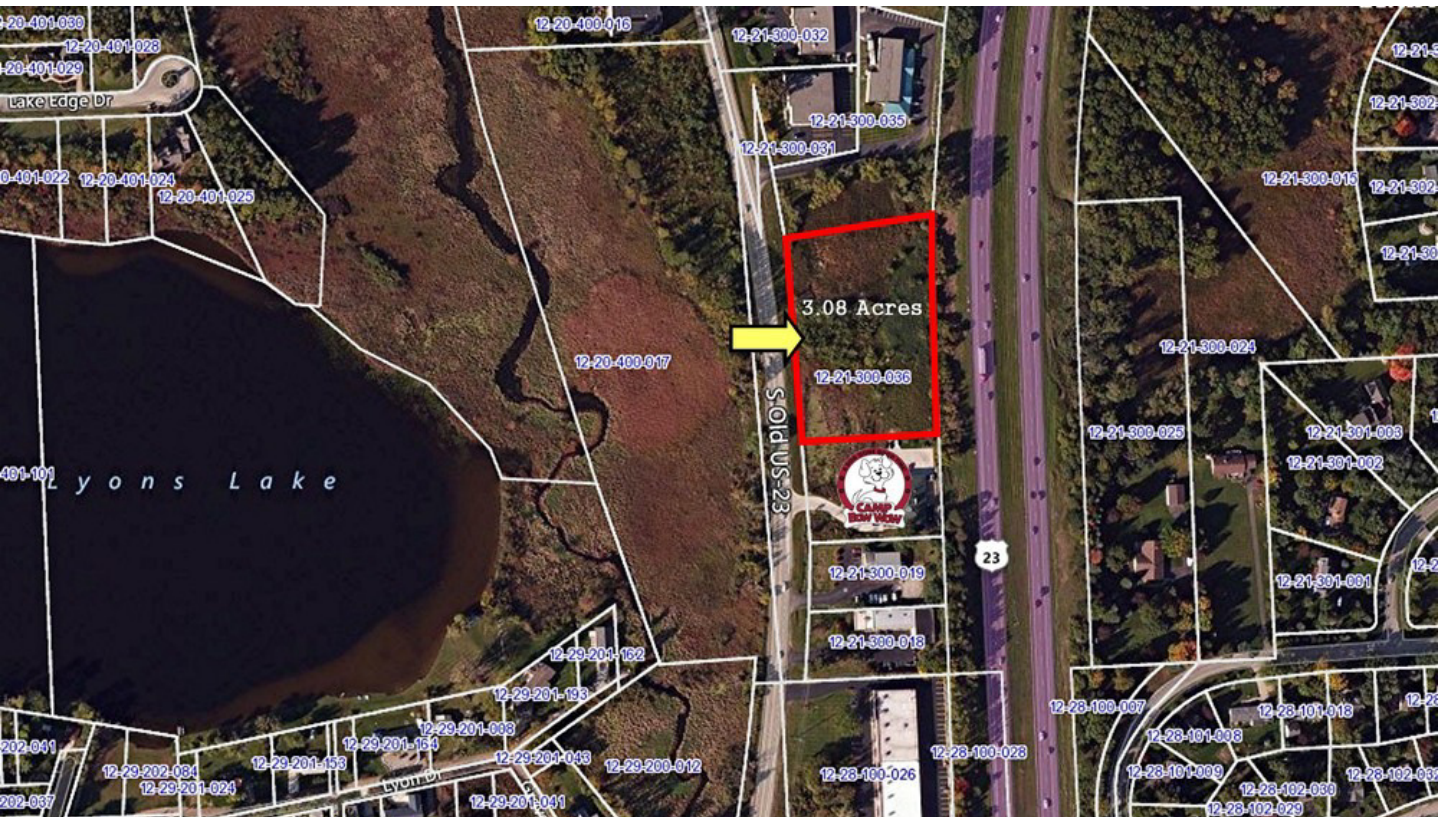




FOR SALE

Get**Real***quality*
248.476.3700

LISTED BY:

