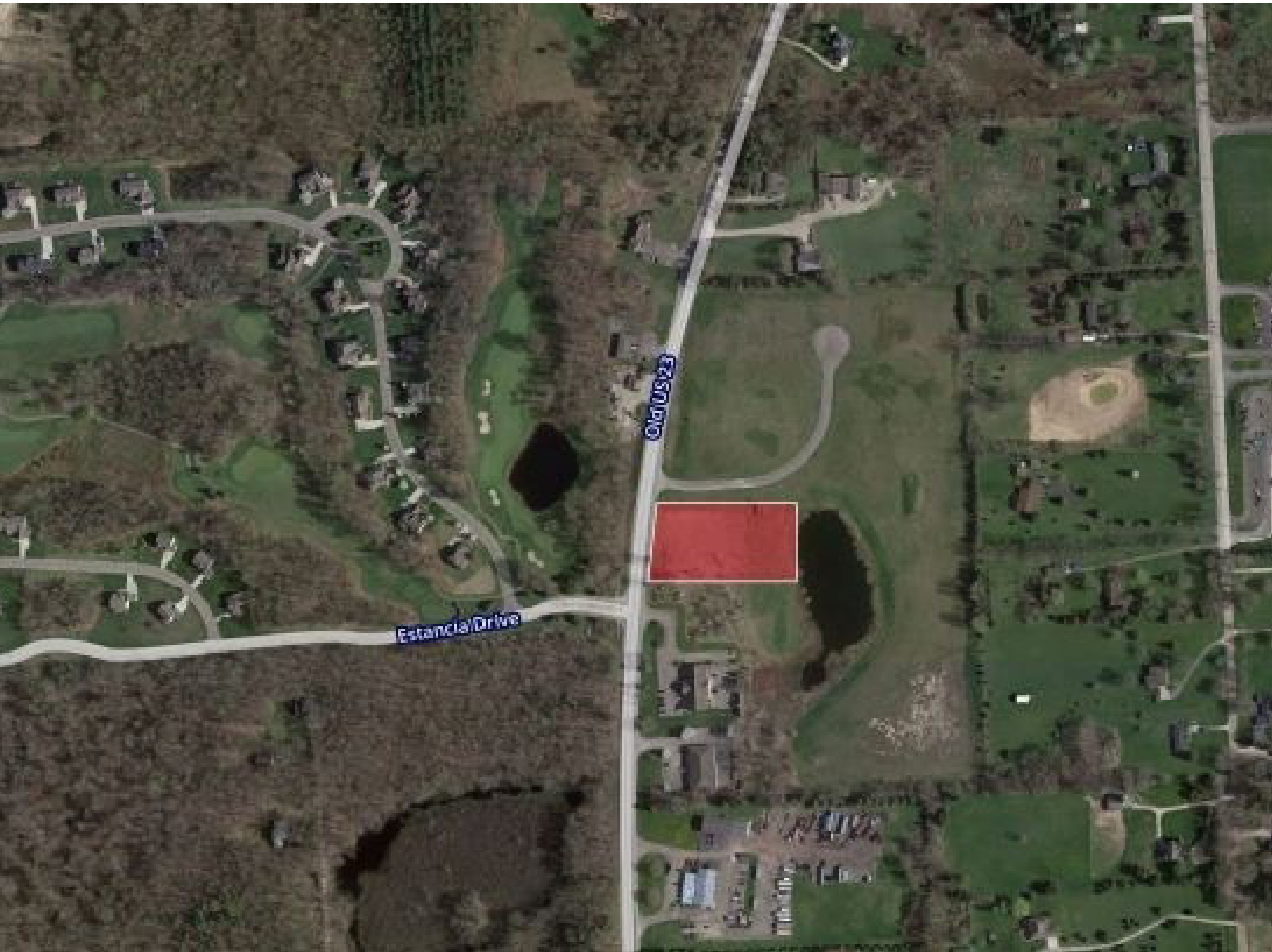


1.75 ACRES OLD US 23

1.75 Acres Old US 23, Brighton, MI 48114



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

jkporth@thomasduke.com

OFFERING SUMMARY: 1.75 Acres Old US 23 | Brighton, MI 48114



PROPERTY OVERVIEW

This 1.75 Acre site offers significant upfront cost savings and streamlined readiness for construction. Ideal for Commercial, Office, of Mixed-Use Development.

