BROOKSIDE MALL
FOR LEASE

101 BROOKSIDE LANE, BRIGHTON, MI 48116



EXCLUSIVELY LISTED BY:

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: Brookside Mall - Lease | Brighton, MI 48116



OFFERING SUMMARY

Available SF:	1,134, 1,460, 1,970, 2,340, 2,690 and 4,200 SF
Lease Rate:	$25.00 - $40.00 SF/yr Gross
Building Size:	43,786 SF

PROPERTY HIGHLIGHTS

- Located along Brighton's main corridor.
- Access from multiple points on Grand River, Best Buy Drive and Brookside Lane.
- In the heart of Brighton's commercial center
- Near U of M Medical Center and Brighton Mall.
- Taxes, Maintenance & Insurance included.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	1,699	11,209	20,297
Total Population:	3,825	27,412	52,468
Average HH Income:	$57,469	$78,207	$87,782

Thomas Duke Company | 248.476.3700
37000 Grand River | Farmington Hills, MI 48335

PROPERTY DETAILS: Brookside Mall - Lease | Brighton, MI 48116

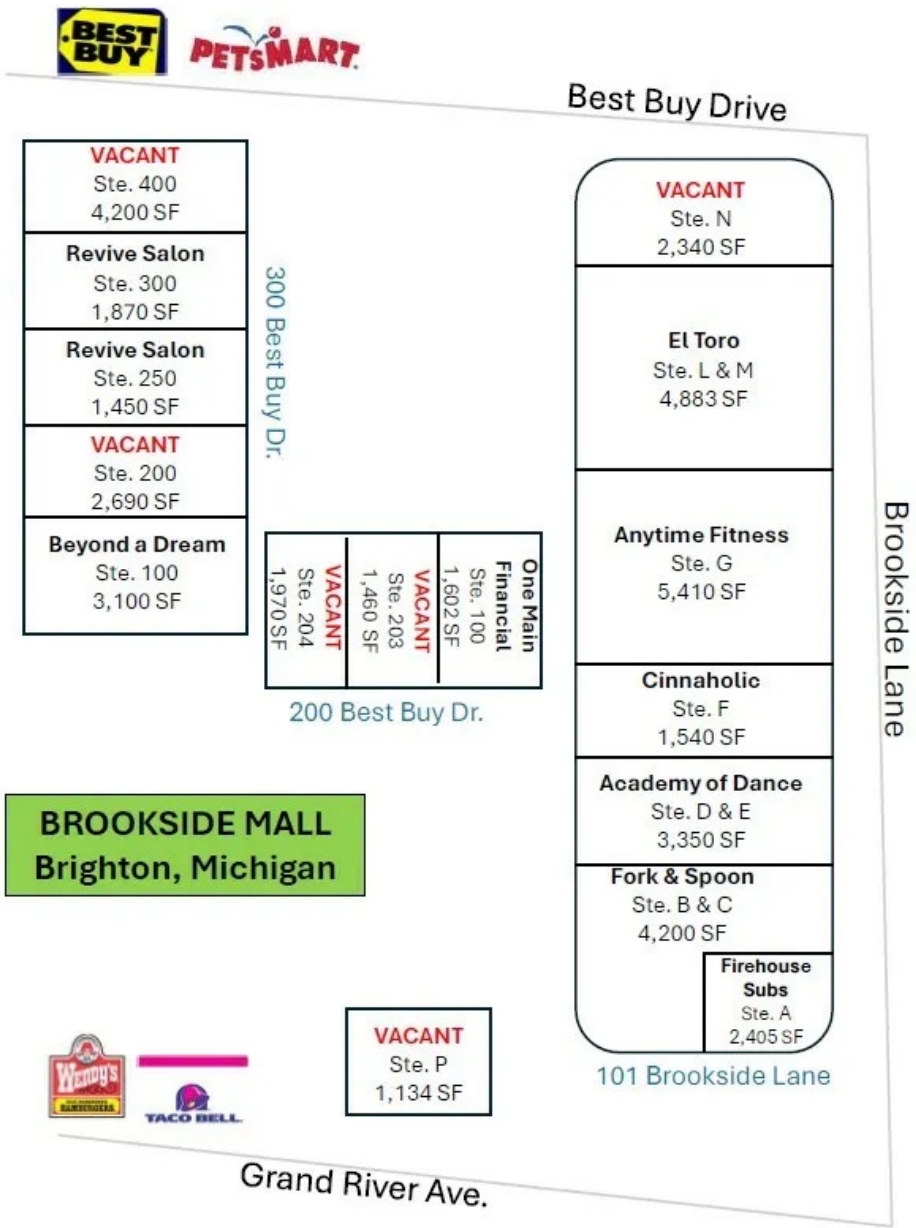
PROPERTY NAME:	Brookside Mall - Lease
PROPERTY ADDRESS:	8601 W. Grand River Ave Brighton, MI 48116
PROPERTY TYPE:	Retail
APN:	18-30-100-080
ZONING:	C-1
YEAR BUILT:	1988/1998
NUMBER OF STORIES:	1
MALL TENANTS:	Fork & Spoon, Revive Salon, One Main Financial, Anytime Fitness, Academy of Dance, El Toro, Firehouse Subs, Beyond A Dream and Cinnaholic
TRAFFIC COUNT & STREETS:	31,500 Vehicles per day on Grand River
BUILDING SIZE:	43,786 SF
AVAILABLE SPACE:	1,134, 1,460, 1,970, 2,340, 2,690 and 4,200 SF
NO. OF PARKING SPACES:	206

