EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

# 12639 SILVER LAKE ROAD - BLDG. A

**Brighton, MI 48116**



# FOR LEASE

**248.476.3700**


EXCLUSIVELY LISTED BY:

**MARK SCHAFER**

*Vice President*

mschafer@thomasduke.com

## **OFFERING SUMMARY**: 12639 Silver Lake Road | Brighton, MI 48116



### PROPERTY OVERVIEW

5,000 sq. ft. steel building built in 1999 with heated office area. Many possibilities!

### OFFERING SUMMARY

| | |
|---|---|
| Lease Rate: | $11.00 SF/yr (NNN) |
| Building Size: | 5,000 SF |
| Available SF: | 5,000 SF |
| Year Built: | 1999 |
| Zoning: | LI Industrial Commercial |

### PROPERTY HIGHLIGHTS

- Freestanding Industrial Building.
- 2 - 14 x 16 Overhead Doors
- 14' Ceiling Height
- Proposed Building B - 6,960 SF - Coming 2026 (Contact Agent for Details).
- Small house on the property to be demolished in 2026.

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.



Thomas Duke Company | 248.476.3700

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

## **BUILDING/PROPERTY INFORMATION**: 12639 Silver Lake Road | Brighton, MI 48116

### BUILDING INFORMATION

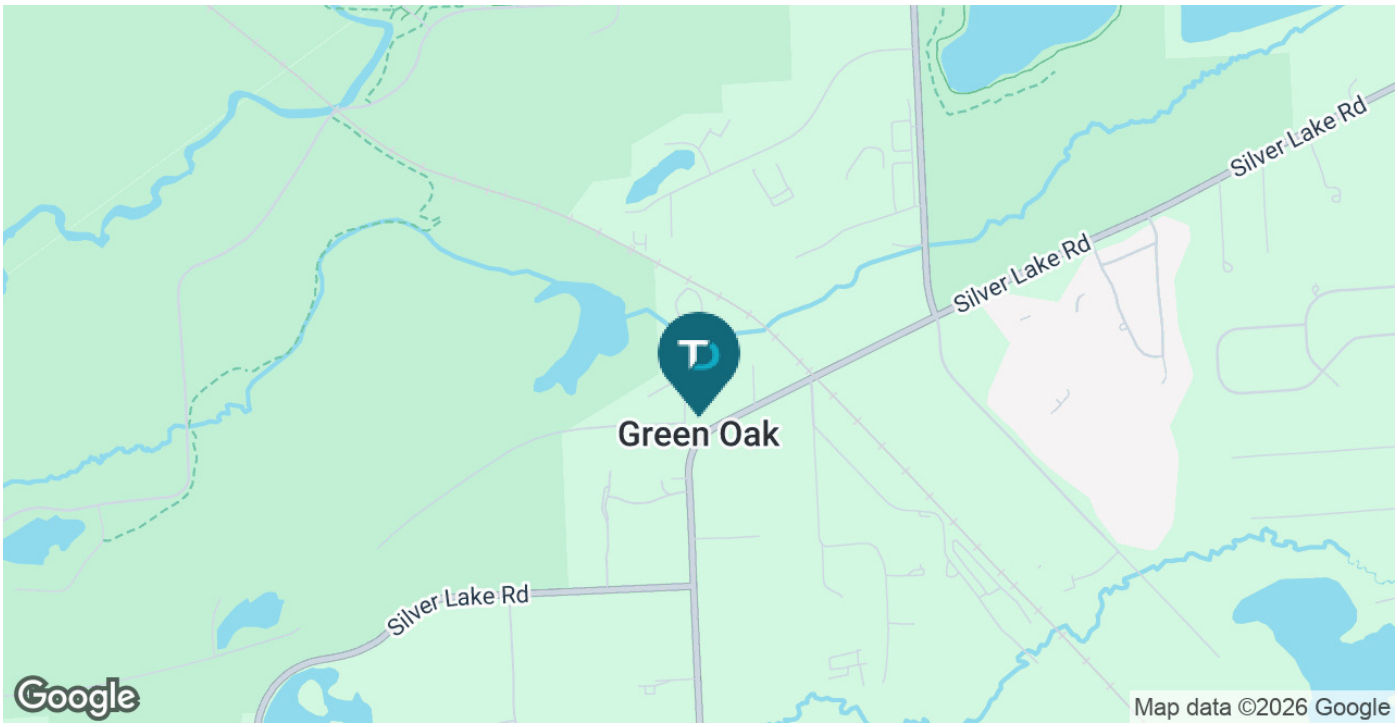
| | |
|---|---|
| Lease Rate: | $11.00/SF, NNN |
| Building Size: | 5,000 SF |
| Year Built: | 1999 |
| Number of Floors: | 1 |
| Utilities: | Municipal Water & Sanitary Sewer |
| Parking Spaces: | 20 |

