

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, 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

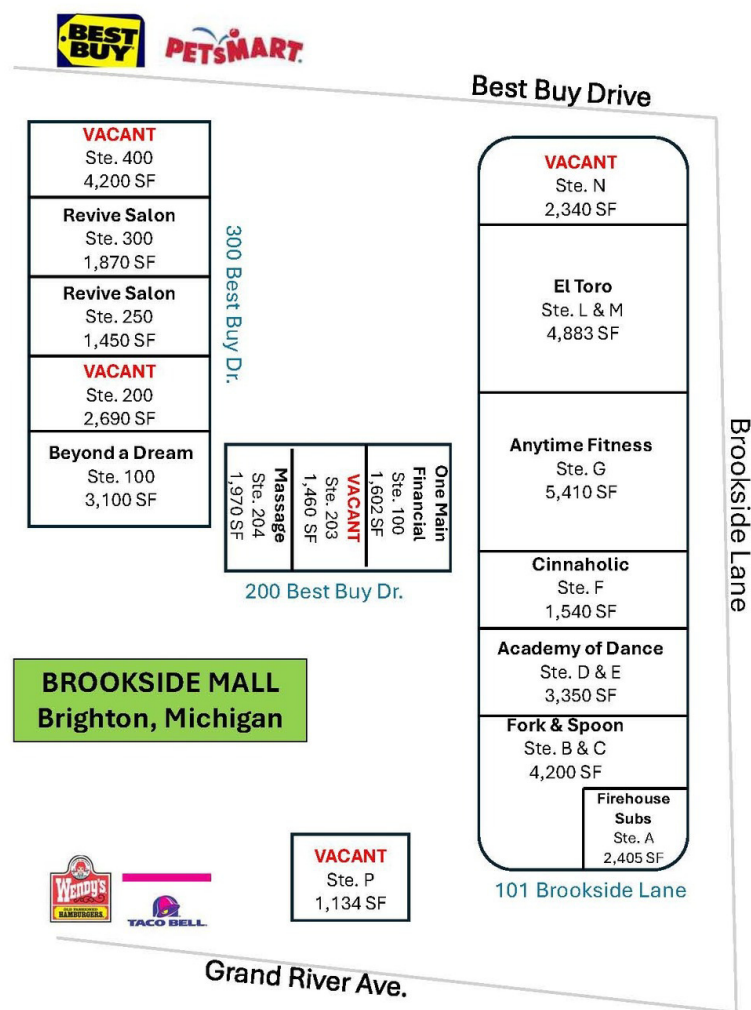
PROPERTY DETAILS: Brookside Mall - Lease | Brighton, MI 48116

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, 2,340, 2,690 and 4,200 SF
NO. OF PARKING SPACES:	206

