

BROOKSIDE MALL FOR LEASE

101 BROOKSIDE LANE, BRIGHTON, MI 48116



EXCLUSIVELY LISTED BY:

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: Brookside Mall - Lease | Brighton, MI 48116



OFFERING SUMMARY

Available SF:	1,460 and 1,540 SF
Lease Rate:	\$25.00 - \$28.00 SF/yr Gross
Building Size:	43,786 SF

PROPERTY HIGHLIGHTS

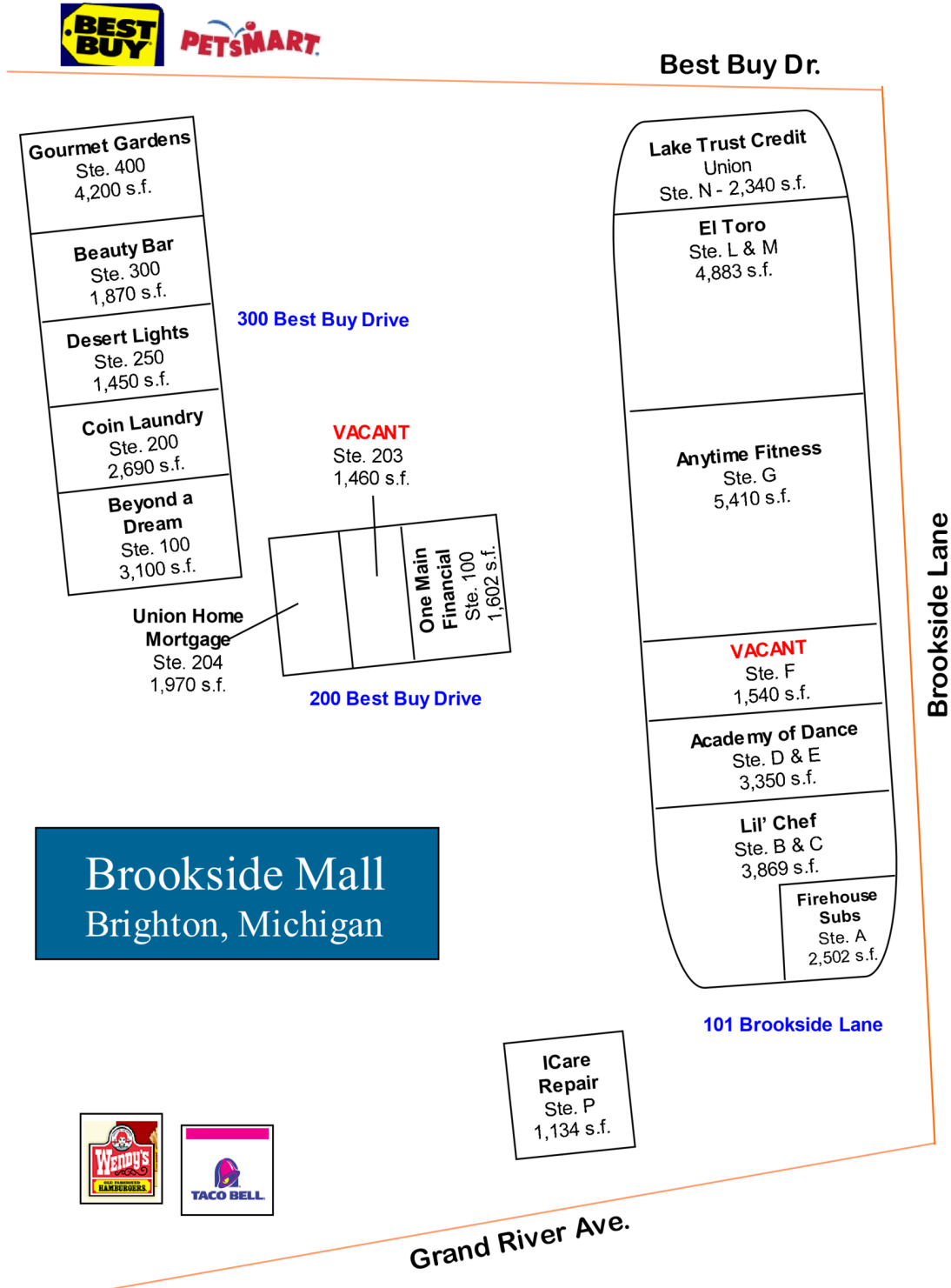
- Located along Brighton's main corridor.
- Access from multiple points on Grand River, Best Buy Drive and Brookside Lane.
- In the heart of Brighton's commercial center
- Near the new U of M Medical Center and Brighton Mall.
- Taxes, Maintenance & Insurance included (\$5.50 per SF)
- End Cap available.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	1,699	11,209	20,297
Total Population:	3,825	27,412	52,468
Average HH Income:	\$57,469	\$78,207	\$87,782

