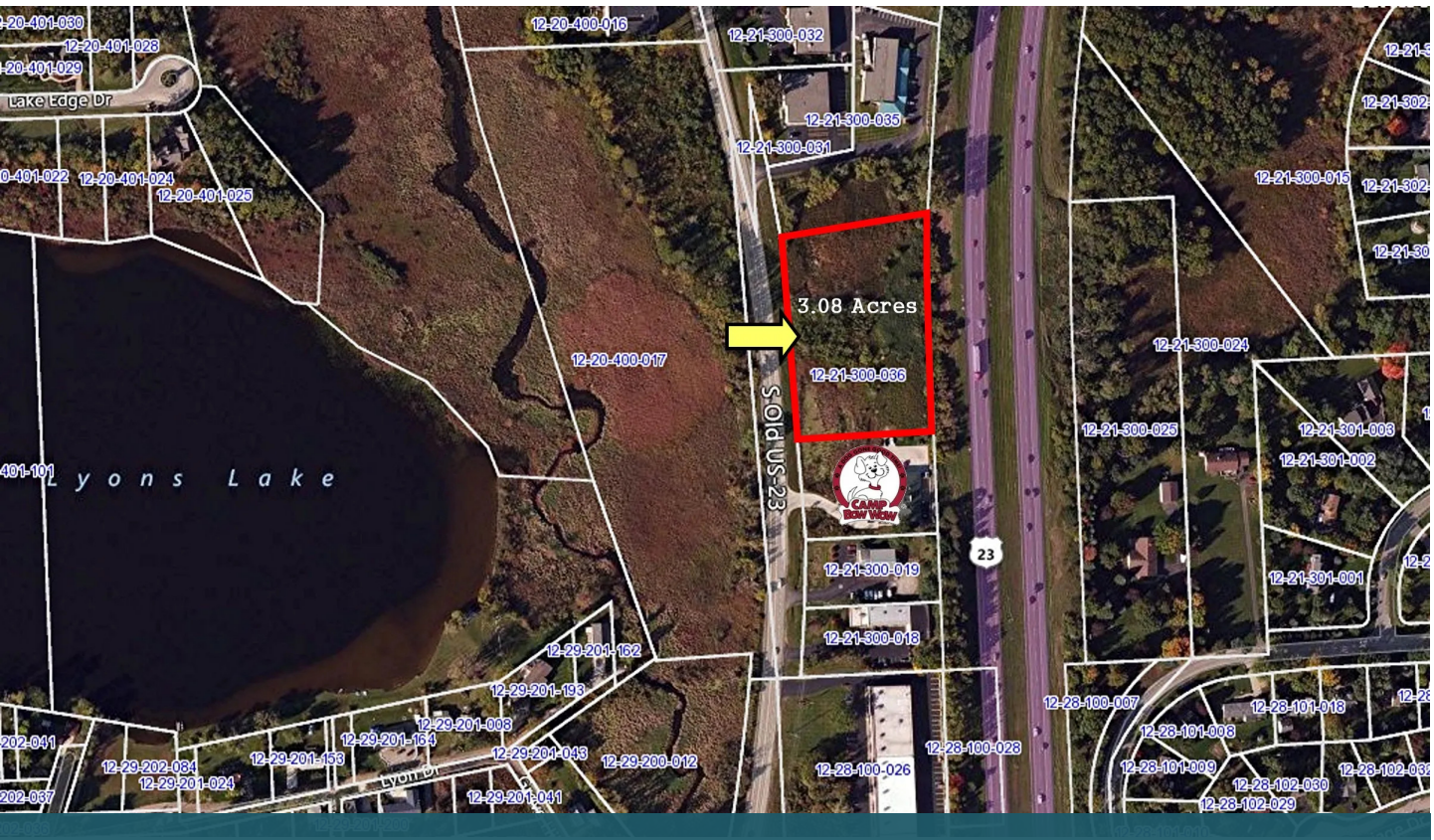
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