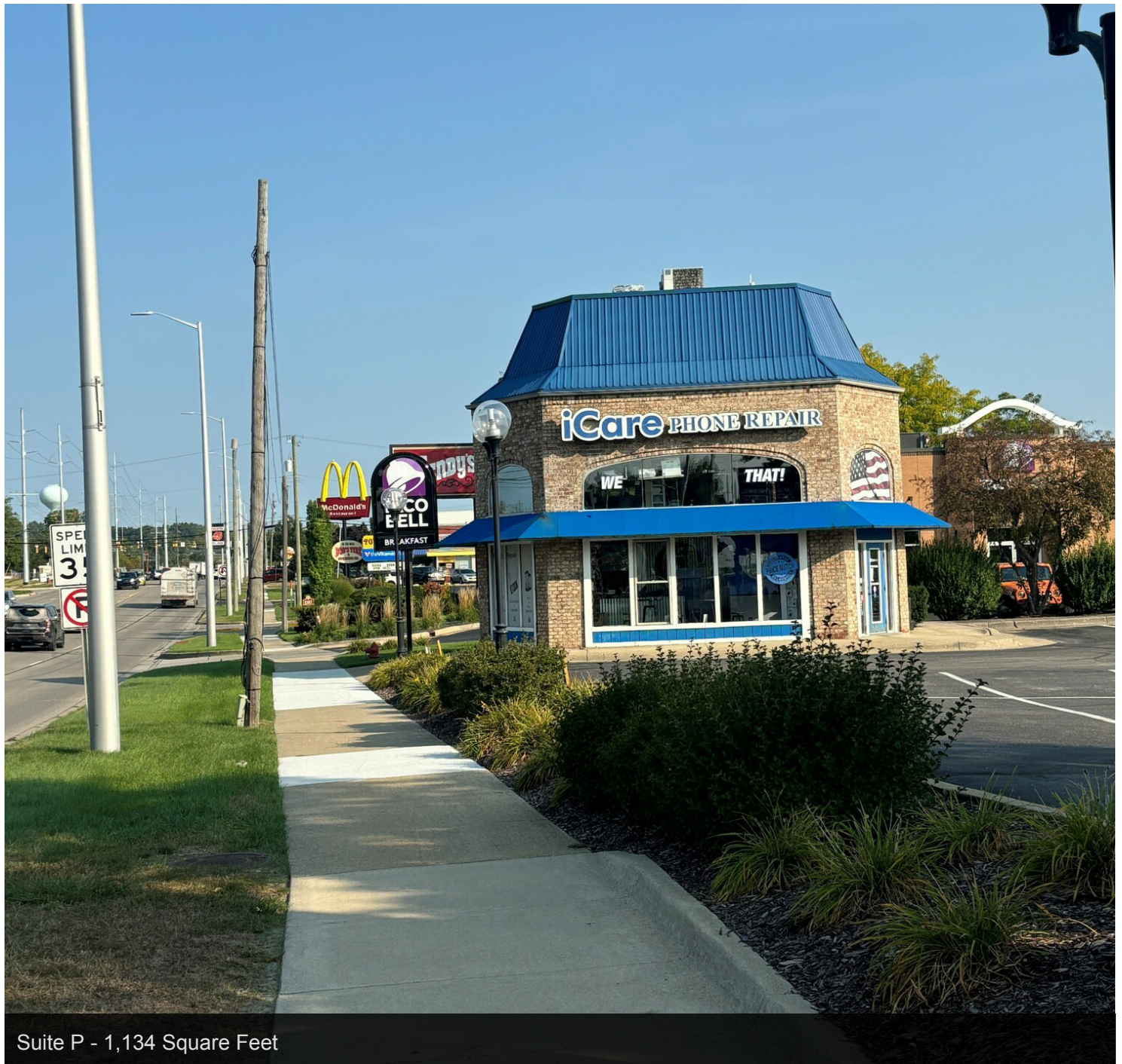
AVAILABLE SPACES: Brookside Mall - Lease | Brighton, MI 48116

