EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

6.9+/- ACRES GRAND RIVER

8059-8087 W Grand River, Brighton, MI 48114



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 8059-8087 W Grand River | Brighton, MI 48114



PROPERTY OVERVIEW

Redevelopment Opportunity in Brighton.

OFFERING SUMMARY

Sale Price:	$7,500,000.00
Lot Size:	6.9 Acres
Price / Acre:	$1,086,957.00
Zoning:	B-2 (General Business) & R-5 (Residential)

PROPERTY HIGHLIGHTS

- Frontage on both Woodland Lake & Grand River.
- Mixed Use Opportunity.



The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 8059-8087 W Grand River | Brighton, MI 48114

PROPERTY INFORMATION

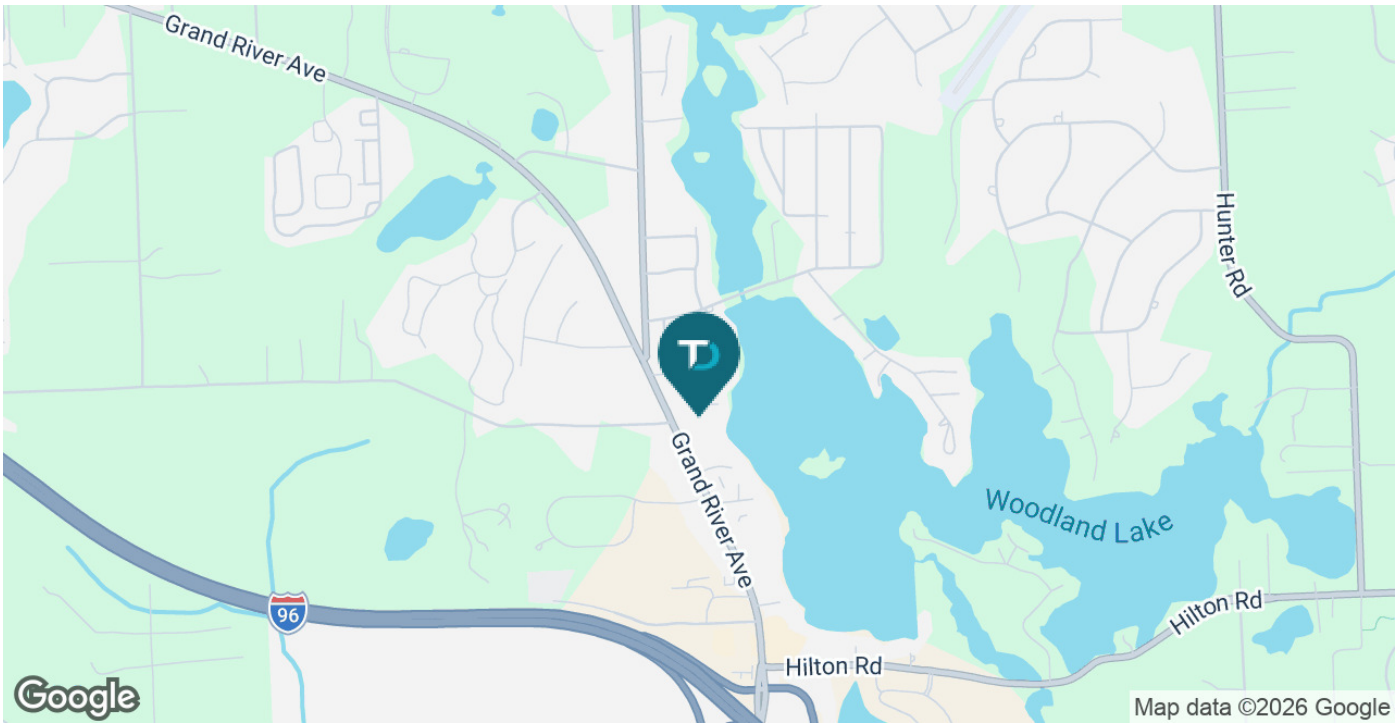
SALE PRICE:	$7,500,000.00
Price/AC:	$1,086,957.00
Utilities:	Municipal Water & Sanitary Sewer
APN:	12-19-100-026 12-19-100-027 12-19-100-041 12-19-100-086 12-19-100-087

PROPERTY INFORMATION

Lot Size:	6.9 Acres
Property Type:	Land
Zoning	B-2 (General Business) & R-5 (Residential)
2025 Traffic Count:	Grand River = 27,457
School District:	Brighton Community Schools
Taxes (Combined):	2025 Winter - $8,243.39 2026 Summer - $40,117.71

LOCATION INFORMATION

Located on the east side of Grand River, 1 mile north of I-96 in Brighton.