AVAILABLE SPACES: Brookside Mall - Lease | Brighton, MI 48116

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
203		$25.00 SF/YR	Gross	1,460 SF	Negotiable	
N		$25.00 SF/YR	Gross	2,340 SF	Negotiable	
200		$25.00 SF/YR	Gross	2,690 SF	Negotiable	
P		$40.00 SF/YR	Gross	1,134 SF	Negotiable	
400		$25.00 SF/YR	Gross	4,200 SF	Negotiable	Available 8/1/26
204		$25.00 SF/YR	Gross	1,970 SF	Negotiable	

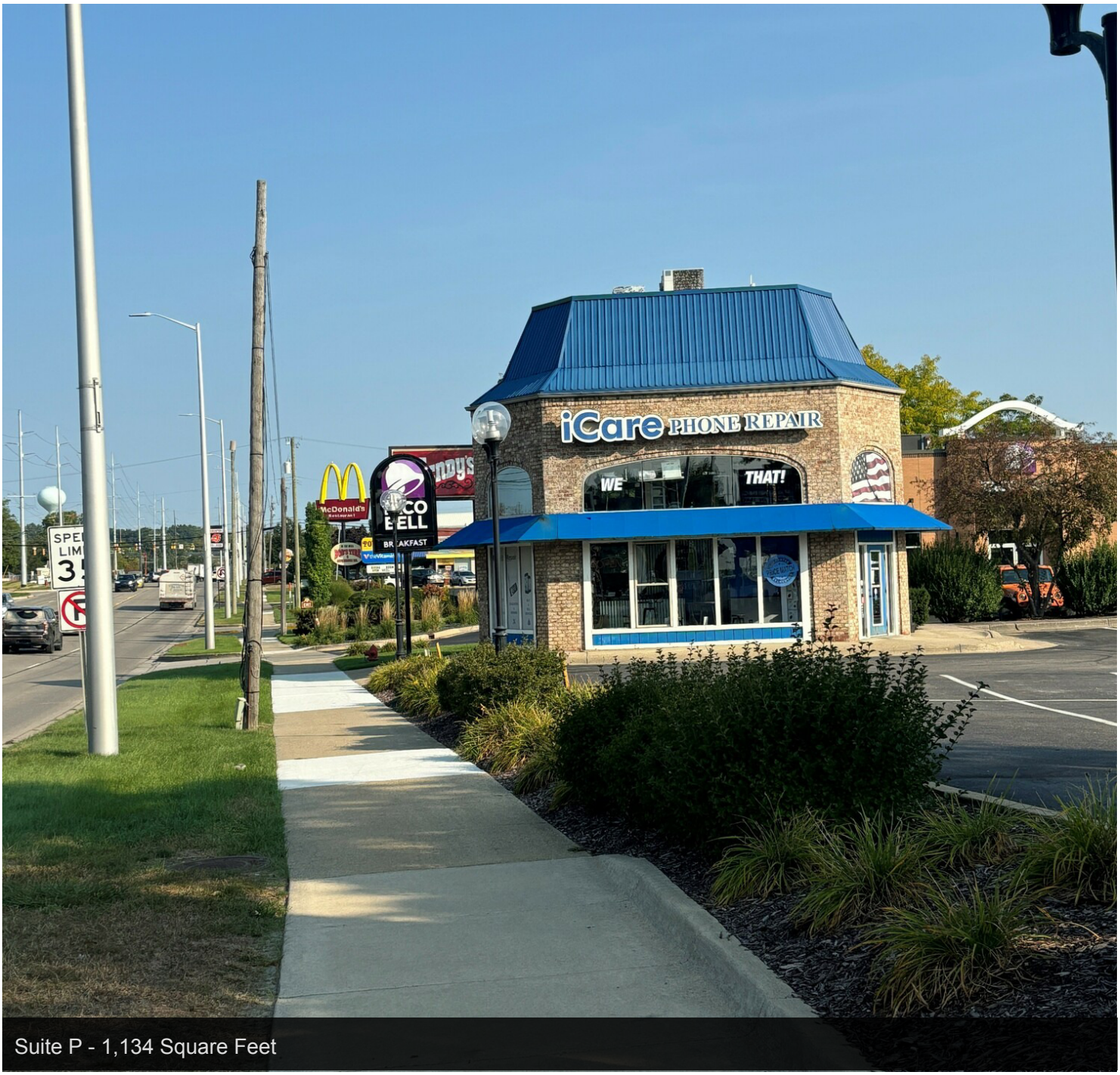
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SITE PLAN: Brookside Mall - Lease | Brighton, MI 48116



