

6135 W GRAND RIVER

6135 Grand River, Brighton, MI 48114



FOR SALE/LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW BATTERSBY

Senior Associate

abattersby@thomasduke.com

ETHAN WHITESELL

Associate

ewhitesell@thomasduke.com

OFFERING SUMMARY: 6135 Grand River | Brighton, MI 48114



PROPERTY OVERVIEW

6,950 SF free-standing industrial building for sale or lease in Brighton, MI.

OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	6,950 SF
Available SF:	6,950 SF
Price / SF:	\$143.17
Zoning:	GCD/LRR

PROPERTY HIGHLIGHTS

- 6,950 SF industrial for sale/lease
- Grand River frontage
- Ample parking
- Heavy power
- Newer roof and mechanicals
- Contact Broker for additional details

BUILDING/PROPERTY INFORMATION: 6135 Grand River | Brighton, MI 48114

BUILDING INFORMATION

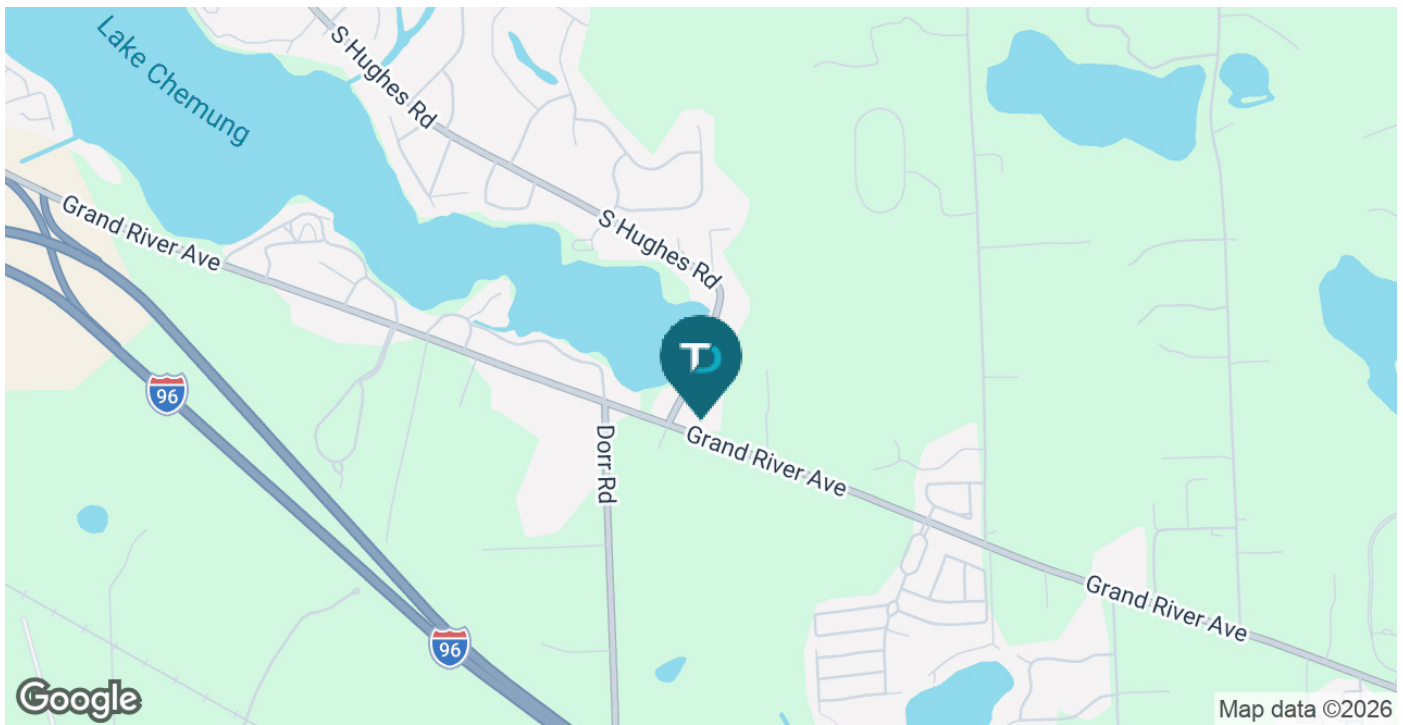
Price/SF:	\$143.17
Lease Rate:	\$11.00/SF + NNN
Building Size:	6,950 SF
Number of Floors:	1
Utilities:	City water and sewer
Parking Ratio:	2.53