3.08 Acres Old US23

3829 S Old US Hwy 23 Brighton, MI 48114



FOR SALE

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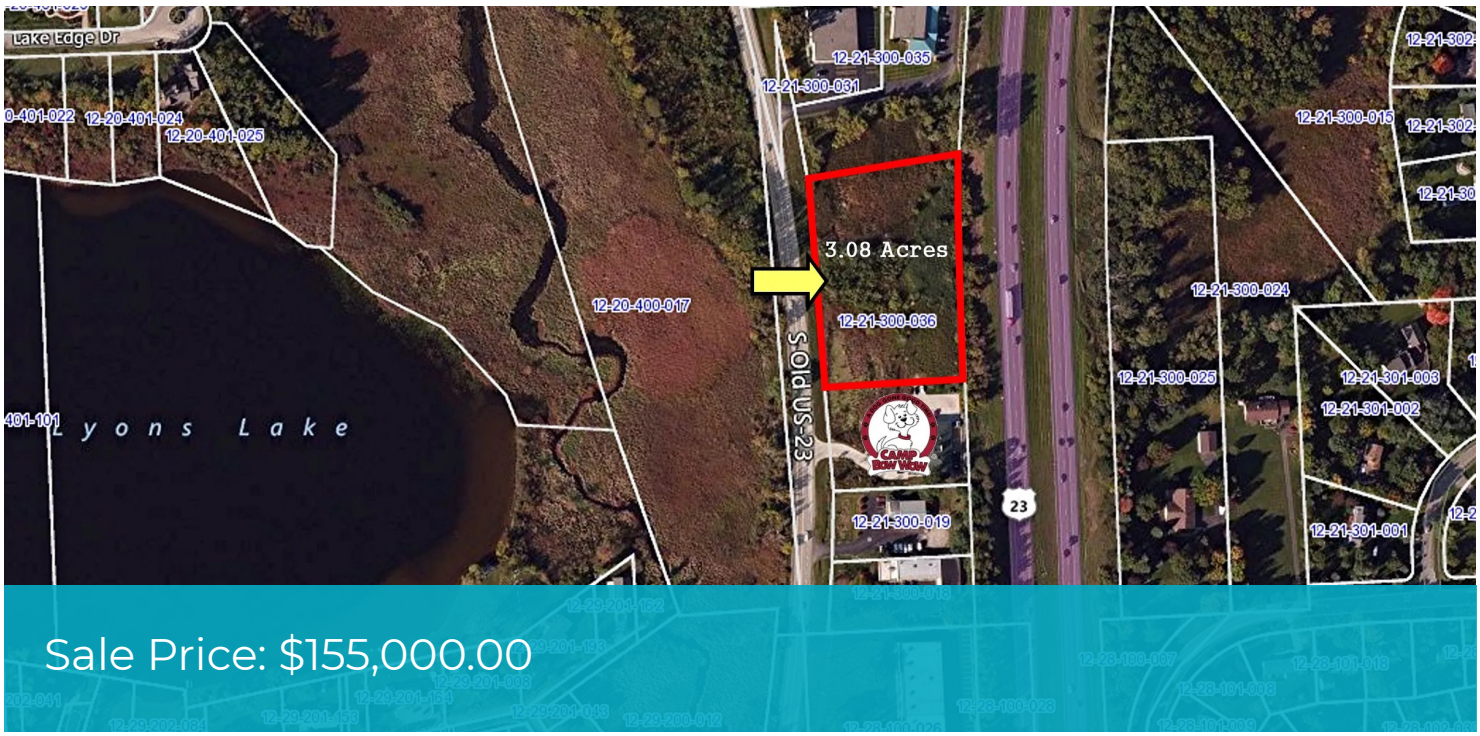
LISTED BY:
John Porth
Vice President
jkporth@thomasduke.com

WWW.THOMASDUKE.COM

FOR SALE

3.08 Acres Old US23

3829 S Old US Hwy 23 Brighton, MI 48114



Sale Price: $155,000.00

DESCRIPTION

Vacant land.