OFFERING SUMMARY

Sale Price: \$238,500
Lot Size: 1.75 Acres
Price / Acre: \$136,286
Zoning: B-2 Commercial

PROPERTY HIGHLIGHTS

- 200' Frontage on S Old US-23
- Zoned B-2 Commercial
- Corner Lot
- Build Ready
- Joint Venture Possible
- Office, Retail, Medical
- Installed Retention/Detention Infrastructure
- Completed Curb Cut & Approach

BUILDING/PROPERTY INFORMATION: 1.75 Acres Old US 23 | Brighton, MI 48114

BUILDING INFORMATION

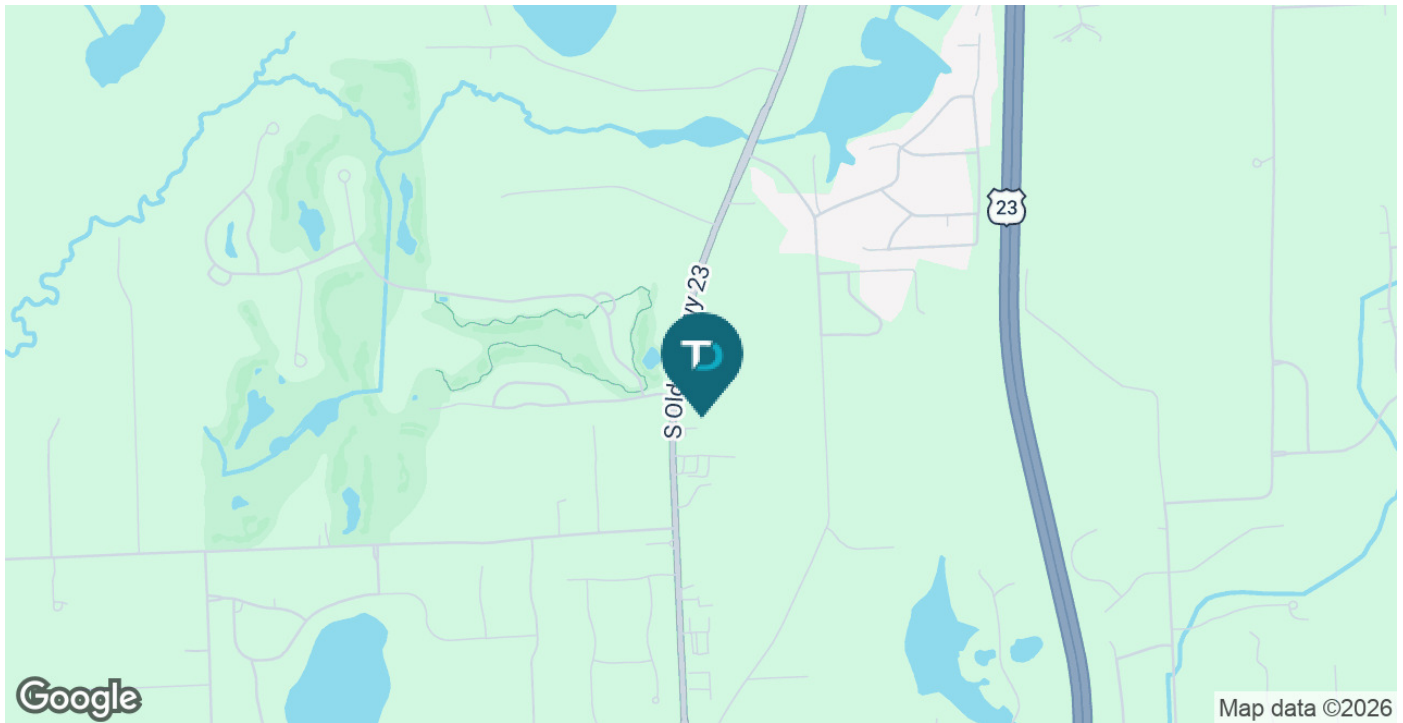
Price/SF: \$3.13
Price/AC: \$136,286
Utilities: Municipal Sewer at Site Line

