



**SIGNATURE ASSOCIATES**  
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## Retail For Lease

**Property Name:**  
**Location:** 7181-7207 Grand River Avenue  
**City, State:** Brighton, MI  
**Cross Streets:** Pless Drive  
**County:** Livingston  
**Zoning:** Mixed Use  
**Year Built:** 1975

<b>Total Building Sq. Ft.:</b>	50,000	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	15,000	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	7,500	<b>Total Acreage:</b>	5.00
<b>Max Cont. Sq. Ft.:</b>	15,000	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	22'	<b>Parking:</b>	Adequate
<b>Overhead Door(s) / Height:</b>	1: 16 x 16	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	Steel	<b>Power:</b>	480 Volts
<b>Structural System:</b>	Steel	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Radiant	<b>Sprinklers:</b>	Yes
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Yes
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	1	<b>Floors:</b>	6"
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2025	<b>Count:</b> 27,931	Grand River Ave. E. of Hubert Rd. 2-Way
<b>1 Mile:</b> 2,948	<b>1 Mile:</b> \$75,207		<b>Yr:</b> 2025	<b>Count:</b> 28,067	Grand River Ave. W. of Hubert Rd. 2-Way
<b>3 Miles:</b> 18,705	<b>3 Miles:</b> \$107,737		<b>Yr:</b> 2025	<b>Count:</b> 2,226	Hubert Rd. S. of Grand River Ave. 2-Way
<b>5 Miles:</b> 56,181	<b>5 Miles:</b> \$114,040		<b>Yr:</b> 2025	<b>Count:</b> 627	Kellogg Rd. N. of Grand River Ave. 2-Way

**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Lease Rate:</b>	\$11.50	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	N/A	<b>Taxes:</b>	TBD
<b>Lease Term:</b>	5 Year(s)	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	11-13-100-036	<b>Date Available:</b>	Immediately

<b>Utilities</b>	<b>Electric:</b>	No
<b>Sanitary Sewer:</b>	<b>Gas:</b>	No
<b>Storm Sewer:</b>	<b>Water:</b>	No

**Tenant Responsibilities:** N/A

**Comments:** Fantastic Grand River Frontage. Multiple uses possible. Retail and Industrial. Unit can be split. Well maintained property.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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