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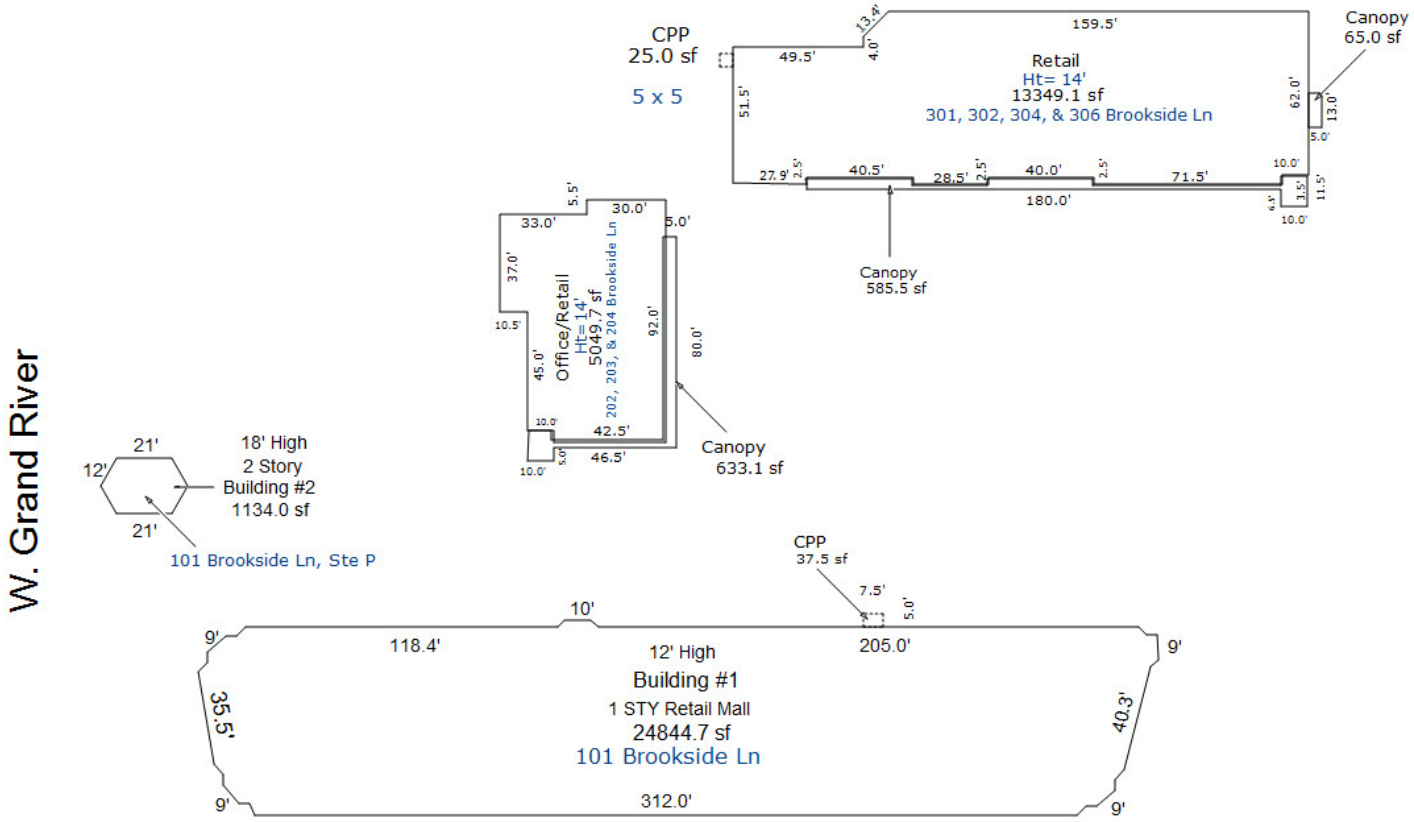
SUITE P PHOTO: Brookside Mall - Lease | Brighton, MI 48116