PROPERTY INFORMATION

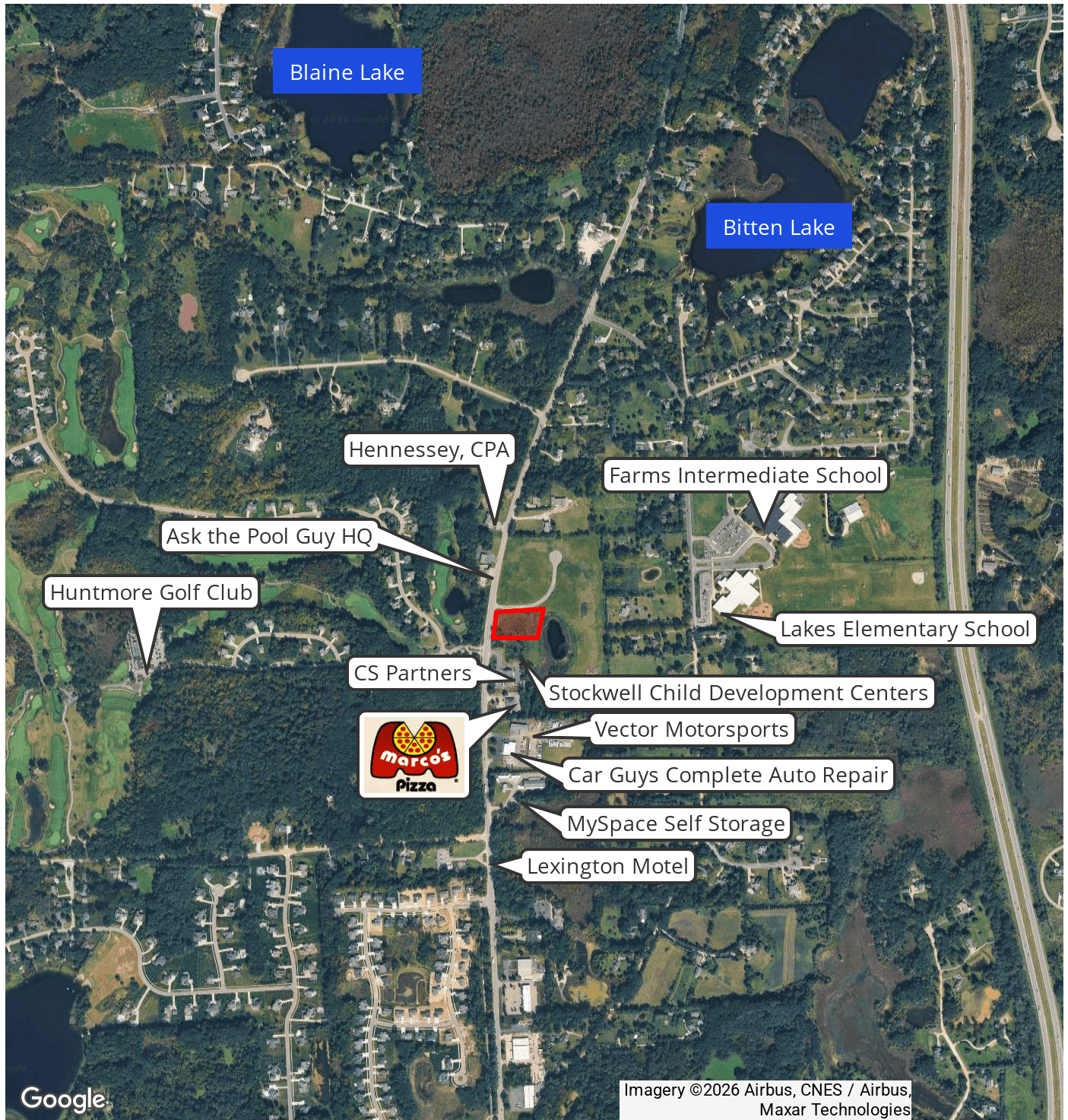
Lot Size: 1.75 Acres
Property Type: Land
Property Subtype: Industrial
Zoning: B-2 Commercial
Taxes: 2025 Summer - \$2191.21
2025 Winter - \$950.39
Traffic Count: Old US-23 - 13,814 VPD
Taylor Rd - 2,443 VPD
(MPSI 2024)
Legal Description: Available Upon Request
APN: 1204300043

