EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

LAKEVIEW PLAZA

10049 E Grand River Ave, Brighton, MI 48116



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 10049 E Grand River Ave | Brighton, MI 48116



PROPERTY OVERVIEW

Lakeview Plaza offers a prime retail opportunity at one of Brighton's busiest intersections along Grand River Avenue, with exposure to 53,000+ vehicles per day and convenient access to I-96 and US-23. Anchored by popular co-tenants including Subway, Tropical Smoothie Café, and Guido's Pizza, the center is surrounded by major retailers such as Starbucks, Dunkin', Busch's Market, and CVS, creating strong daily traffic, visibility, and a convenient destination for Brighton residents and commuters.

OFFERING SUMMARY

Lease Rate:	$19 SF/yr (NNN)
Building Size:	14,620 SF
Available SF:	996 - 1,137 SF
Year Built:	1986
Zoning:	B-2

PROPERTY HIGHLIGHTS

- Located on Prime Grand River Corridor
- Immediate access to I-96 & US-23
- Established co-tenancy driving daily traffic

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

BUILDING/PROPERTY INFORMATION: 10049 E Grand River Ave | Brighton, MI 48116

BUILDING INFORMATION

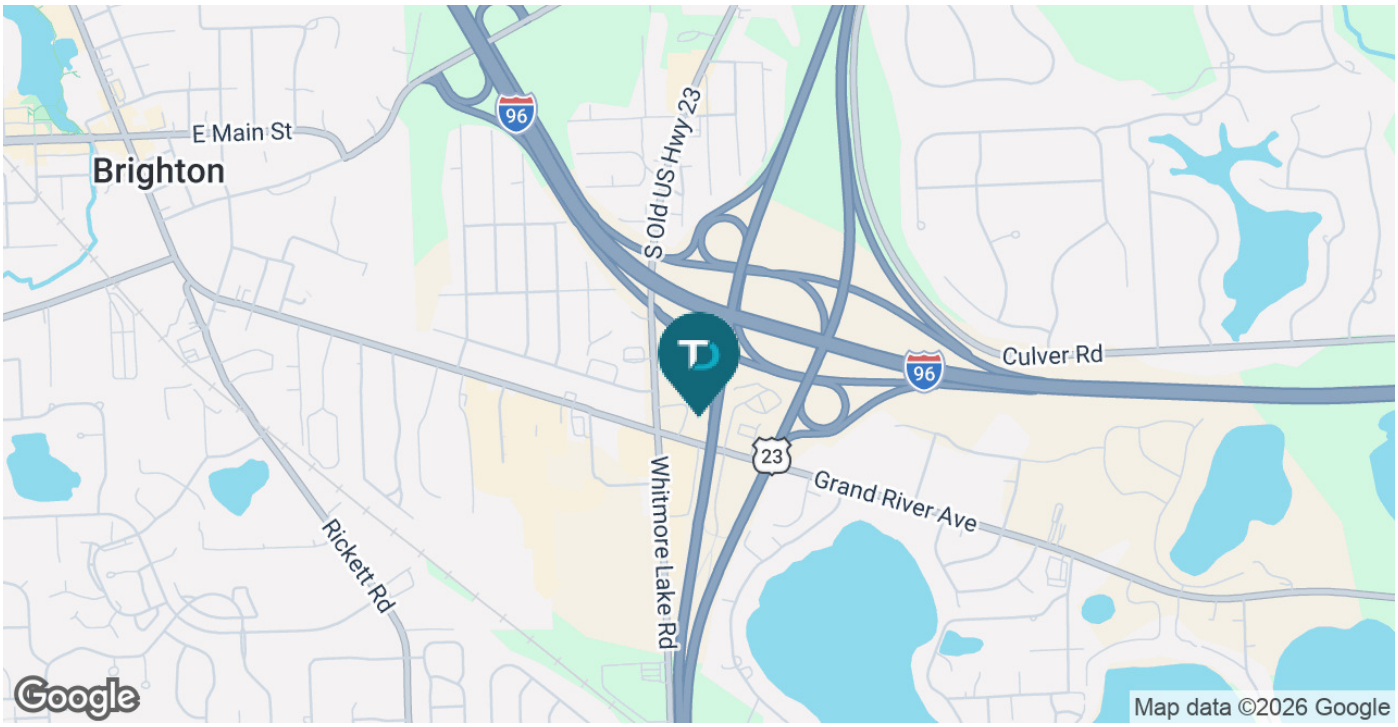
LEASE RATE:	$19.00 per Sq.Ft., NNN
Building Size:	14,620 SF
Available Space:	Suite 900 - 996 SF Suite 300B - 1,137 SF
Year Built:	1986
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	57