PROPERTY HIGHLIGHTS

- Easy access to I96 and US23
- Close to downtown Brighton
- Utilities stubbed to the site
- Visible from US23

FOR SALE

3.08 Acres Old US23

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BUILDING INFORMATION

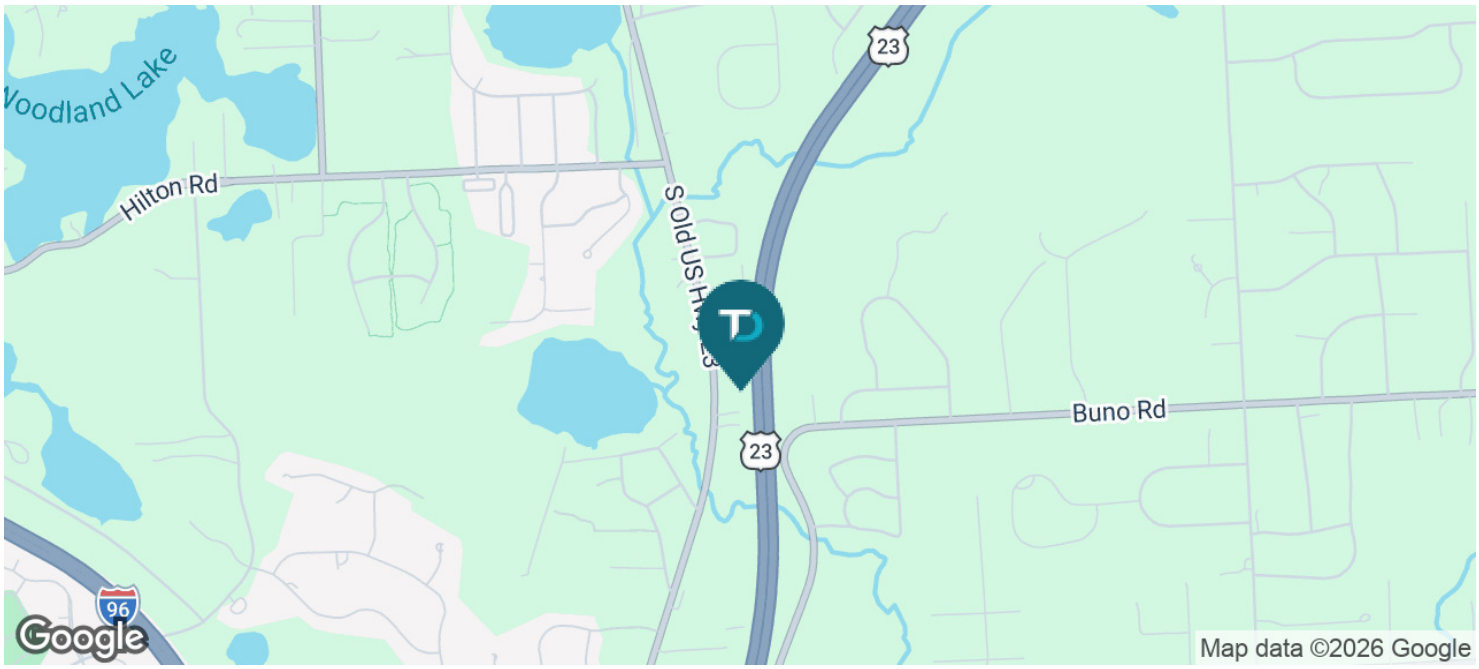
SALE PRICE:	$155,000.00
Price/AC:	$50,324.68
Utilities:	Well & Septic
Zoning:	I-1 Industrial District

PROPERTY INFORMATION

Lot Size:	3.08 Acres
Property Type:	Land
Property Subtype:	Office
Traffic Count:	Old US23 = 13,680
Legal Description:	Available upon request.
APN:	4712-21-300-036