LOCATION INFORMATION

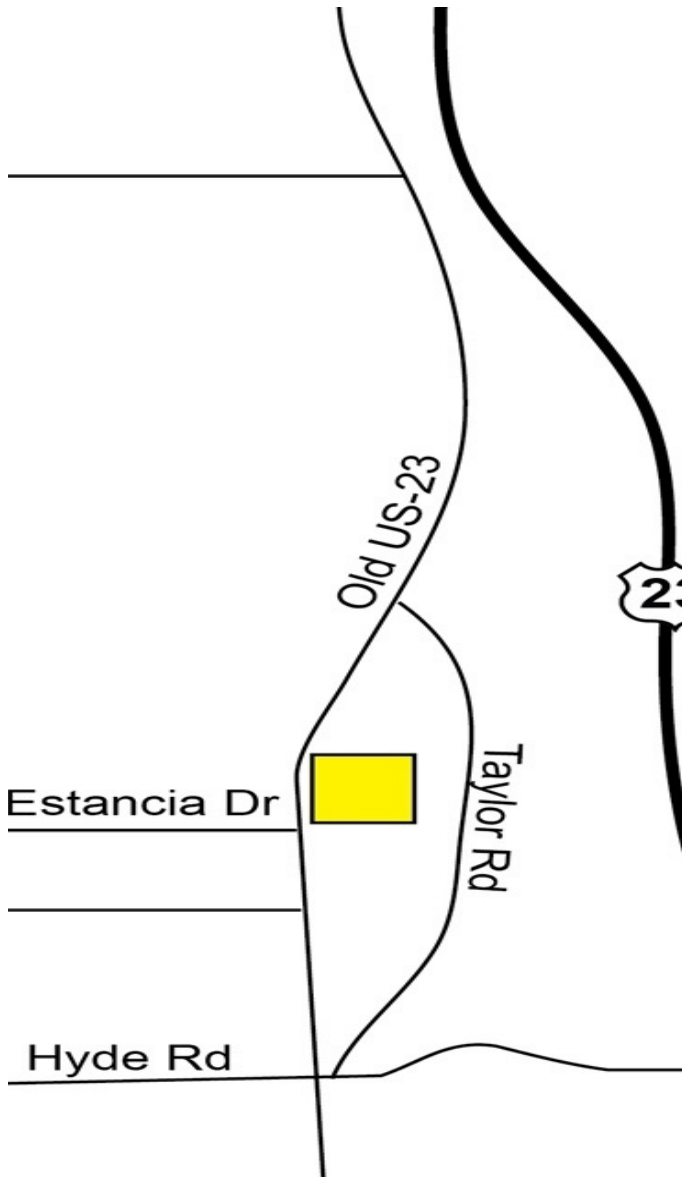
Located on East side of Old US-23, across from Estancia Dr.