### PROPERTY INFORMATION

| | |
|---|---|
| Lot Size: | 2.8 Acres |
| Property Type: | Industrial |
| Property Subtype: | Flex Space |
| Zoning | LI Industrial Commercial |
| 2024 Traffic Count: | Silver Lake Road = 4,289 |
| APN: | 16-11-400-041 |

### LOCATION INFORMATION

Located on the north side of Silver Lake Road, west of Kensington Road.






Thomas Duke Company | 248.476.3700

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

## **LEASE SPACES**: 12639 Silver Lake Road | Brighton, MI 48116



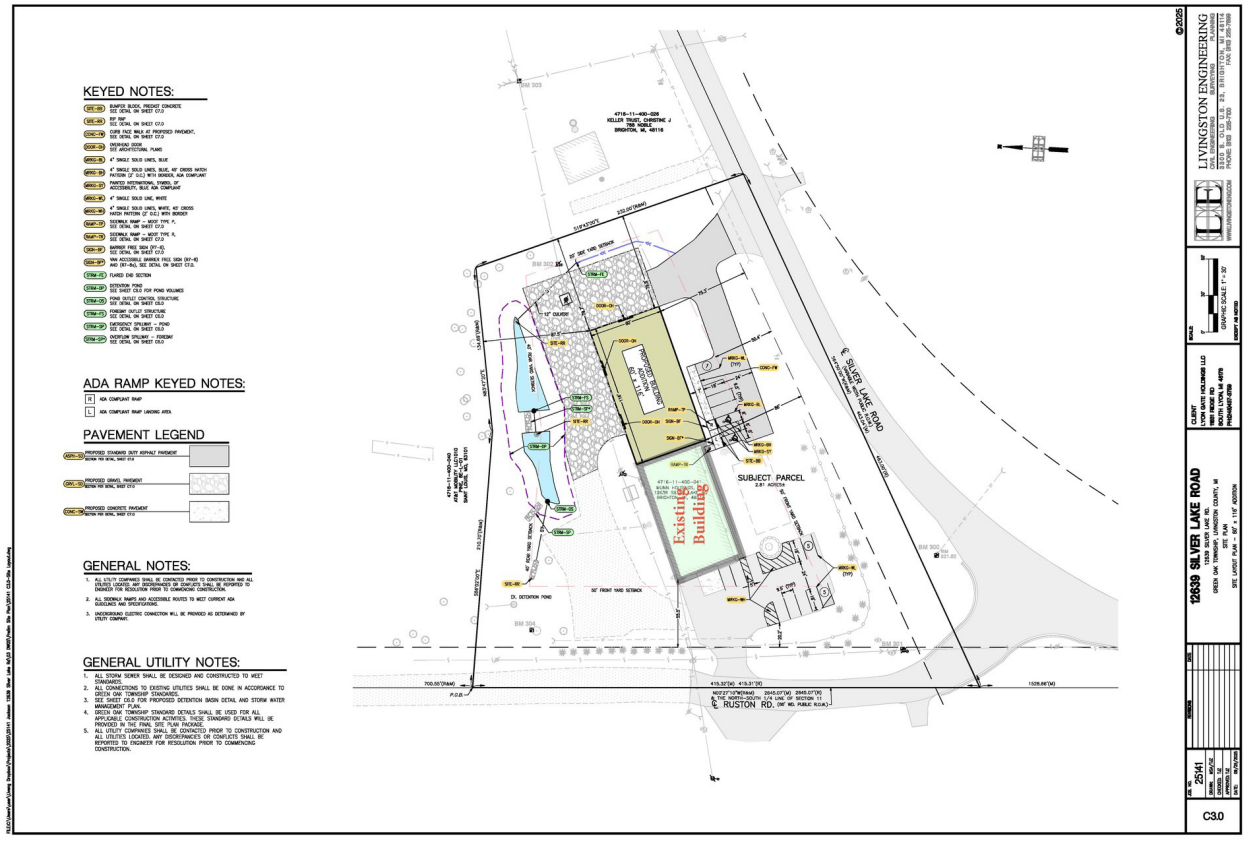
### LEASE INFORMATION

| | | | |
|---|---|---|---|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 5,000 & 6,960 SF | Lease Rate: | $11 SF/yr |

