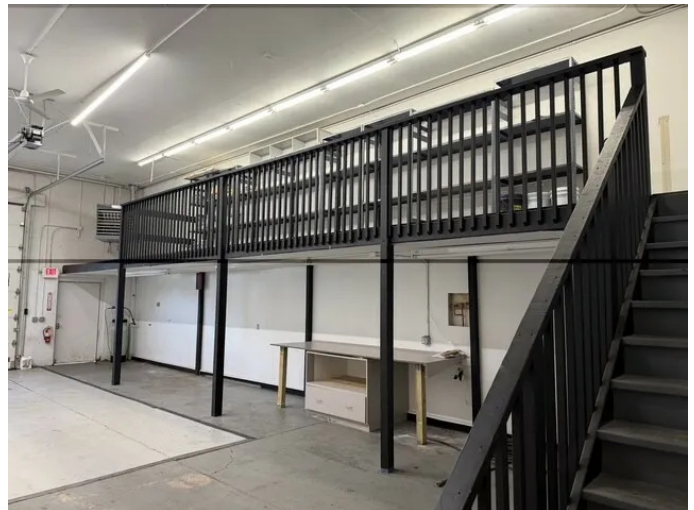
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1	Available	2,800 SF	Gross + Utilities	\$3,100 per month	-

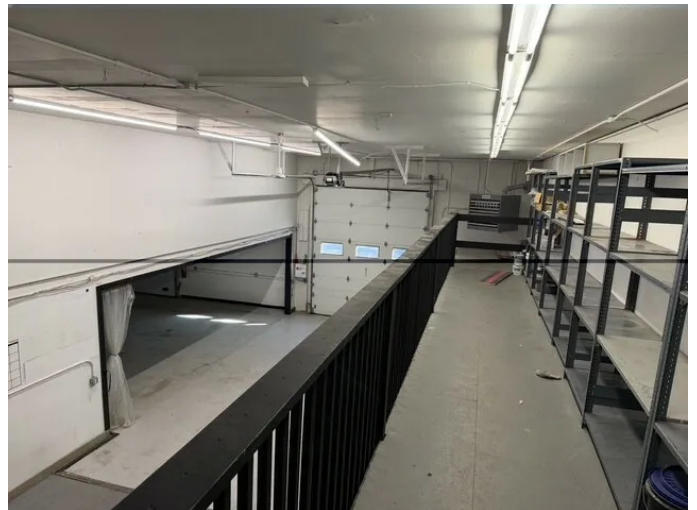
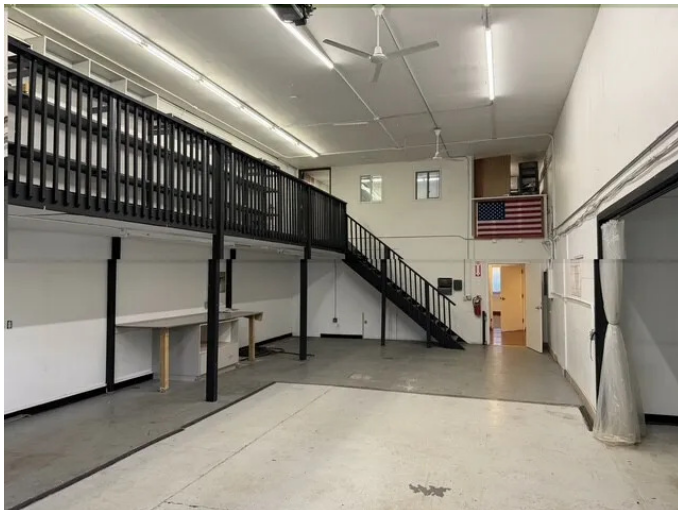
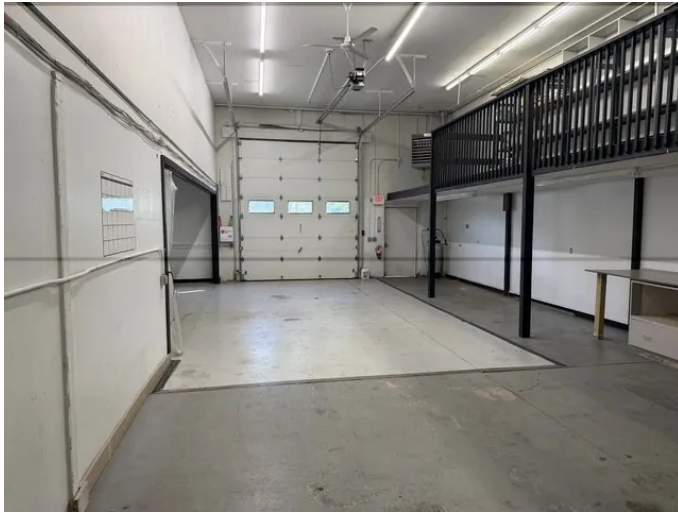
ADDITIONAL PHOTOS: 9901 Weber Street | Brighton, MI 48116