PROPERTY INFORMATION

Lot Size:	0.77 AC
Property Type:	Industrial
Property Subtype:	Flex Space
Zoning	GCD/LRR
2026 Summer Tax:	\$8,671.06
2025 Winter Tax:	\$1,760.64
Traffic Count:	16,943 Vehicles/Day (Costar, 2026)
Legal Description:	-
APN:	11-11-300-004 & 11-11-300-005

LOCATION INFORMATION

Located on the north side of Grand River Ave, just east of Dorr Rd.



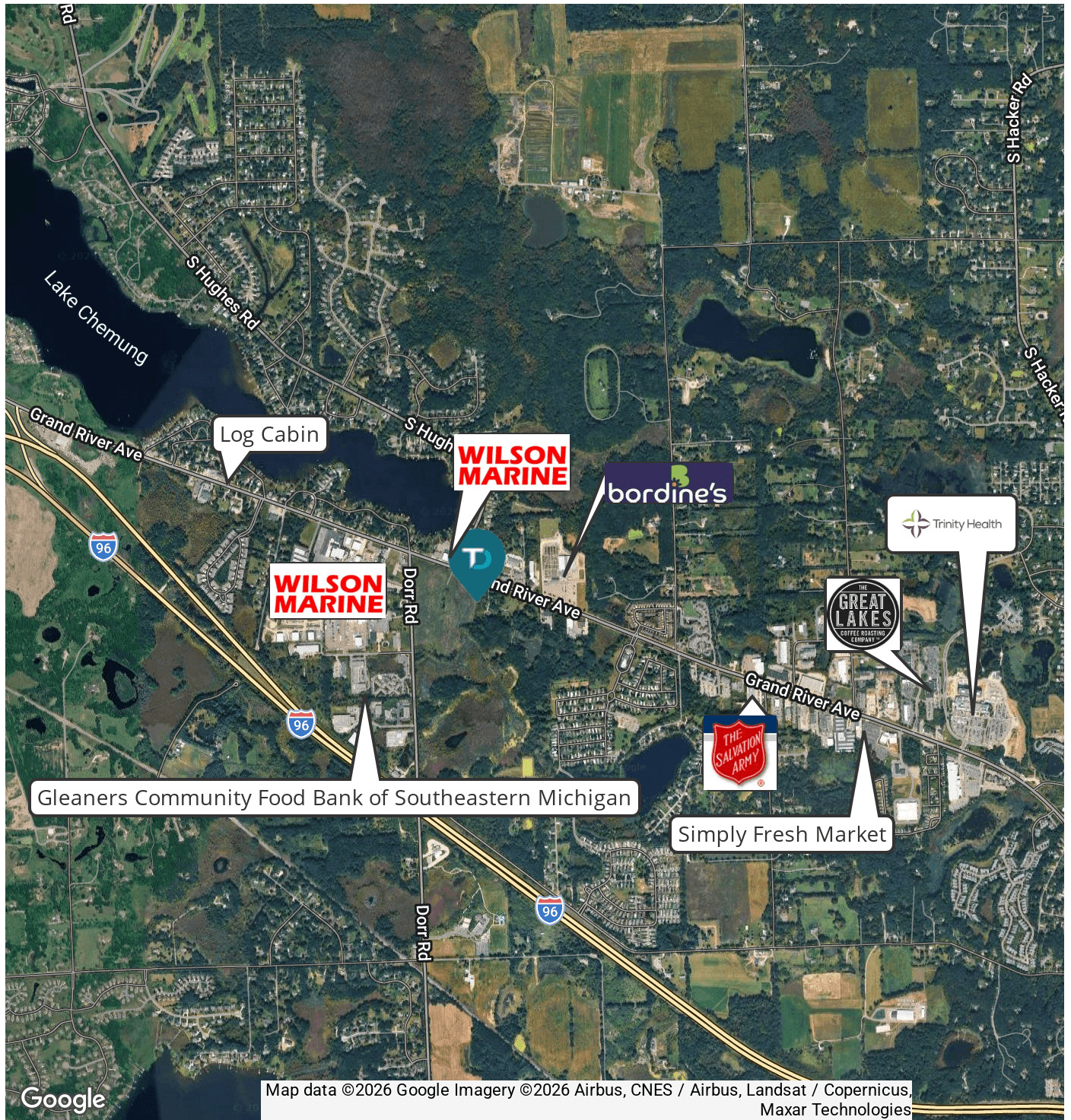
ADDITIONAL PHOTOS: 6135 Grand River | Brighton, MI 48114