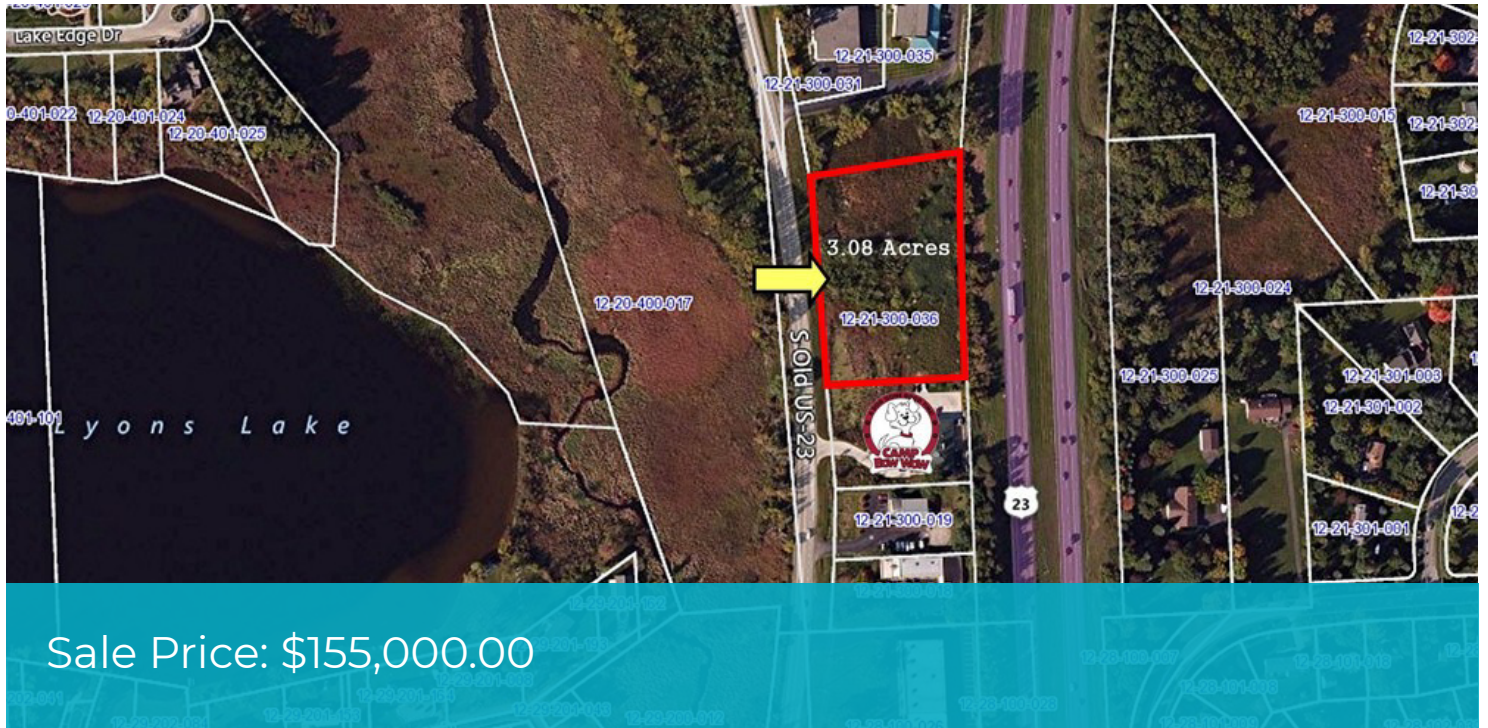
John Porth

Vice President
jkporth@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

3829 S Old US Hwy 23 Brighton, MI 48114

BUILDING INFORMATION

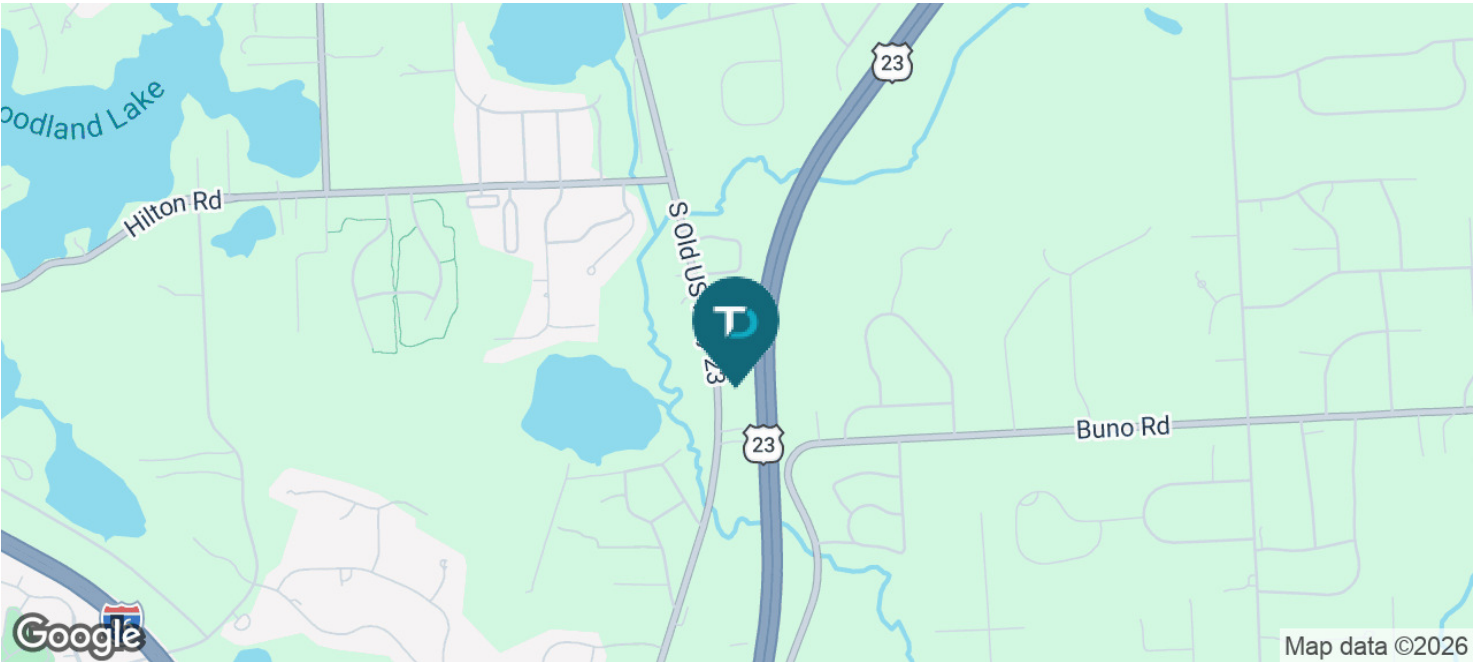
SALE PRICE:	\$155,000.00
Price/AC:	\$50,324.68
Utilities:	Well & Septic
Zoning:	I-1 Industrial District

