



Retail For Lease

Property Name: Former Arrington Performance
Location: 7181-7207 Grand River Avenue
City, State: Brighton, MI
Cross Streets: Hubert Road
County: Livingston
Zoning: Lt. Industrial
Year Built: 1975

Total Building Sq. Ft.:	68,000	Property Type:	General Retail-Commercial
Available Sq. Ft.:	10,000	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	10,000	Total Acreage:	5.00
Max Cont. Sq. Ft.:	10,000	Land Dimensions:	N/A
Ceiling Height:	22'	Parking:	120
Overhead Door(s) / Height:	2: 10 x 10, 14 x16	Curb Cuts:	N/A
Exterior Construction:	N/A	Power:	220 Amps, 208 Volts, 3 Phase
Structural System:	N/A	Restrooms:	3
Heating:	Radiant	Sprinklers:	Yes
Air-Conditioning:	Yes	Signage:	Yes
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	Reinf. Concrete
Condition:	N/A	Delivery Area:	N/A

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

Lease Rate:	\$11.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	TBD
Lease Term:	5 Year(s)	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	11-13-100-035	Date Available:	Immediately

Utilities	Electric: No
Sanitary Sewer: No	Gas: No
Storm Sewer: No	Water: No
Tenant Responsibilities:	N/A

Comments: Highly visible along Grand River Avenue corridor. Surrounded by strong national and local businesses. Suitable for industrial or retail. Office build-out - 4 private offices.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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