LOCATION INFORMATION

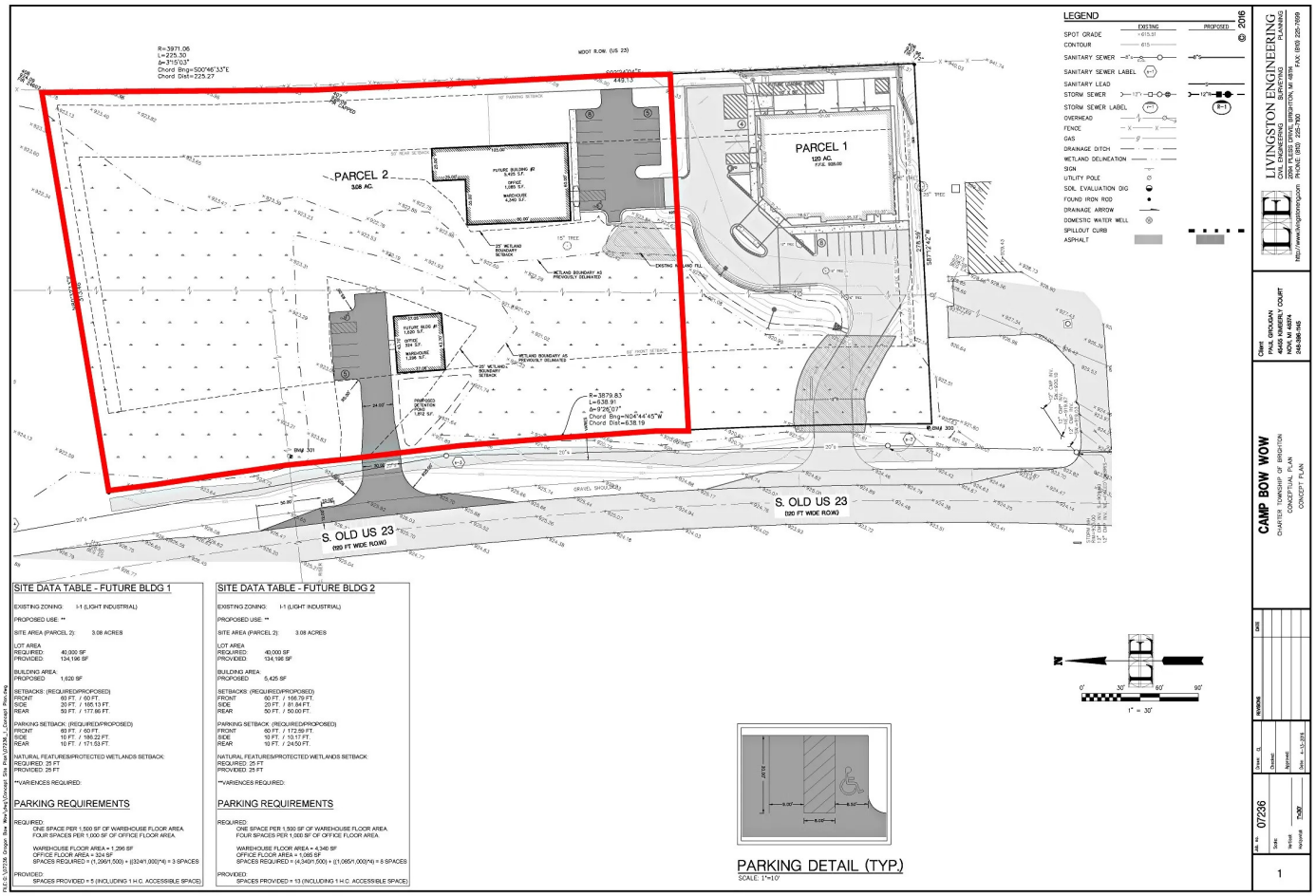
East side of Old US23, just north of Spencer Road.