PROPERTY DETAILS: Brookside Mall - Lease | Brighton, MI 48116

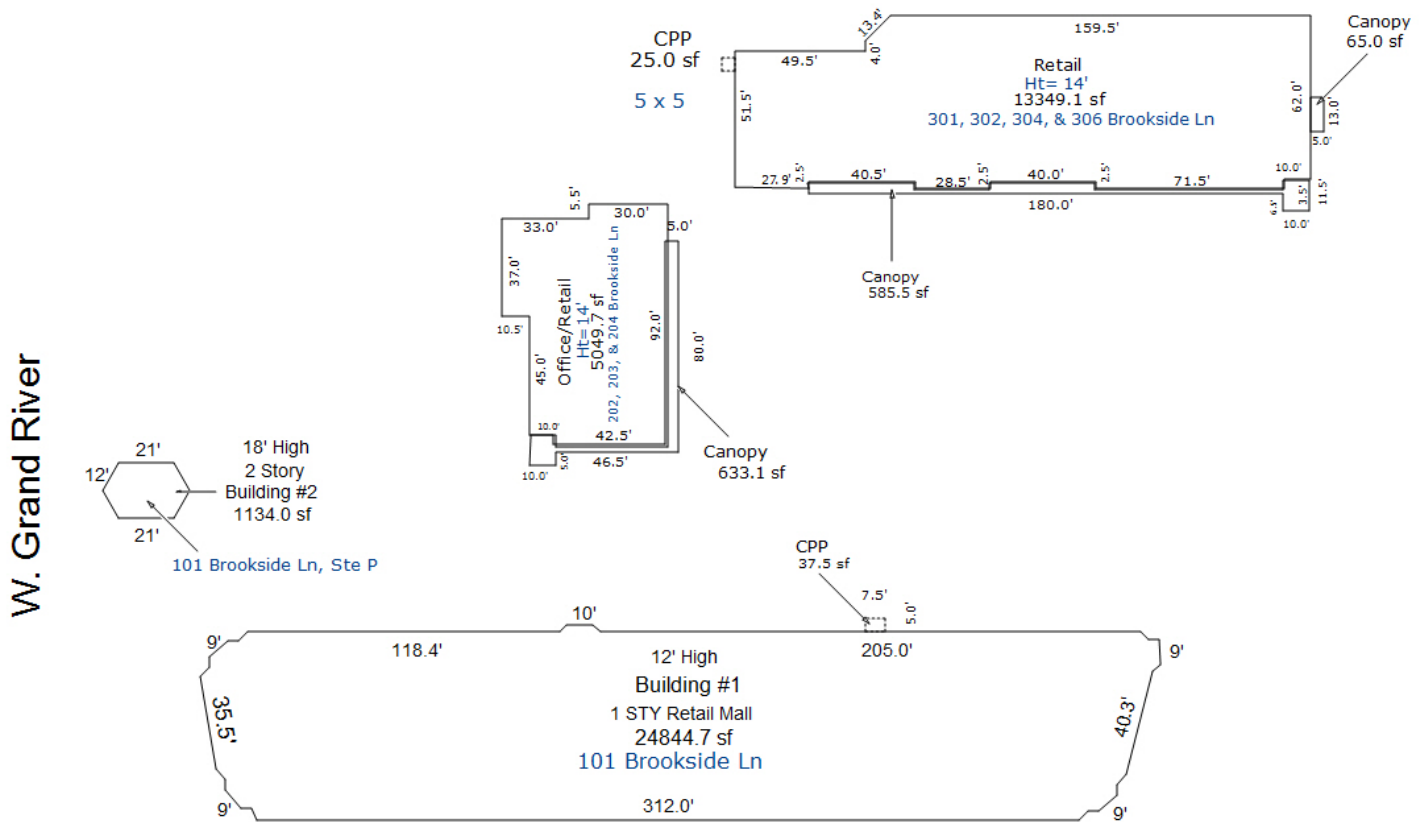
PROPERTY NAME:	Brookside Mall - Lease
PROPERTY ADDRESS:	8601 W. Grand River Ave Brighton, MI 48116
PROPERTY TYPE:	Retail
APN:	18-30-100-080
ZONING:	C-1
YEAR BUILT:	1988
NUMBER OF STORIES:	1
MALL TENANTS:	Lil Chef, Revive Salon, One Main Financial, Anytime Fitness, Desert Lights, Brite N Wash, Gourmet Garden, Academy of Dance, El Toro, Firehouse Subs, ICare Repair, Beyond A Dream, Union Home Mortgage and Lake Trust Credit Union
TRAFFIC COUNT & STREETS:	31,500 Vehicles per day on Grand River
BUILDING SIZE:	43,786 SF
AVAILABLE SPACE:	1,460 and 1,540 SF
OCCUPANCY:	Immediate
NO. OF PARKING SPACES:	206