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AERIAL MAP: 9901 Weber Street | Brighton, MI 48116

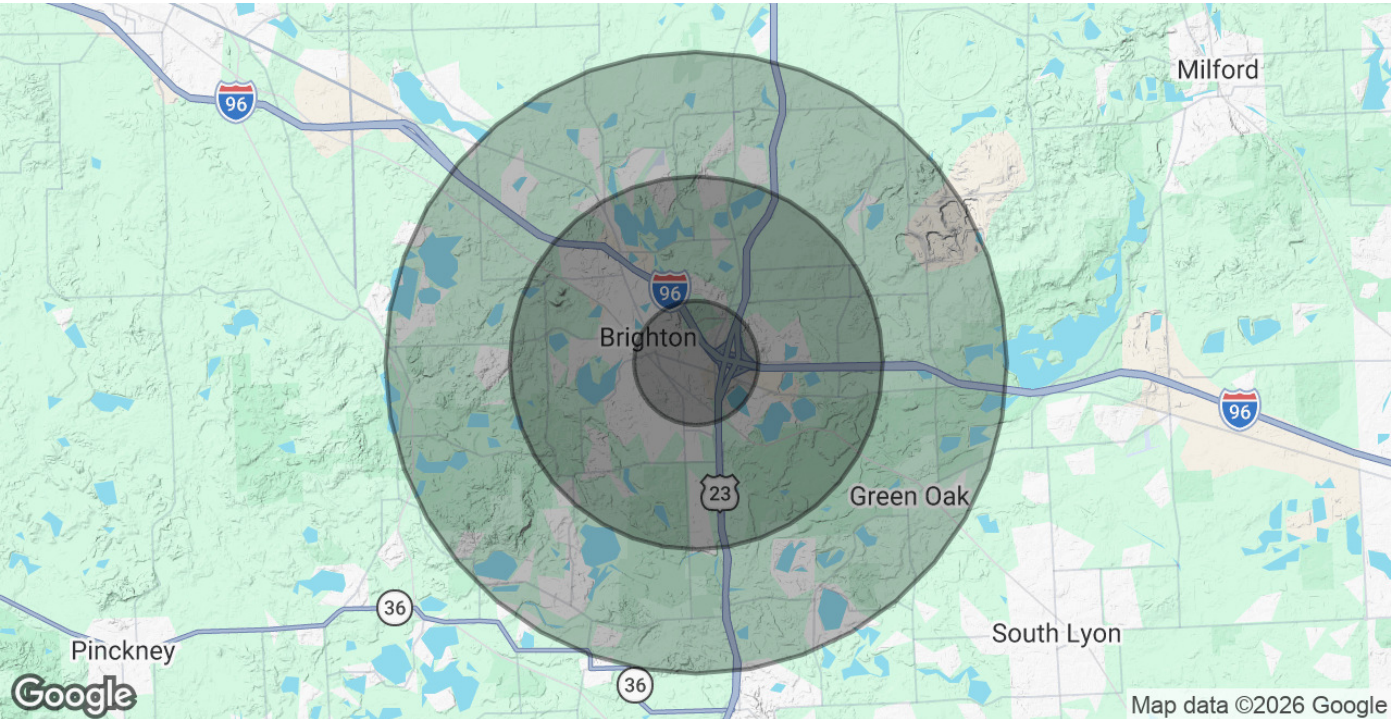


RETAILER MAP: 9901 Weber Street | Brighton, MI 48116



DEMOGRAPHICS MAP & REPORT:

9901 Weber Street | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,778	24,800	51,234
Average Age	43.8	44.7	46.1
Average Age (Male)	37.3	41.4	43.7
Average Age (Female)	44.8	46.9	47.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,237	10,094	20,055
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$106,110	\$139,563	\$146,578
Average House Value	\$291,568	\$386,979	\$401,662
2023 American Community Survey (ACS)			