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AERIAL MAP: 8059 W Grand River | Brighton, MI 48114



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ADDITIONAL PHOTOS: 8059 W Grand River | Brighton, MI 48114





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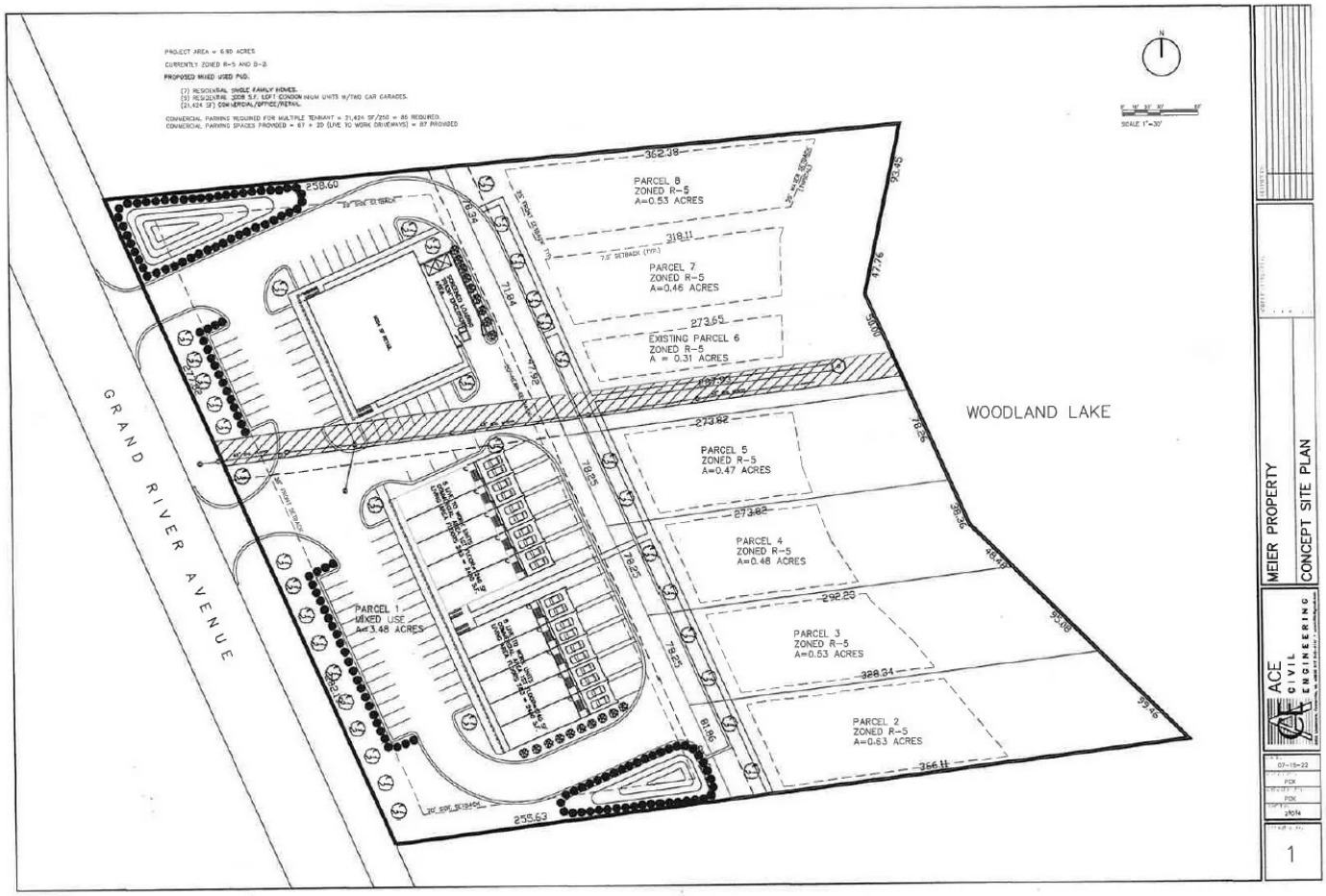
PARCEL AERIAL: 8059-8087 W Grand River | Brighton, MI 48114