Suite P - 1,134 Square Feet

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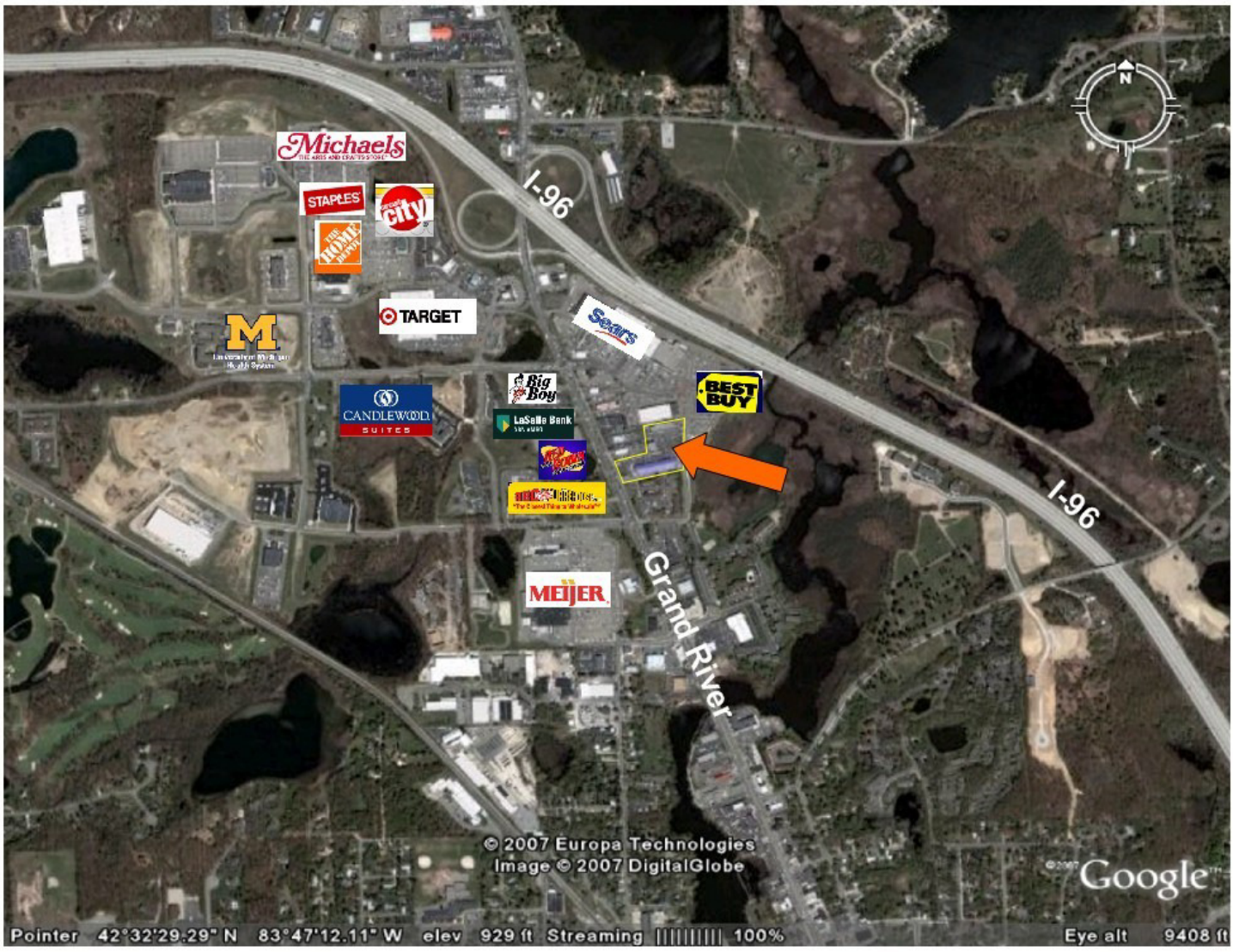
SITE SKETCH: Brookside Mall - Lease | Brighton, MI 48116