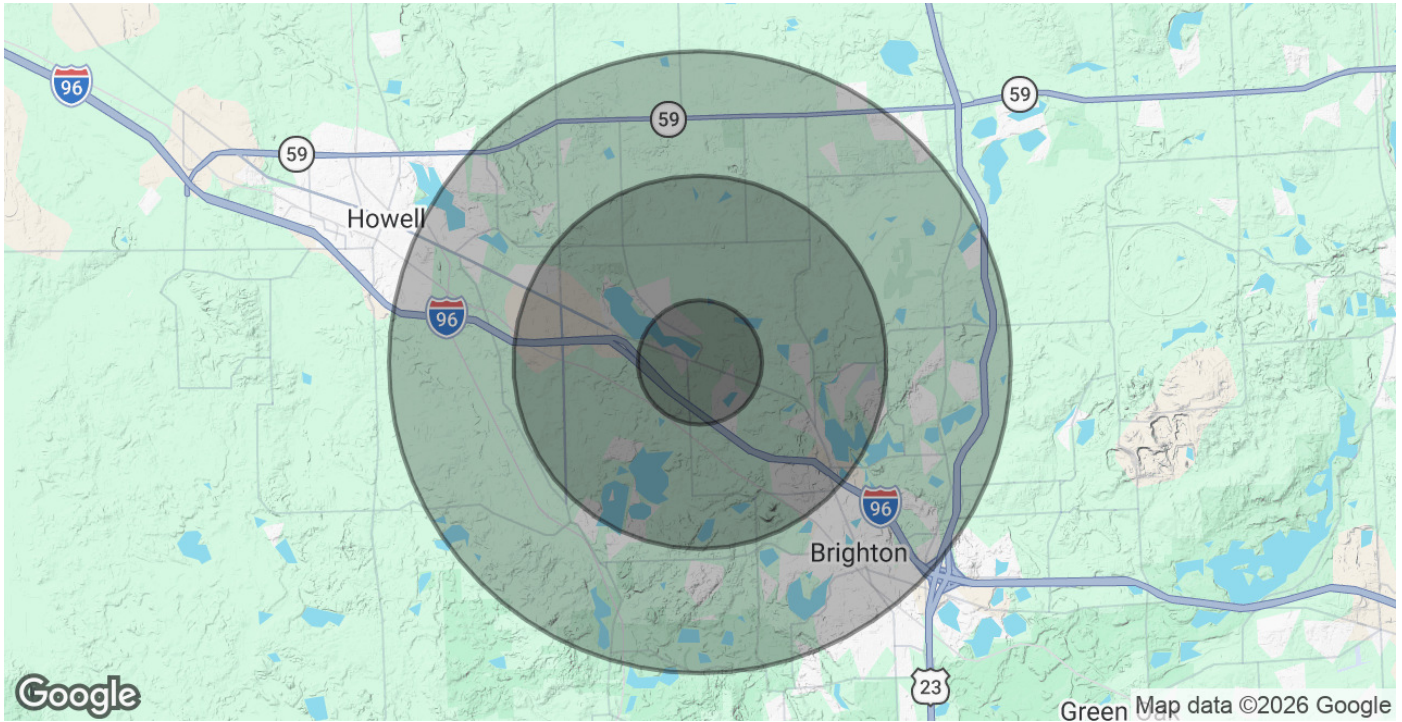
AERIAL MAP: 6135 Grand River | Brighton, MI 48114



RETAILER MAP: 6135 Grand River | Brighton, MI 48114



DEMOGRAPHICS MAP & REPORT: 6135 Grand River | Brighton, MI 48114



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,281	23,992	53,768
Average Age	47.4	45.3	45.1
Average Age (Male)	46.3	41.6	42.6
Average Age (Female)	46.9	47.8	47.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,299	9,561	21,055
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$145,986	\$139,907	\$141,263
Average House Value	\$408,323	\$397,661	\$397,728

2023 American Community Survey (ACS)