SITE PLAN: Brookside Mall - Lease | Brighton, MI 48116



*Not drawn to scale

SITE SKETCH: Brookside Mall - Lease | Brighton, MI 48116



Sketch by Apex Sketch

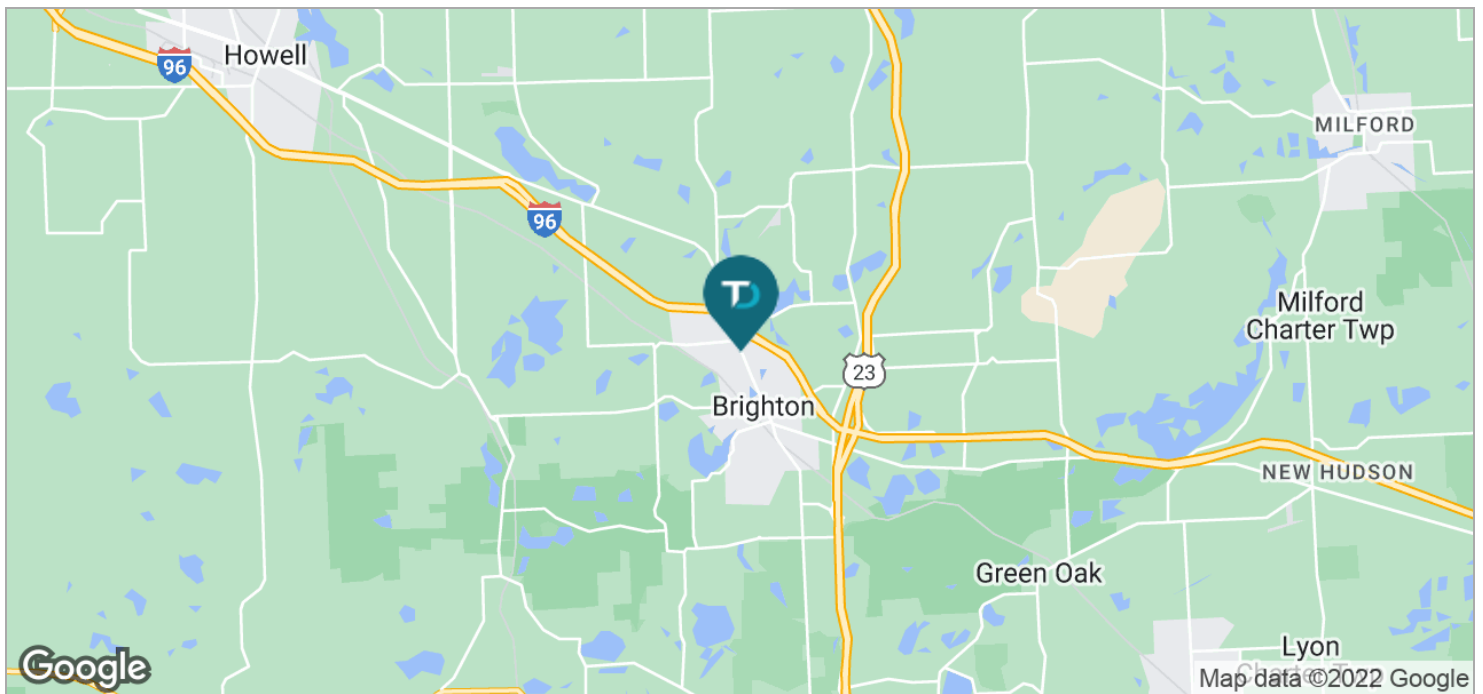
RETAILER MAP: Brookside Mall - Lease | Brighton, MI 48116