Sketch by Apex Sketch

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RETAILER MAP: Brookside Mall - Lease | Brighton, MI 48116

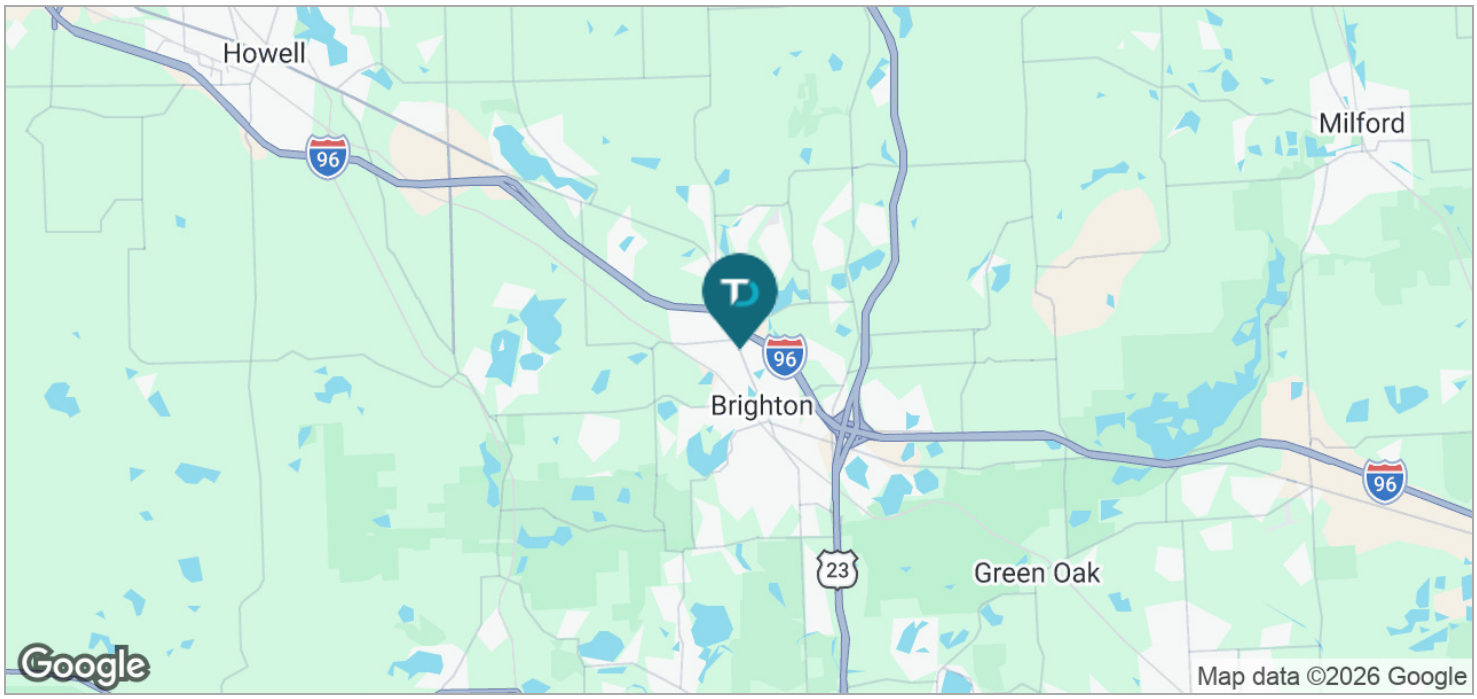


LOCATION DESCRIPTION

Brookside Mall is located on the east side of Grand River, just south of I-96, with frontage on Grand River and Best Buy Drive. Brookside Mall is located within Brighton's main retail corridor, neatly positioned among many major retailers.

