EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1.16 ACRES WHITMORE LAKE RD

8860 Whitmore Lake Rd, Brighton, MI 48116



FOR SALE

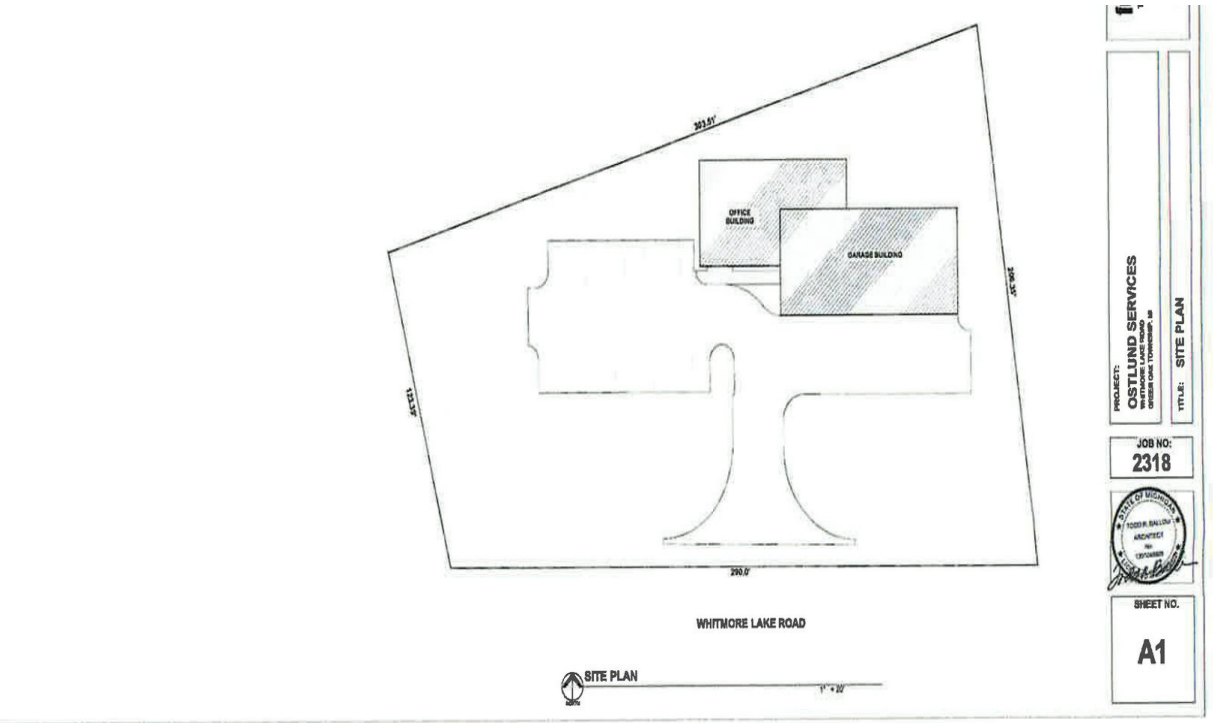
248.476.3700

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OFFERING SUMMARY: 8860 Whitmore Lake Rd | Brighton, MI 48116



PROPERTY OVERVIEW

1.16 acres of industrial land on Whitmore Lake Road.

OFFERING SUMMARY

Sale Price:	$275,000
Lot Size:	1.16 Acres
Price / Acre:	$237,069
Zoning:	L1

PROPERTY HIGHLIGHTS

- Industrial land with proposed plans
- Highway frontage on Hwy 23
- Close proximity to major developments
- Easy highway access
- Secluded lot with woodland views and privacy

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: 8860 Whitmore Lake Rd | Brighton, MI 48116

LAND INFORMATION

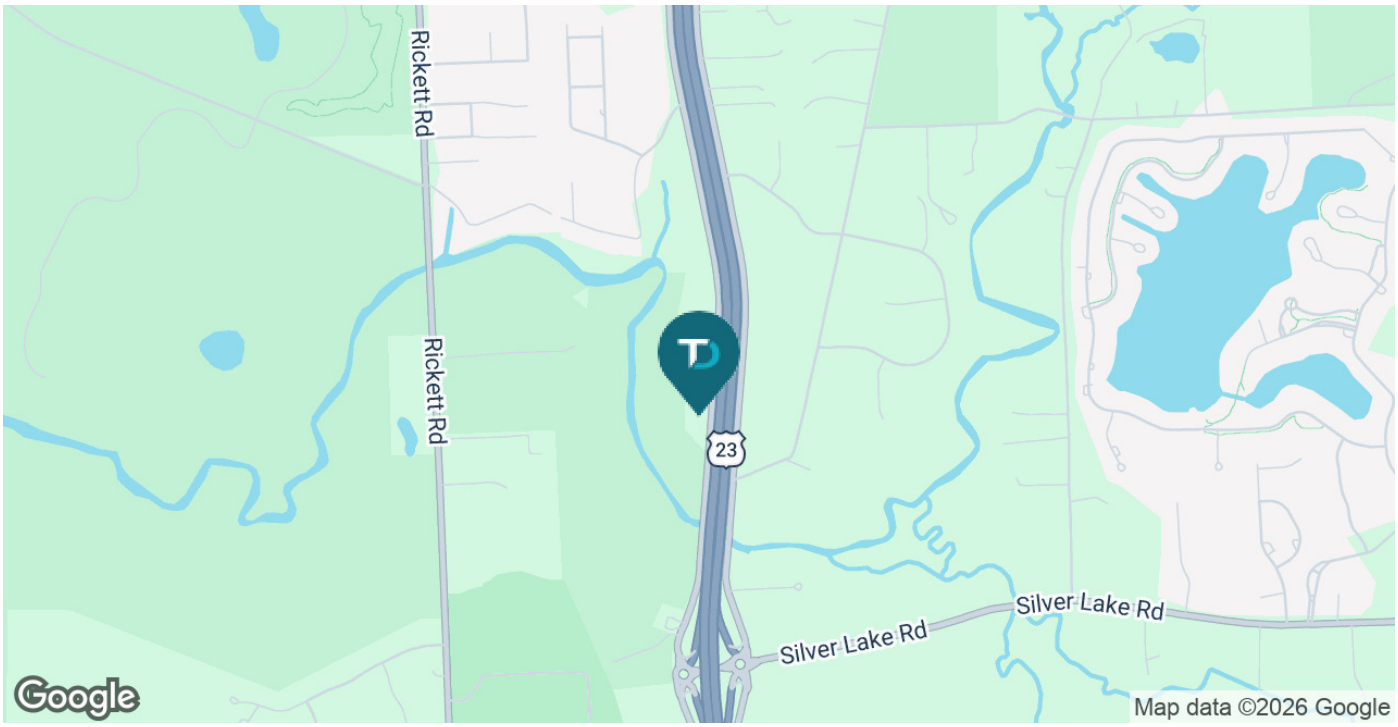
Price/AC:	$237,069
2025 Winter Tax:	$526.68
2025 Summer Tax:	$1,304.12
Utilities:	-

