

10448 CITATION DRIVE

Brighton, MI 48116



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 10448 Citation Drive | Brighton, MI 48116



PROPERTY OVERVIEW

Two Unit Office Building with office space for lease.

OFFERING SUMMARY

LEASE RATE: \$14.00/SF, NNN
Building Size: 13,800 SF
Available Space: 5,000 SF
Year Built: 2003
Zoning: B-3 Special Business

PROPERTY HIGHLIGHTS

- Prime Two Unit Office Building zoned B-3 (Special Business District).
- Located off of Grand River, south of I-96 within the Eagle Business Park.
- 8,800 Square Feet occupied by Colt Optics.
- 5,000 Square Feet available.
- Occupancy March 1, 2027.

BUILDING/PROPERTY INFORMATION: 10448 Citation Drive | Brighton, MI 48116

BUILDING INFORMATION

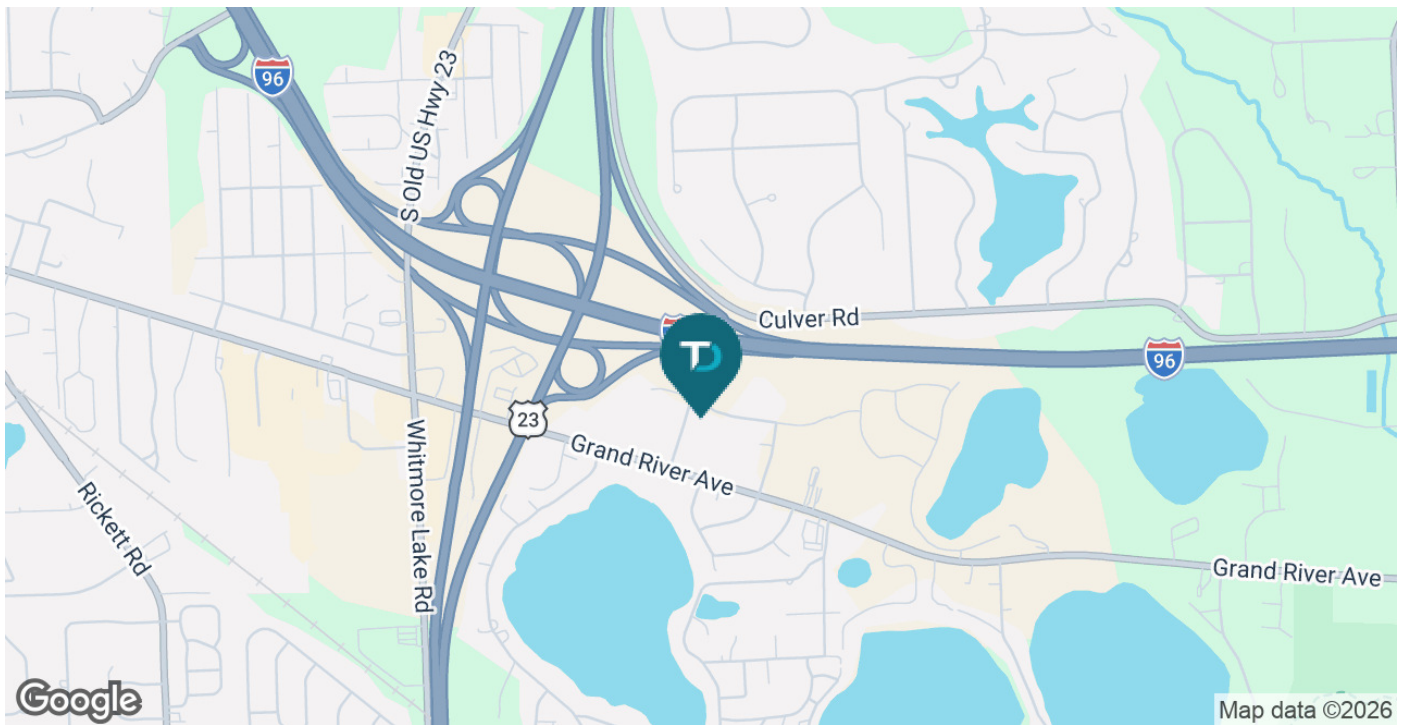
LEASE RATE:	\$14.00/SF, NNN
Building Size:	13,800 SF
Available Space:	5,000 SF
Year Built:	2003
Number of Floors:	1
Parking Spaces:	57

PROPERTY INFORMATION

Property Type:	Office/Flex Building
Zoning	B-3 Special Business District
Traffic Count:	Grand River = 15,675 I-96 = 99,316
Utilities:	Private Well & Sanitary Sewer

LOCATION INFORMATION

Located on the south side of Citation Drive, east off of Eagle Center Drive, north of Grand River Avenue and south of I-96, within the Business Center.