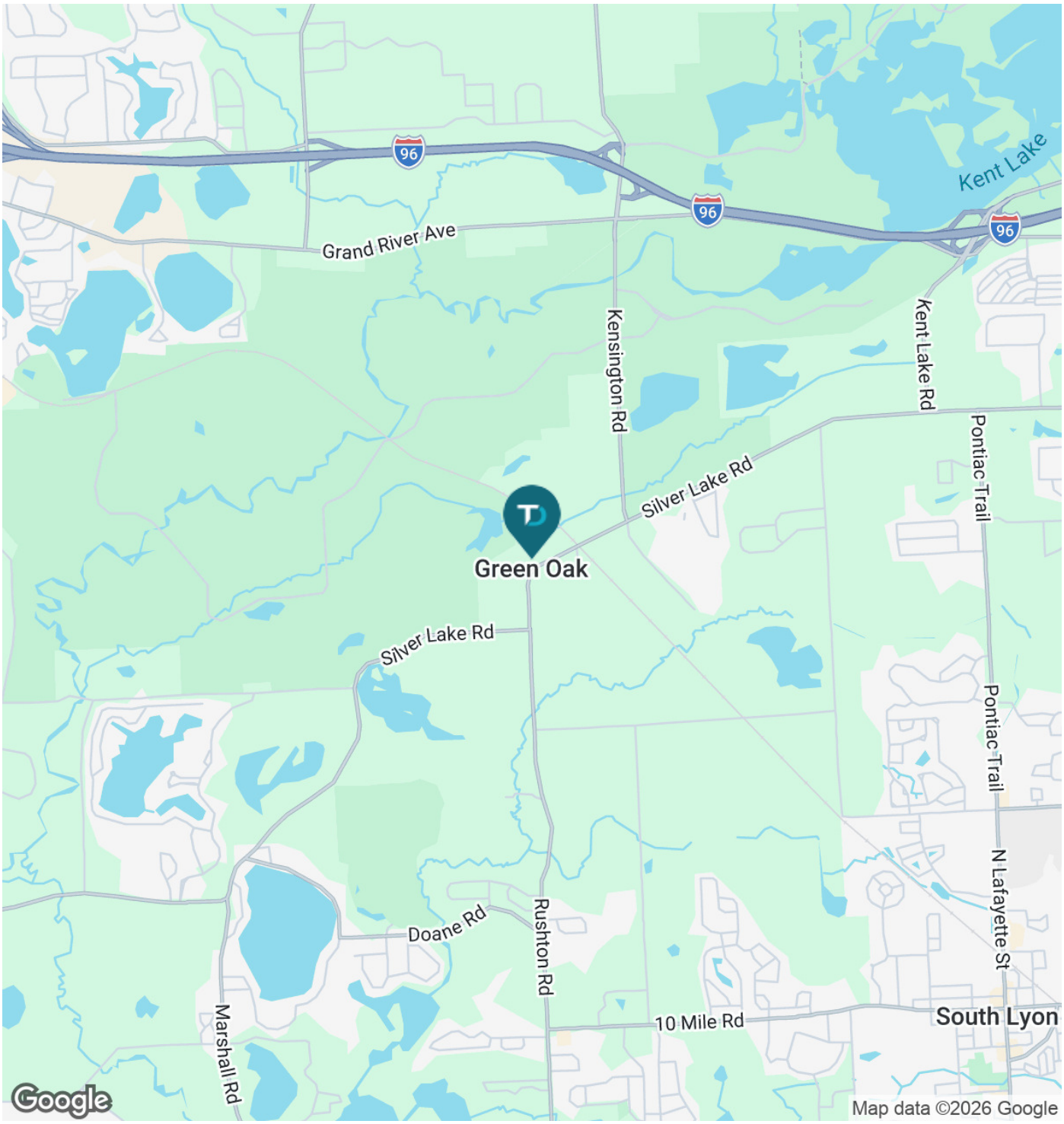
### AVAILABLE SPACES

| BLDG | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|---|---|---|---|---|
| A | Available | 5,000 SF | NNN | $11.00 SF/yr | - |
| B | Available | 6,960 SF | NNN | $11.00 SF/yr | NNN |