FOR SALE

3.08 Acres Old US23

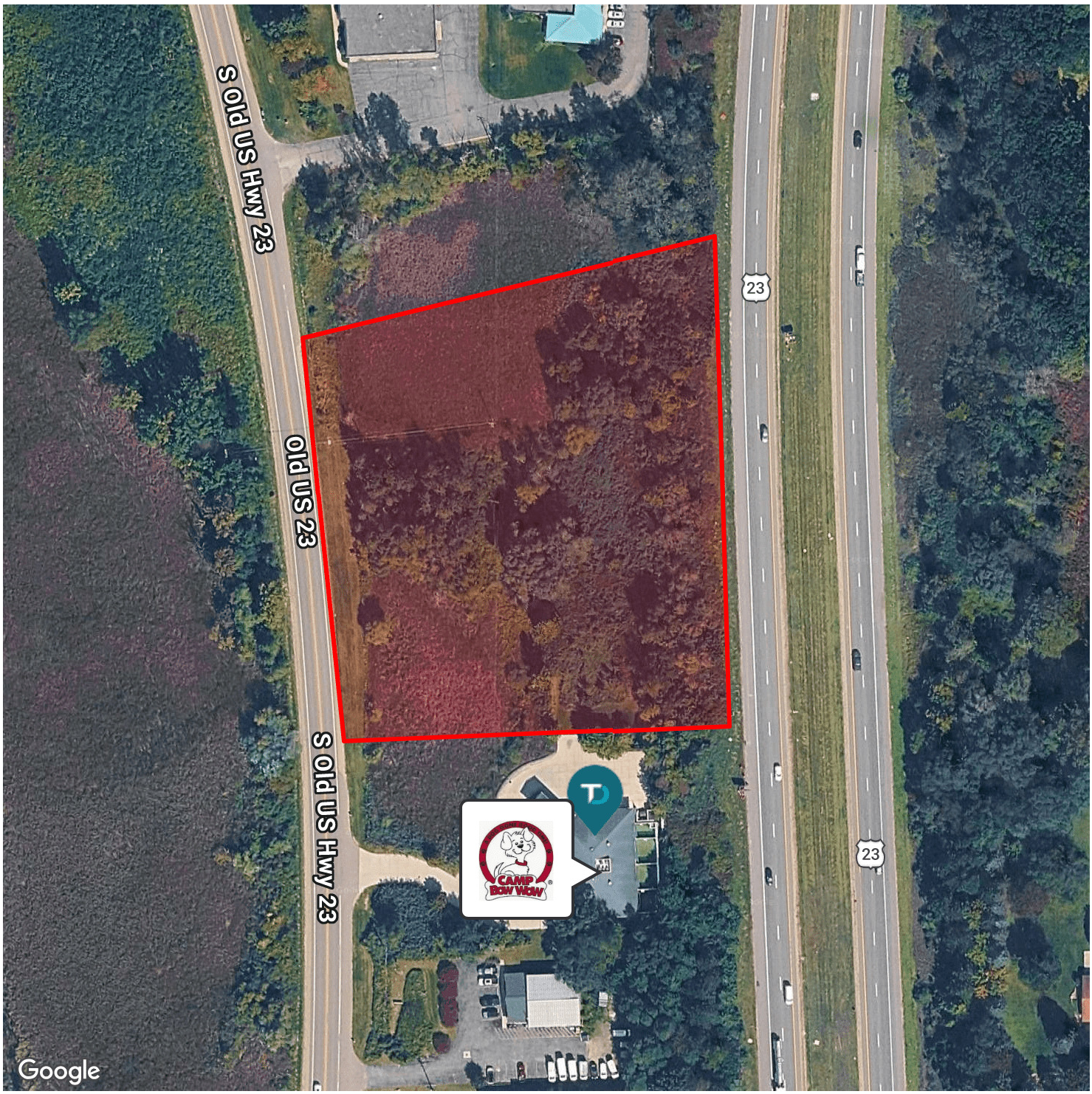
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FOR SALE

3.08 Acres Old US23

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	2,629	25,713	49,651
Median age	40.6	42.4	41.7
Total households	899	9,903	19,017
Average HH income	$114,932	$92,148	$87,876
Average house value	$292,682	$257,683	$261,127