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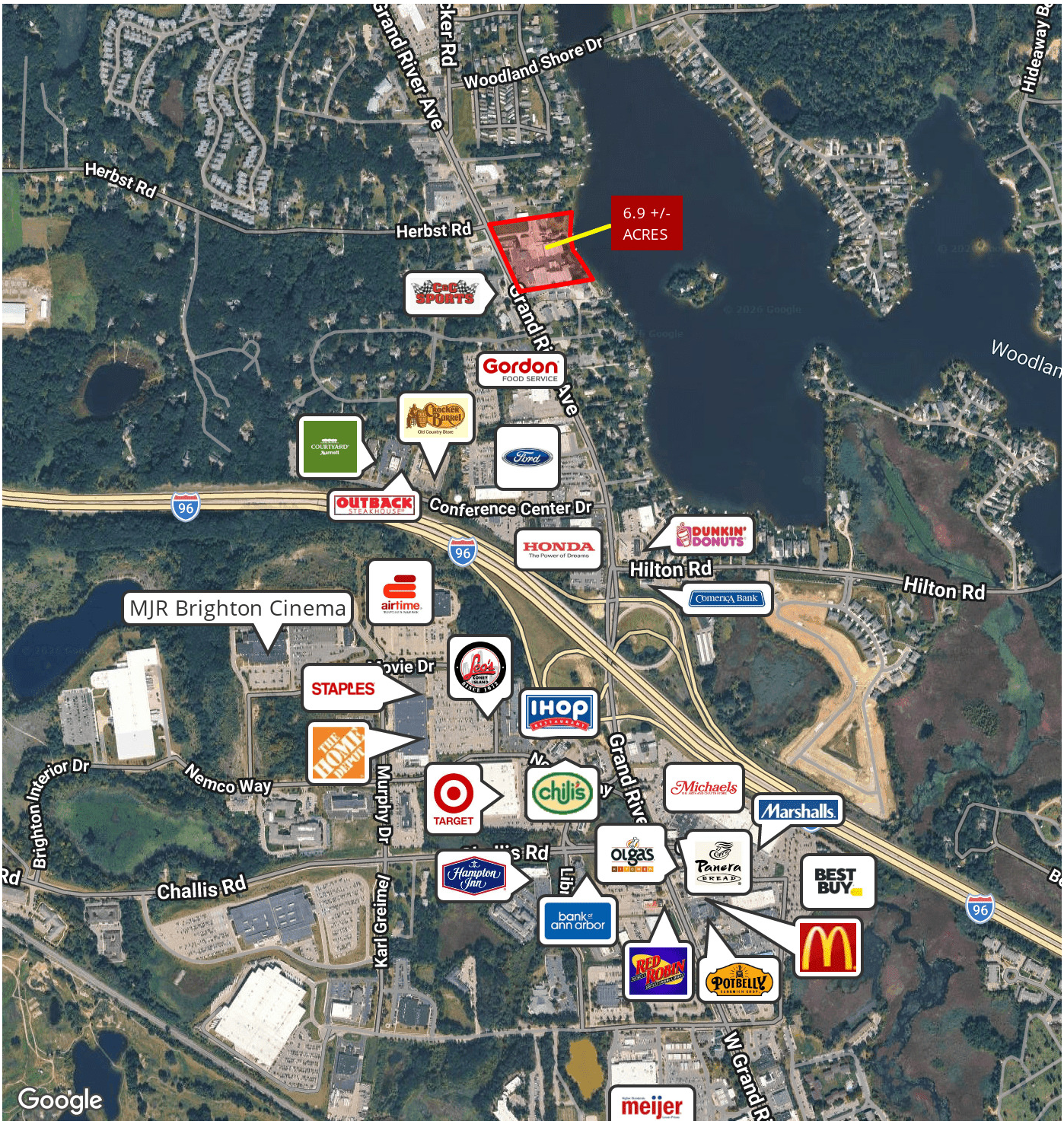
CONCEPT SITE PLAN: 8059 W Grand River | Brighton, MI 48114