## **ADDITIONAL PHOTOS**: 12639 Silver Lake Road | Brighton, MI 48116



**LOCATION MAP**: 12639 Silver Lake Road | Brighton, MI 48116

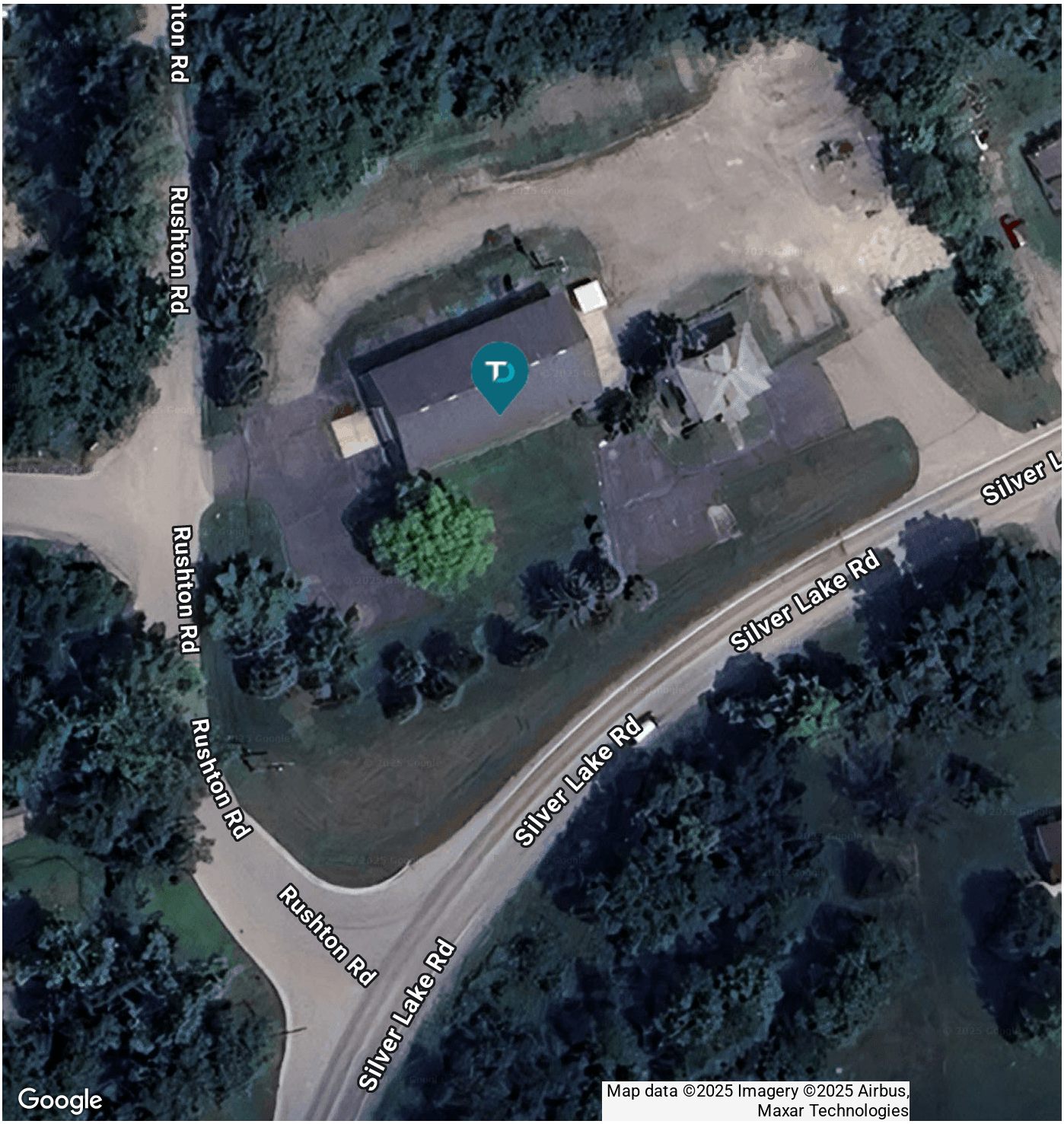





Thomas Duke Company | 248.476.3700

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

**AERIAL MAP**: 12639 Silver Lake Road | Brighton, MI 48116

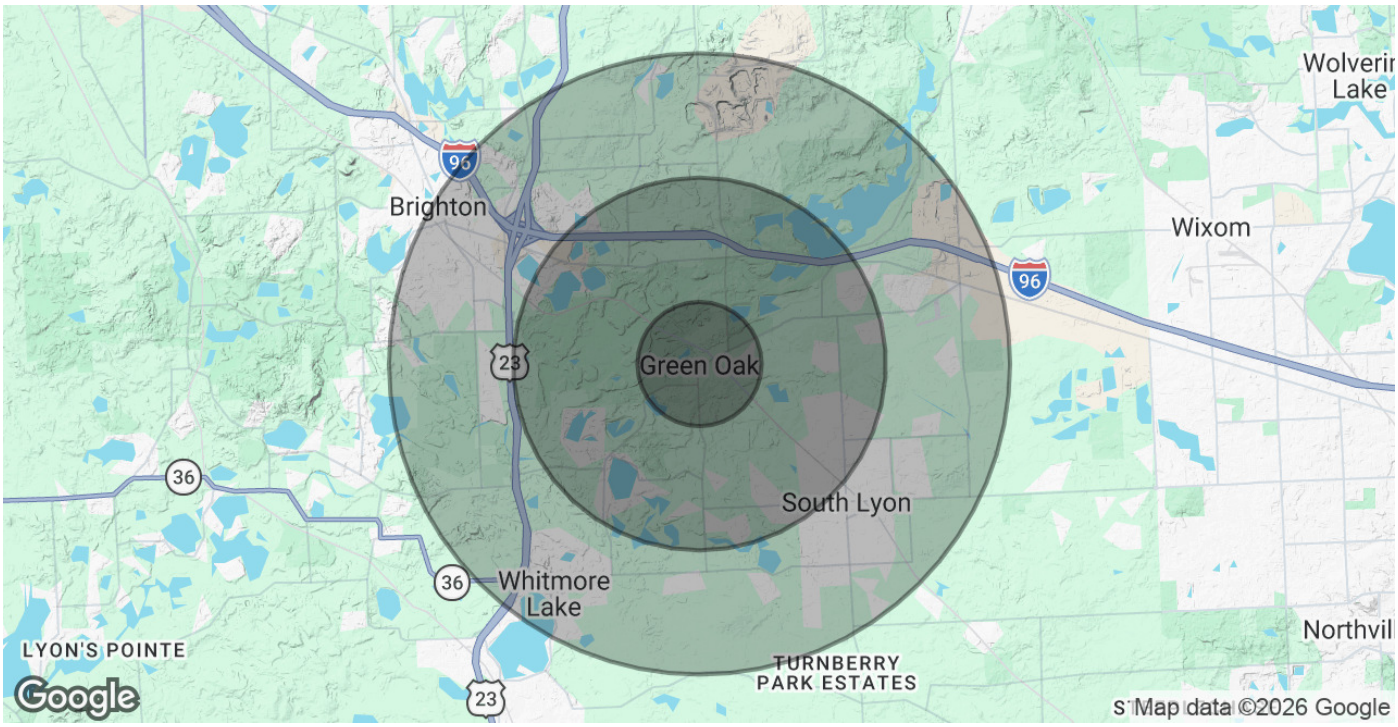





Thomas Duke Company | 248.476.3700

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

## **DEMOGRAPHICS MAP & REPORT**: 12639 Silver Lake Road | Brighton, MI 48116




| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 336 | 17,723 | 63,247 |
| Average Age | 44 | 44 | 42 |
| Average Age (Male) | 43 | 43 | 41 |
| Average Age (Female) | 44 | 45 | 43 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 124 | 7,093 | 24,942 |
| # of Persons per HH | 2.7 | 2.5 | 2.5 |
| Average HH Income | $146,756 | $148,578 | $143,468 |
| Average House Value | $421,709 | $412,923 | $397,339 |

*2020 American Community Survey (ACS)*