PROPERTY INFORMATION

Property Type:	Retail
Zoning	B-2
2026 Traffic Count:	Grand River = 51,323 Old US23 = 13,909
APN:	12-33-302-035

LOCATION INFORMATION

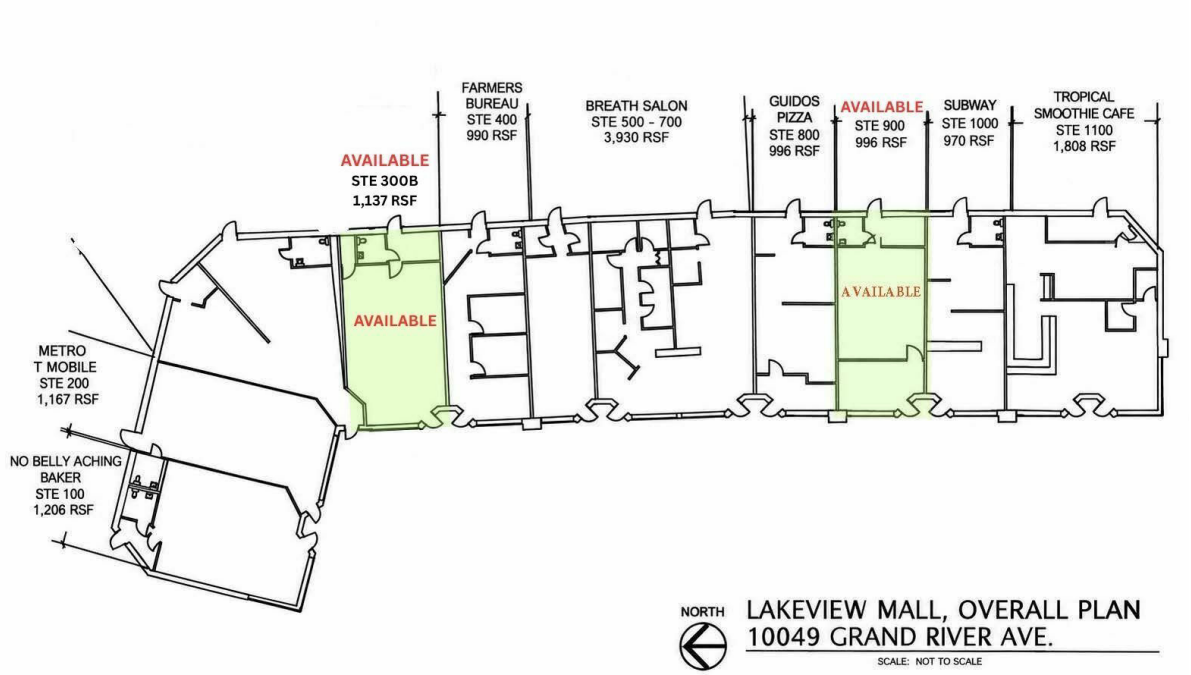
Lakeview Plaza is located on the north side of Grand River Avenue just east of Old US-23, only minutes from the I-96/US-23 interc This location provides outstanding accessibility for both local customers and regional commuters traveling through Brighton's commercial corridor.