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

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

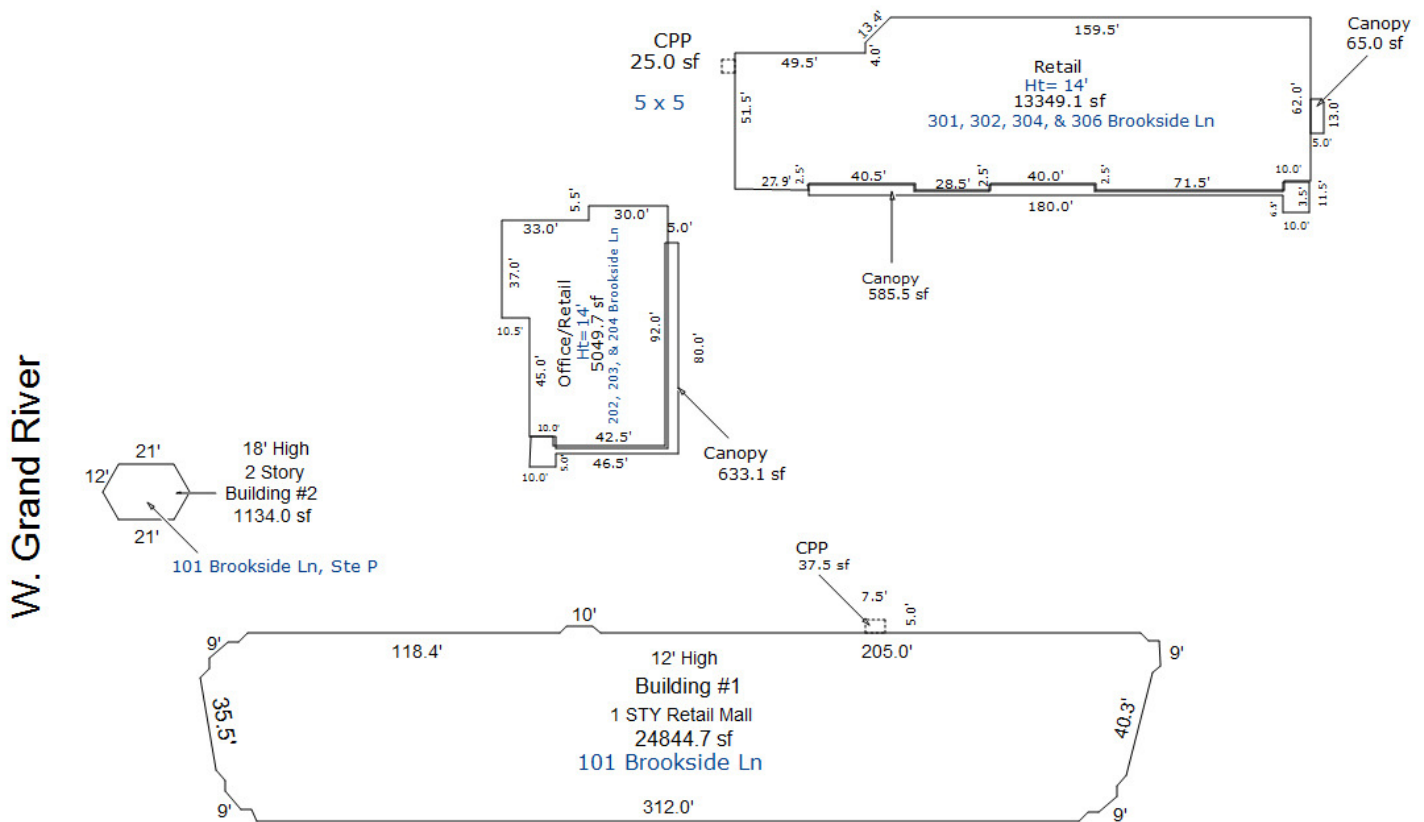