PROPERTY INFORMATION

Lot Size:	1.16 Acres
Property Type:	Land
Property Subtype:	Industrial
Zoning	L1
Traffic Count:	7,720 Vehicles/Day (Costar, 2025)
Legal Description:	Available upon request
APN:	16-17-300-014

LOCATION INFORMATION

Located on Whitmore Lake Rd, just north of the Silver Lake Rd exit in Brighton, MI.



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

AERIAL MAP: 8860 Whitmore Lake Rd | Brighton, MI 48116



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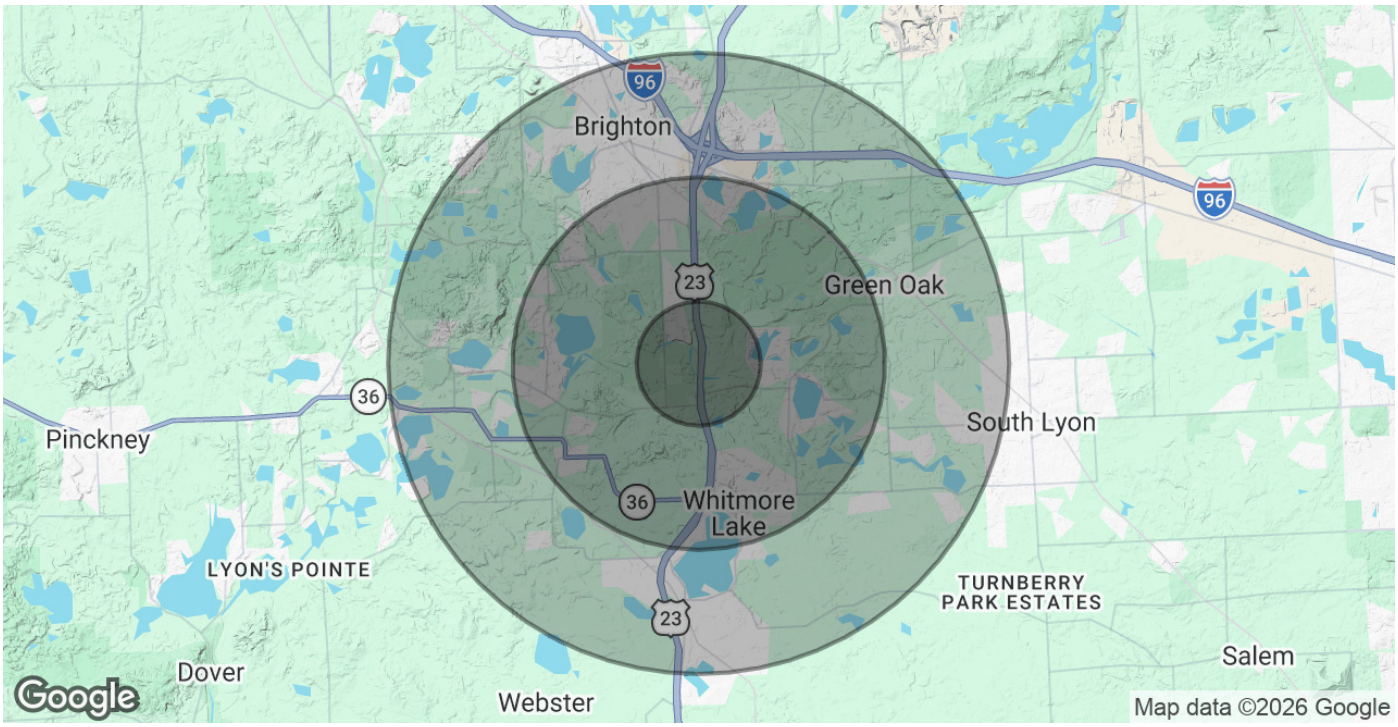
RETAILER MAP: 8860 Whitmore Lake Rd | Brighton, MI 48116



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DEMOGRAPHICS MAP & REPORT: 8860 Whitmore Lake Rd | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,539	16,394	51,793
Average Age	47.6	45.9	45.2
Average Age (Male)	48.6	46.1	43.7
Average Age (Female)	46.6	45.5	46.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	542	6,622	21,415
# of Persons per HH	2.8	2.5	2.4
Average HH Income	$229,969	$147,413	$135,207
Average House Value	$525,853	$371,571	$355,177

2023 American Community Survey (ACS)