RETAILER MAP: 1.75 Acres Old US 23 | Brighton, MI 48114



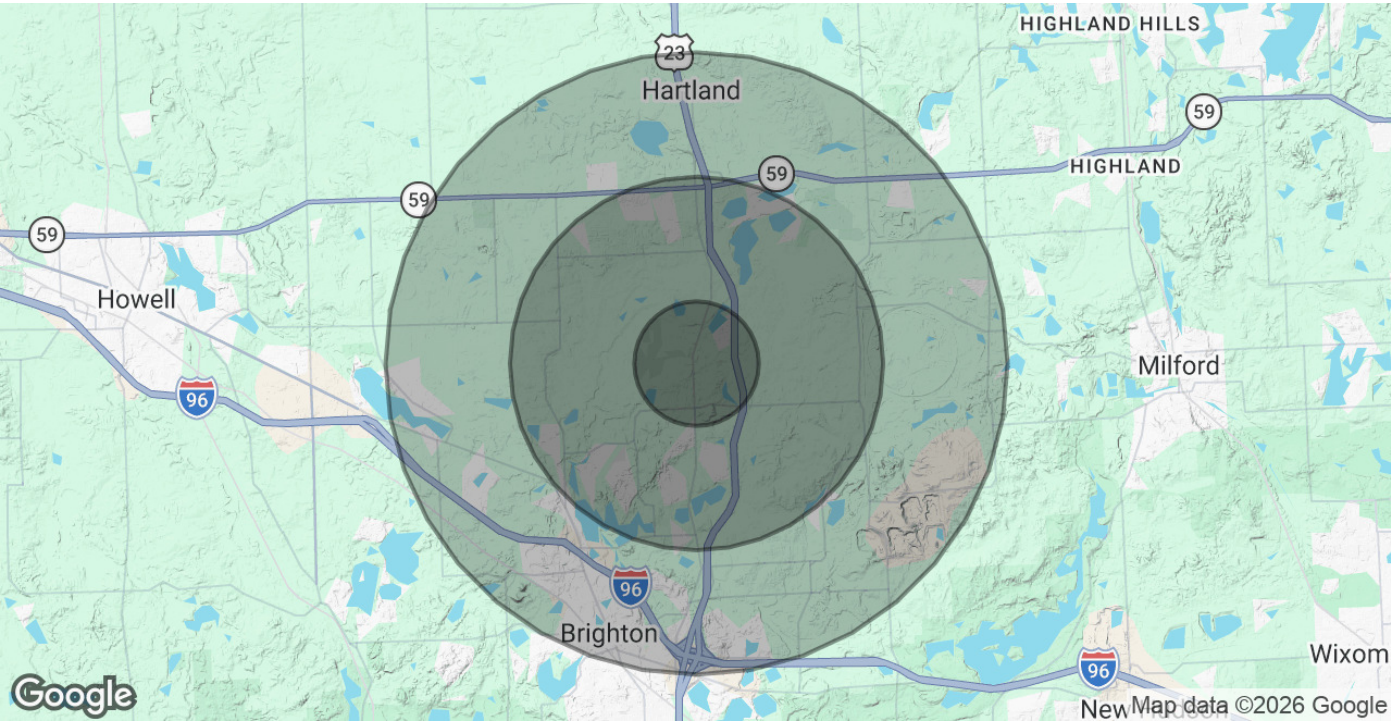
COMPLETE HIGHLIGHTS: 1.75 Acres Old US 23 | Brighton, MI 48114

**PROPERTY HIGHLIGHTS**

- Situated in Brighton Township, this 1.75-acre property is zoned for commercial, retail, and medical use, offering endless possibilities for development.
- Conveniently located near major highways, ensuring easy access for customers and clients. The property is just minutes away from I-96, providing excellent connectivity to surrounding areas.
- Ideal for a variety of commercial ventures, including retail stores, medical offices, and professional services. The zoning allows for flexible use, making it perfect for businesses looking to expand or establish a presence in a thriving community.
- Brighton Township is experiencing rapid growth, with increasing demand for commercial spaces. This property offers a unique opportunity to capitalize on the area's expanding market and vibrant economic environment.
- High visibility location with significant vehicle traffic, ensuring maximum exposure for your business. The property is positioned on Old US-23, attracting potential customers and clients.
- With the area's growth trajectory, this property is ideal for developers and investors looking to tap into the commercial real estate market.

DEMOGRAPHICS MAP & REPORT:

1.75 Acres Old US 23 | Brighton, MI 48114



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,612	18,089	43,697
Average Age	41	41	43
Average Age (Male)	40	40	42
Average Age (Female)	42	42	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	565	6,532	16,939
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$156,488	\$147,886	\$133,898
Average House Value	\$431,819	\$452,494	\$416,247
2020 American Community Survey (ACS)			