SUITE P PHOTO: Brookside Mall - Lease | Brighton, MI 48116



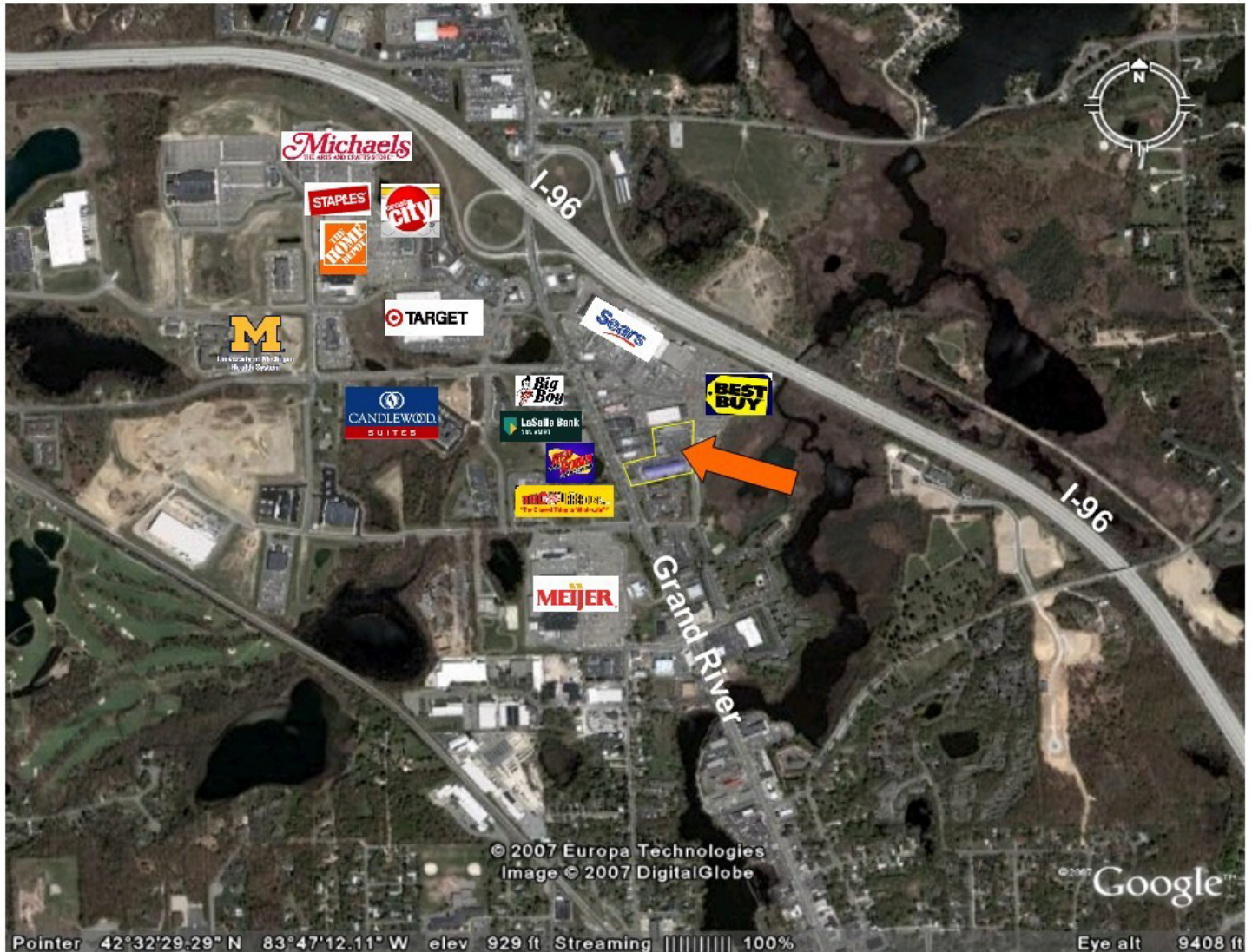
Suite P - 1,134 Square Feet

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