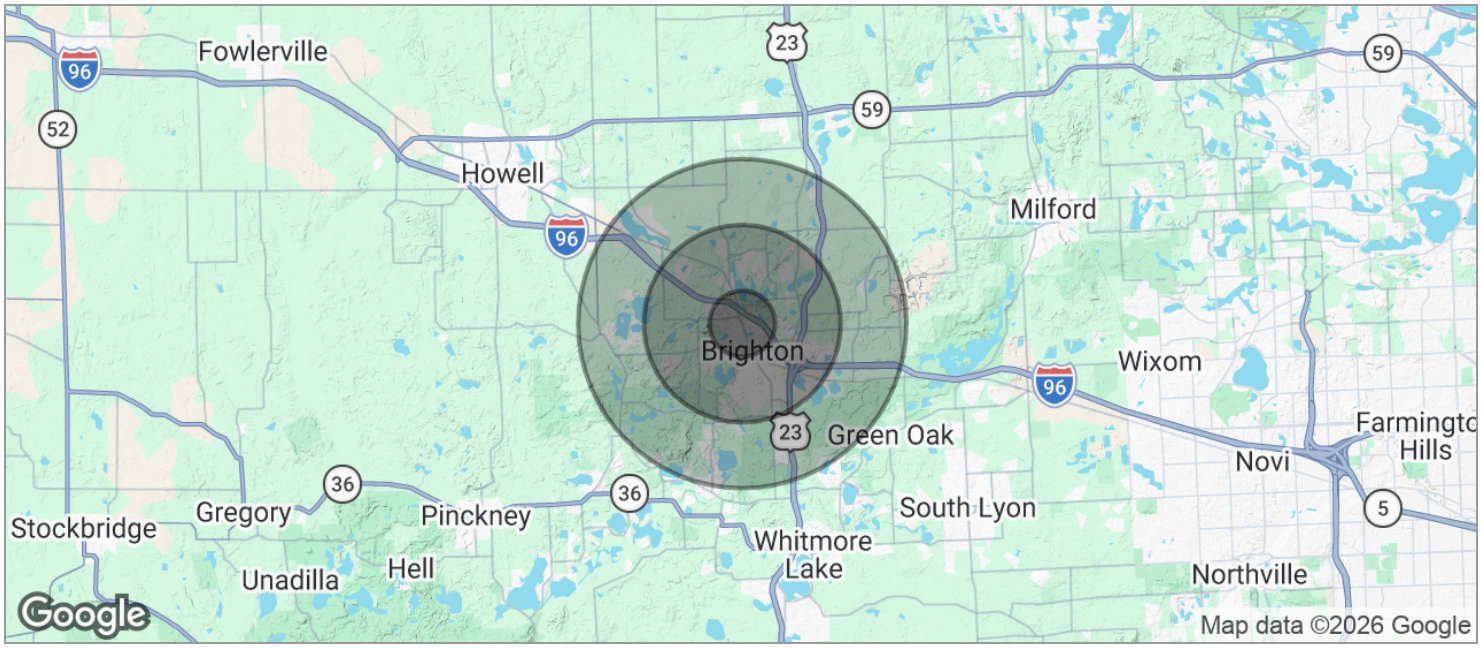
LOCATION MAPS: Brookside Mall - Lease | Brighton, MI 48116





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DEMOGRAPHICS MAP: Brookside Mall - Lease | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,825	27,412	52,468
MEDIAN AGE	45.2	42.4	42.0
MEDIAN AGE (MALE)	47.2	42.4	42.0
MEDIAN AGE (FEMALE)	45.0	42.1	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,699	11,209	20,297
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	$57,469	$78,207	$87,782
AVERAGE HOUSE VALUE	$178,004	$236,122	$257,390

** Demographic data derived from 2020 ACS - US Census*

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