ADDITIONAL PHOTOS: 10448 Citation Drive | Brighton, MI 48116



DRONE PHOTOS: 10448 Citation Drive | Brighton, MI 48116



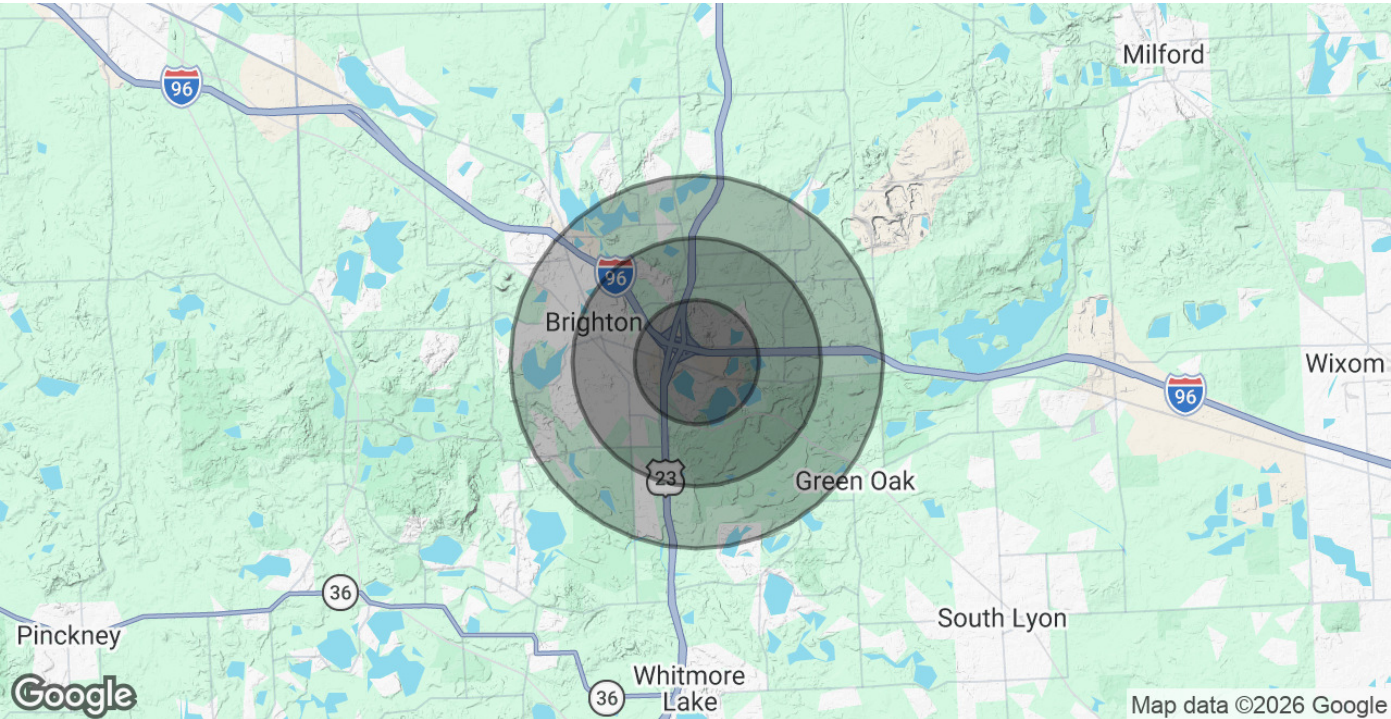
AERIAL MAP: 10448 Citation Drive | Brighton, MI 48116



RETAILER MAP: 10448 Citation Drive | Brighton, MI 48116



DEMOGRAPHICS MAP & REPORT: 10448 Citation Drive | Brighton, MI 48116



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,741	11,938	22,593
Average Age	44.0	43.3	43.9
Average Age (Male)	42.0	39.9	40.9
Average Age (Female)	44.4	45.2	46.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,210	5,229	9,503
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$98,993	\$97,616	\$110,017
Average House Value	\$231,928	\$234,638	\$273,243
2020 American Community Survey (ACS)			