Sketch by Apex Sketch

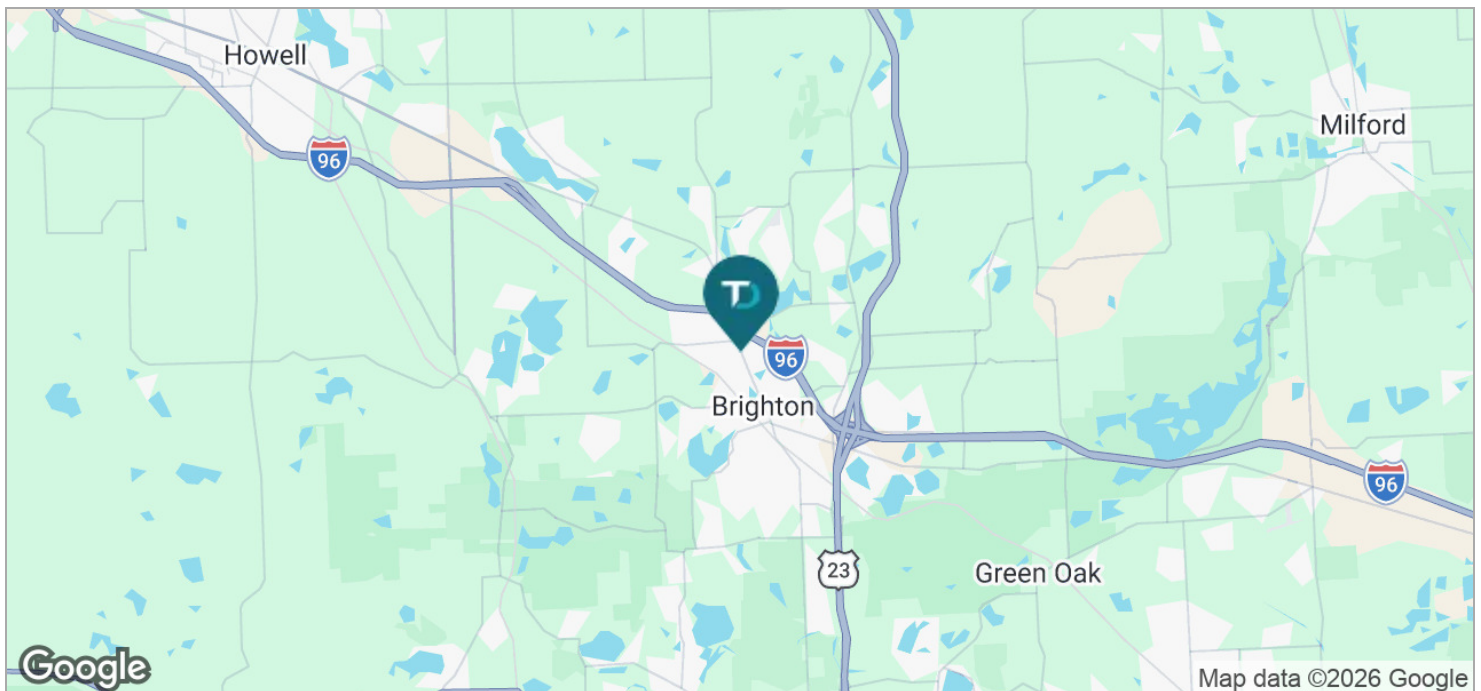
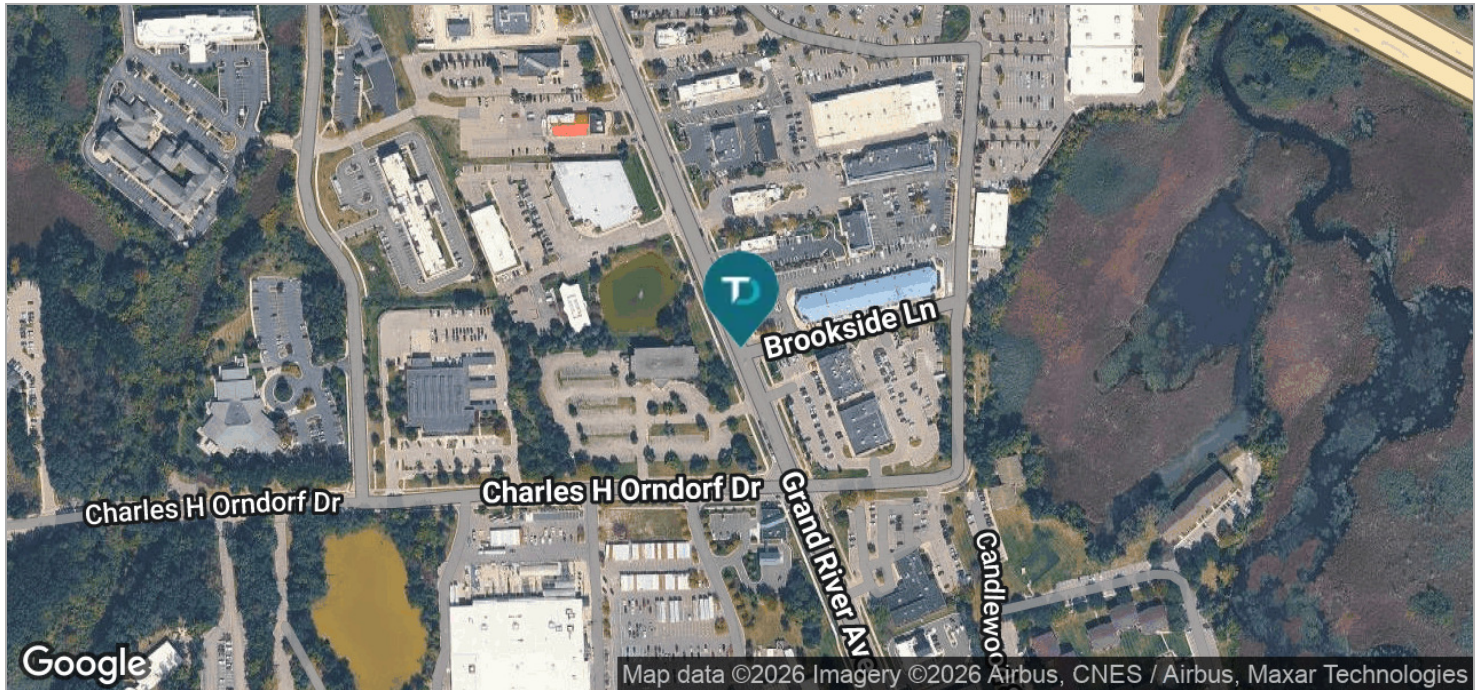
RETAILER MAP: Brookside Mall - Lease | Brighton, MI 48116