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LEASE SPACES: 10049 E Grand River Ave | Brighton, MI 48116



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	996 - 1,137 SF	Lease Rate:	$19 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
900	Available	996 SF	NNN	$19.00 SF/yr	Immediate occupancy.
300B	Available	1,137 SF	NNN	$19.00 SF/yr	December 1, 2026 Occupancy

ADDITIONAL PHOTOS: 10049 E Grand River Ave | Brighton, MI 48116





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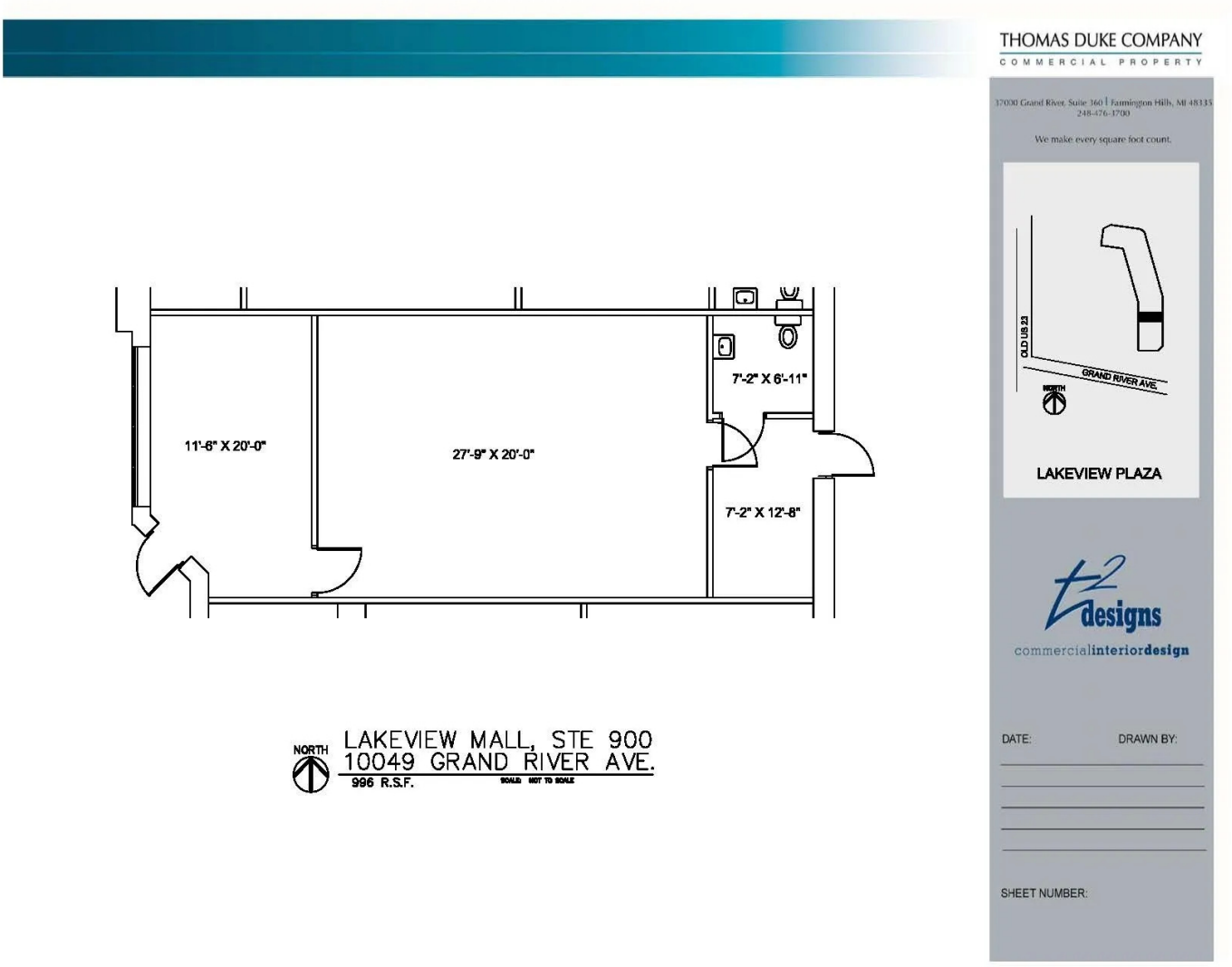




