

## 1.16 ACRES WHITMORE LAKE RD

8860 Whitmore Lake Rd, Brighton, MI 48116



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

**ANDREW GOBLE**

*Associate*

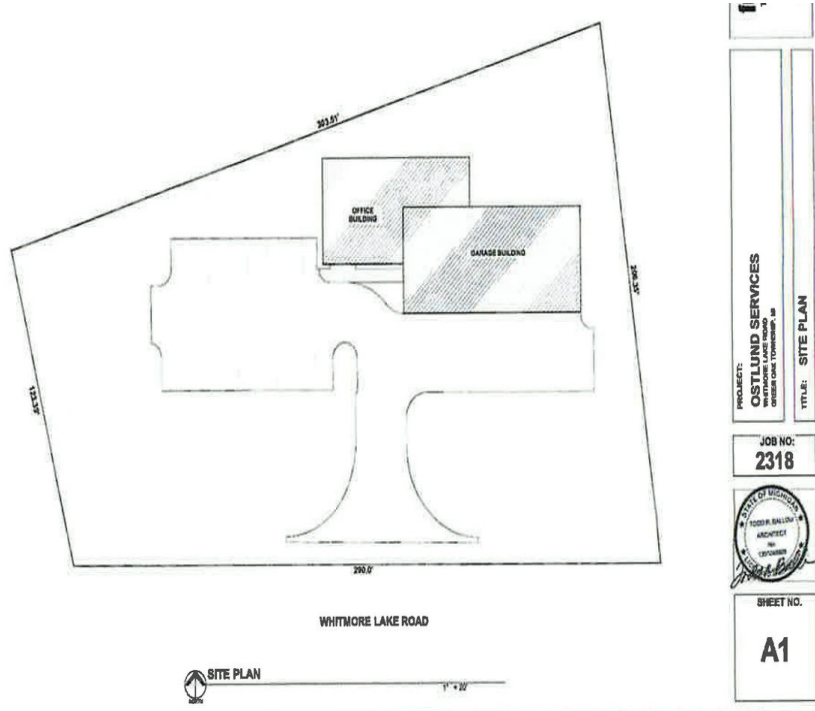
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**JOHN PORTH**

*Vice President*

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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

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**BUILDING/PROPERTY INFORMATION:** 8860 Whitmore Lake Rd | Brighton, MI 48116

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**LAND INFORMATION**

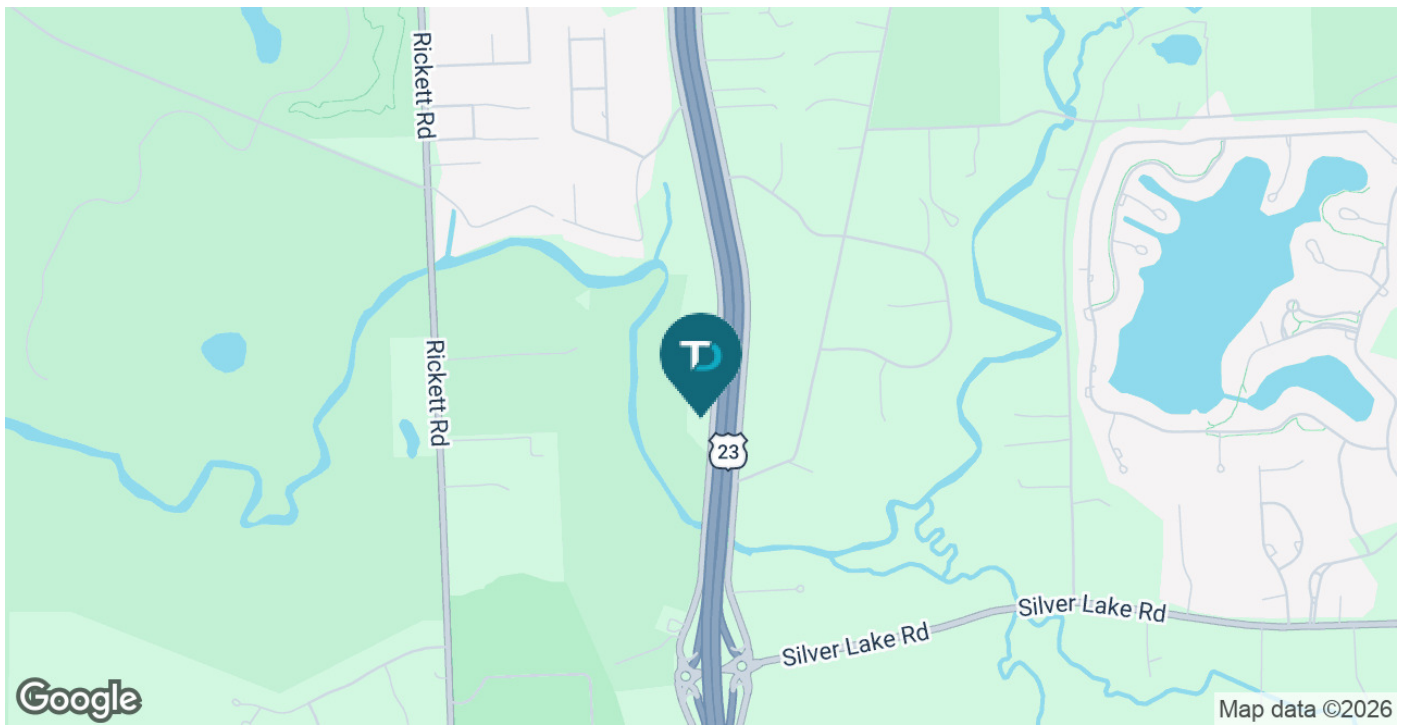
|                  |            |
|------------------|------------|
| Price/AC:        | \$237,069  |
| 2025 Winter Tax: | \$526.68   |
| 2025 Summer Tax: | \$1,304.12 |
| Utilities:       | -          |