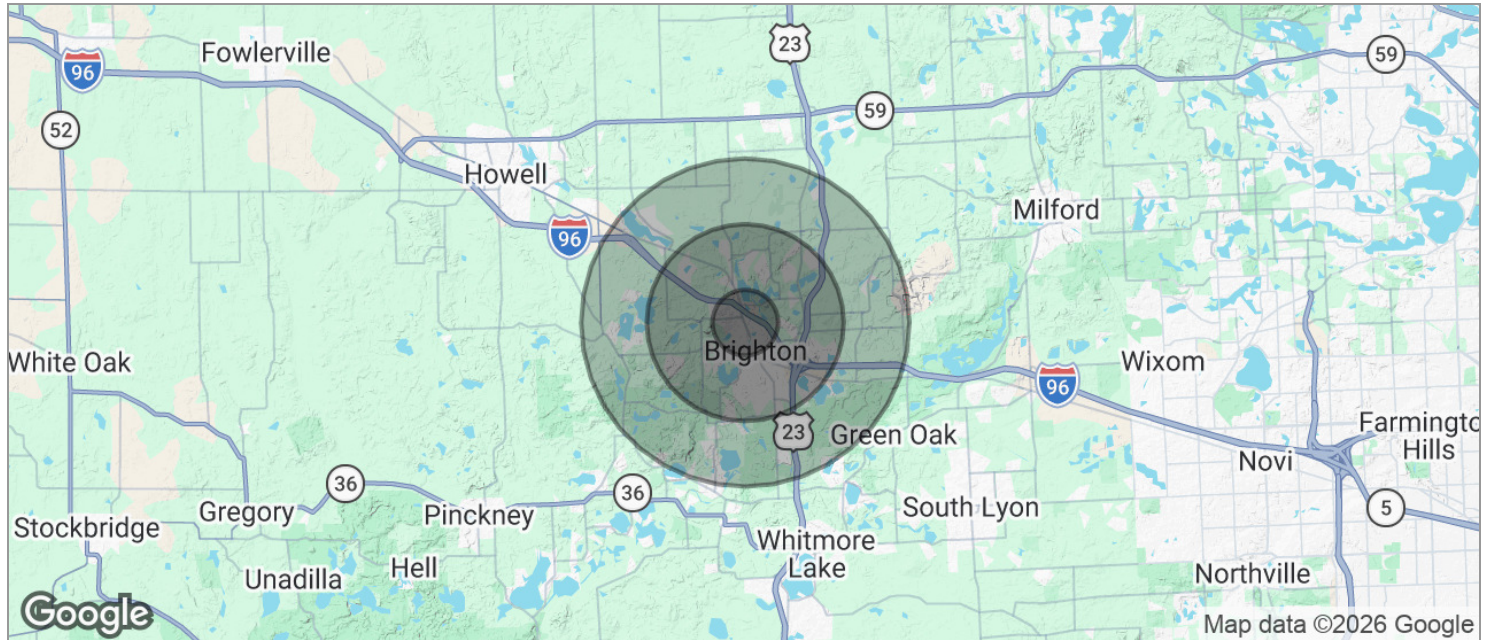
LOCATION DESCRIPTION

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



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