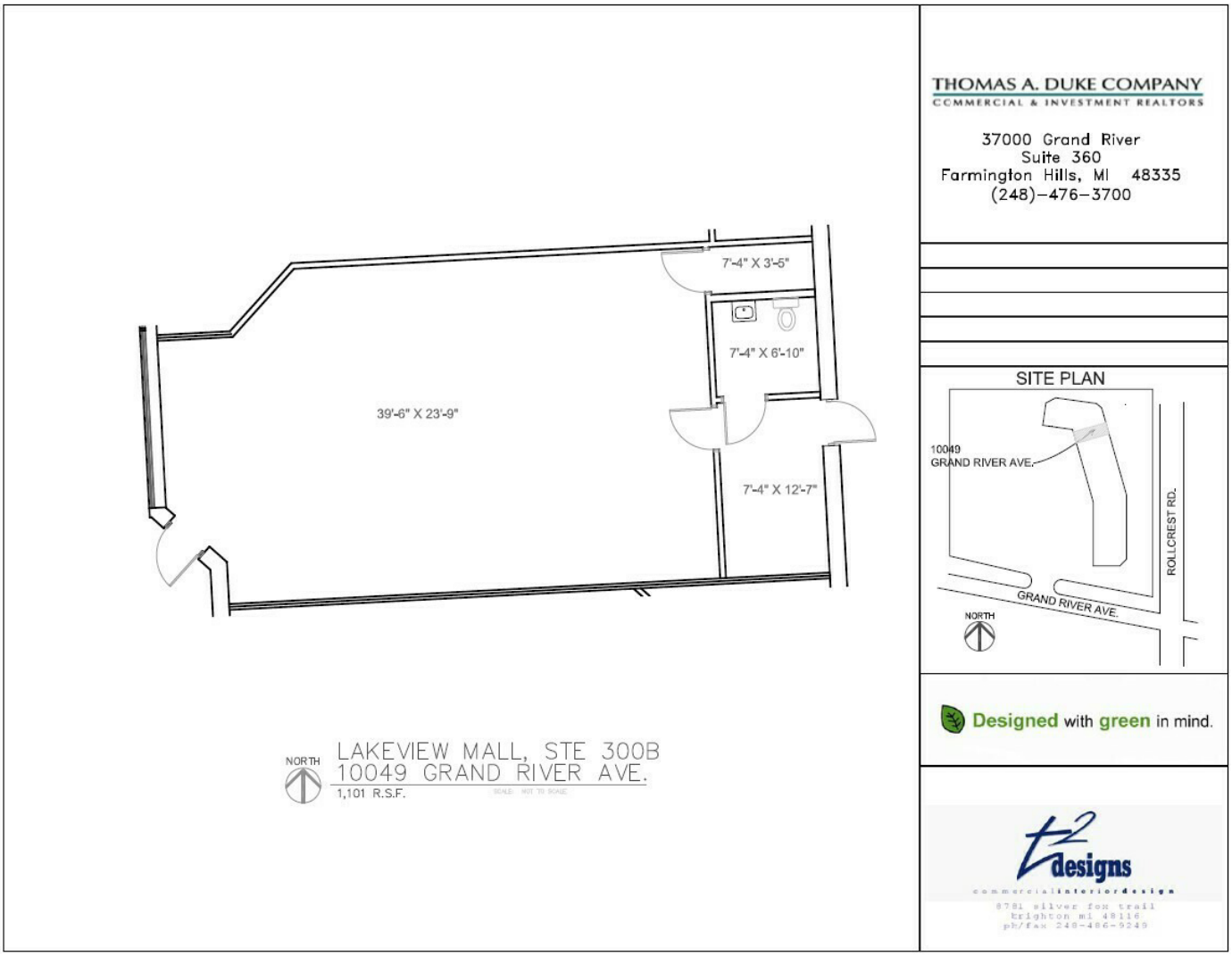




ADDITIONAL PHOTOS: 10049 E Grand River Ave | Brighton, MI 48116



ADDITIONAL PHOTOS: 10049 E Grand River Ave | Brighton, MI 48116



AERIAL MAP: 10049 E Grand River Ave | Brighton, MI 48116



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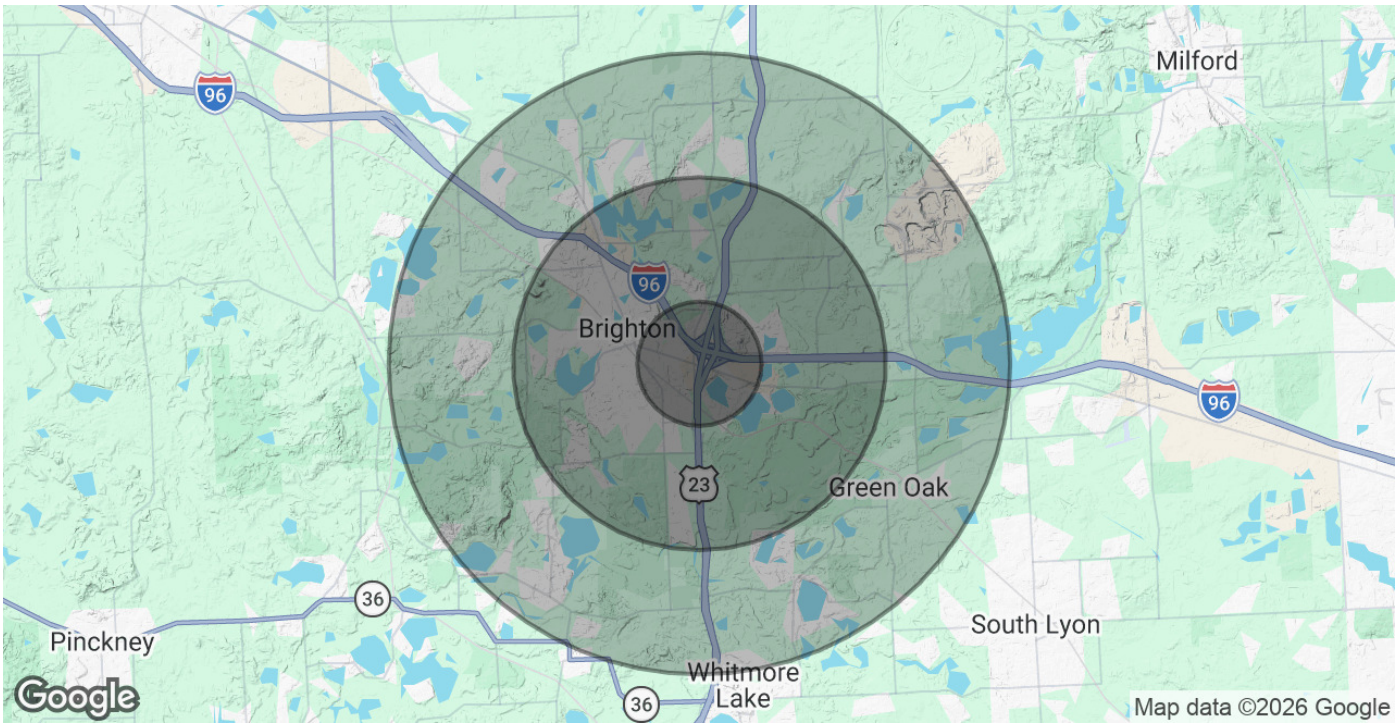
RETAILER MAP: 10049 E Grand River Ave | Brighton, MI 48116



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DEMOGRAPHICS MAP & REPORT: 10049 E Grand River Ave | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,506	23,873	51,300
Average Age	44.2	44.7	45.8
Average Age (Male)	39.4	41.3	43.5
Average Age (Female)	44.0	47.0	47.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,615	9,760	20,082
# of Persons per HH	2.2	2.4	2.6
Average HH Income	$112,232	$138,506	$146,146
Average House Value	$296,885	$383,437	$397,164

2023 American Community Survey (ACS)

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