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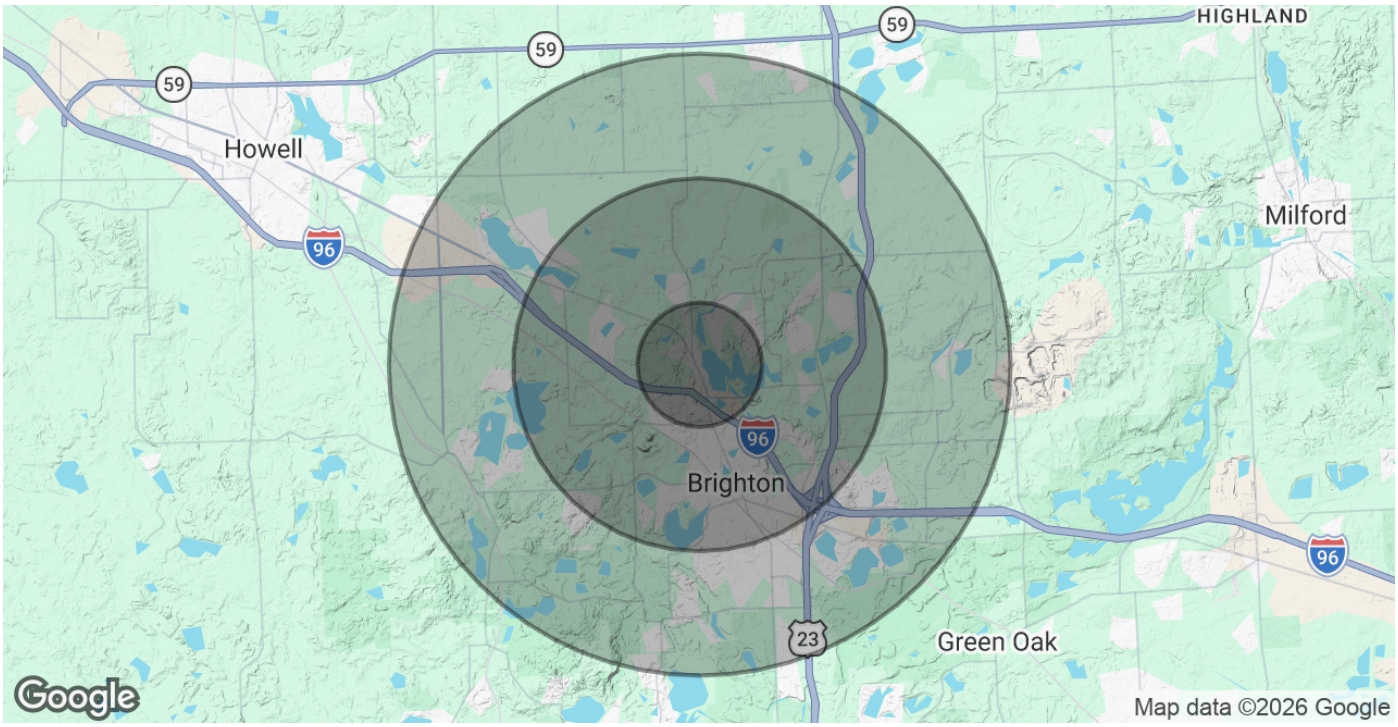
RETAILER MAP: 8059-8087 W Grand River | Brighton, MI 48114



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DEMOGRAPHICS MAP & REPORT: 8059-8087 W Grand River | Brighton, MI 48114



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,907	24,168	55,903
Average Age	46	45	44
Average Age (Male)	45	43	43
Average Age (Female)	47	46	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,244	10,247	22,165
# of Persons per HH	2.3	2.4	2.5
Average HH Income	$131,763	$133,718	$139,020
Average House Value	$441,099	$411,768	$422,846

2020 American Community Survey (ACS)