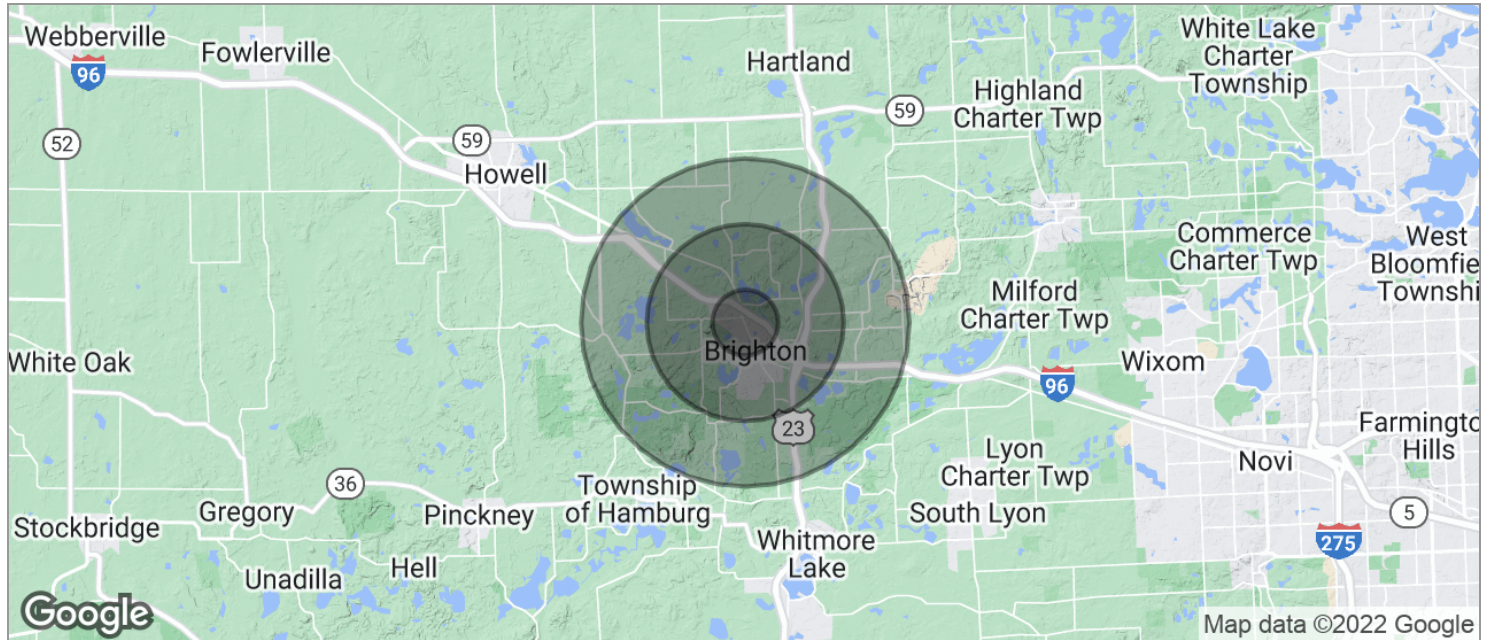
LOCATION DESCRIPTION

Brookside Mall is located on the east side of Grand River, just south of I-96, with frontage on Grand River and Best Buy Drive. Brookside Mall is located within Brighton's main retail corridor, neatly positioned among many major retailers.

LOCATION MAPS: Brookside Mall - Lease | Brighton, MI 48116



DEMOGRAPHICS MAP: Brookside Mall - Lease | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,825	27,412	52,468
MEDIAN AGE	45.2	42.4	42.0
MEDIAN AGE (MALE)	47.2	42.4	42.0
MEDIAN AGE (FEMALE)	45.0	42.1	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,699	11,209	20,297
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$57,469	\$78,207	\$87,782
AVERAGE HOUSE VALUE	\$178,004	\$236,122	\$257,390

* Demographic data derived from 2010 US Census