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.



3.08 Acres Old US23

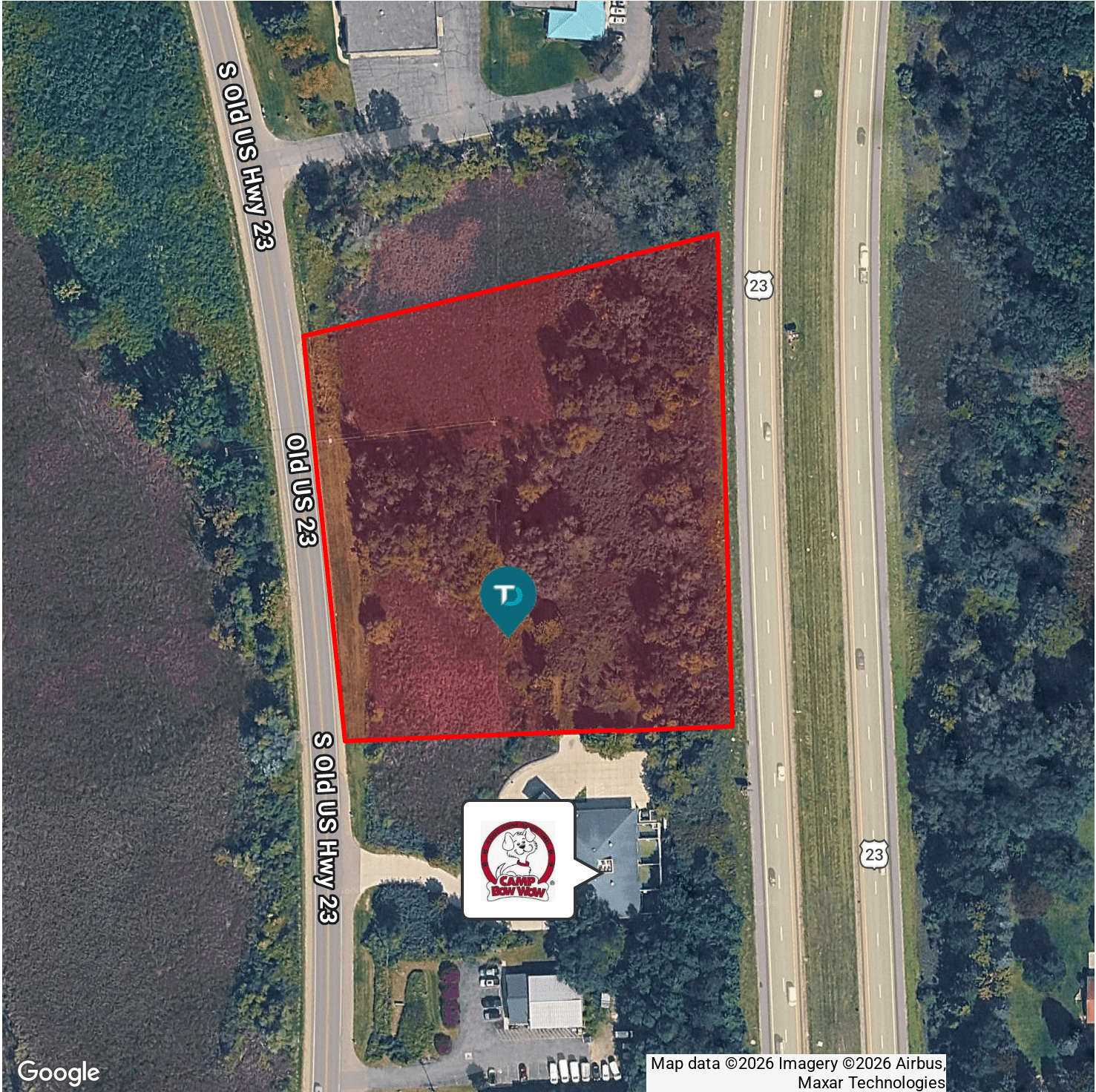
3829 S Old US Hwy 23 Brighton, MI 48114



FOR SALE

3.08 Acres Old US23

3829 S Old US Hwy 23 Brighton, MI 48114



FOR SALE

3.08 Acres Old US23

3829 S Old US Hwy 23 Brighton, MI 48114



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