**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.



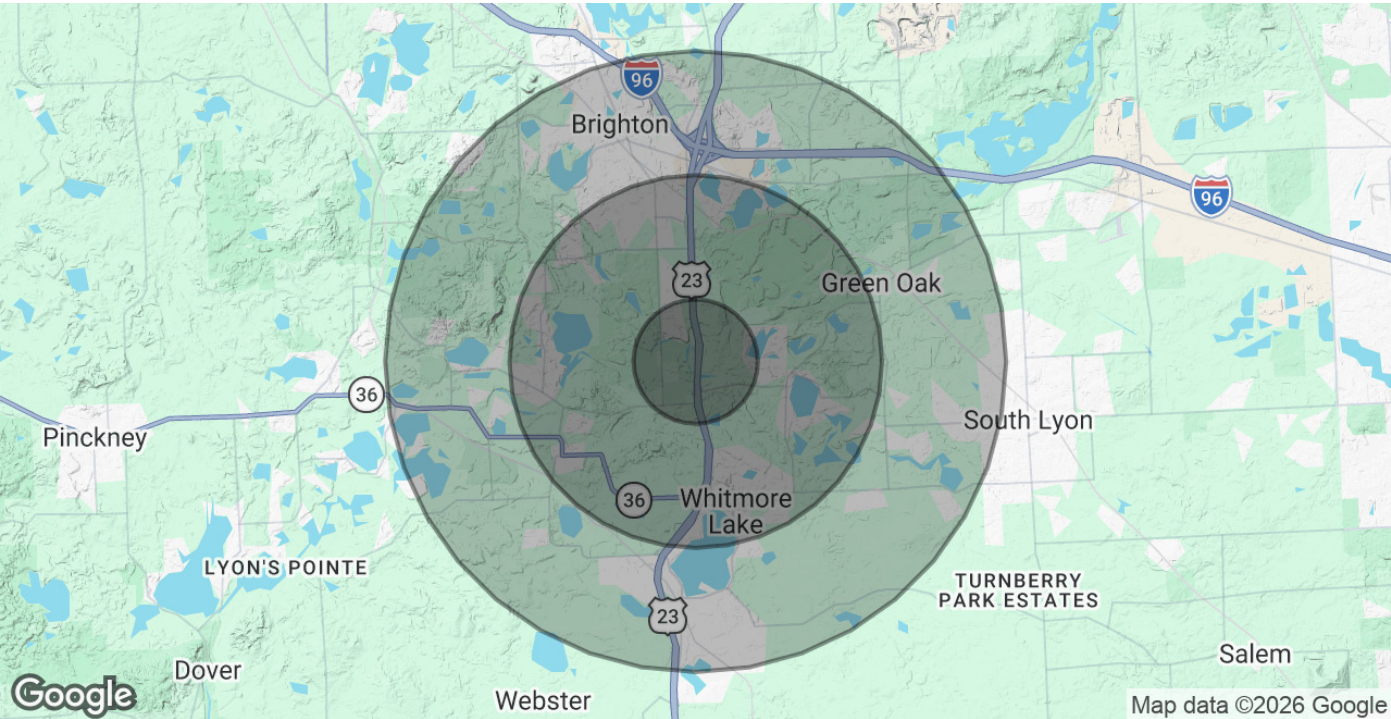
**AERIAL MAP:** 8860 Whitmore Lake Rd | Brighton, MI 48116



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



**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)