

# PARK PLACE

8023 GRAND RIVER AVENUE | BRIGHTON, MI 48114

Retail Property For Lease



## PROPERTY HIGHLIGHTS

- 3 units available from 1,000 - 3,162 SF
- Well maintained center with new roof and parking lot
- Quick access to I-96
- Pylon signage available and ample parking
- Surrounded by several national, regional, and local tenants



30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

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## OFFERING SUMMARY

Lease Rate:	\$16.00 PSF, NNN
Estimated NNN:	\$4.78 PSF
Zoning:	B-2, General Business
Year Built:	1988
Building Size:	10,327 SF
Parking:	+/- 54

## COLUMN 1 SIZE (SF)

Unit 300:	2,000 SF
Unit 500:	2,162 SF*
Unit 600:	1,000 SF*
*Max Contiguous	3,162 SF

## PROPERTY DESCRIPTION

3 units available from 1,000 - 3,162 SF. Well maintained center with new roof and parking lot. Quick access to I-96. Pylon signage available and ample parking. Surrounded by several national, regional, and local tenants.

## LOCATION DESCRIPTION

Located on the east side of Grand River Avenue, just north of I-96.

## CURRENT OCCUPANCY

Hertz, Beltone, Allstate, New York Pizza Depot, Mulan Massage

## SURROUNDING BUSINESSES

Dollar General, Target, Home Depot, Meijer, UofM Brighton Medical Center, Hampton Inn, Holiday Inn Express, Brighton Ford, Serra Honda, Staples, Aldi, Bed Bath & Beyond, Best Buy, Outback, Red Robin, McDonald's, Taco Bell, Arby's, Five Guys, and many more.

## TRAFFIC

Grand River Avenue	16,431
(2WAY/ADT/CoStar 2022)	



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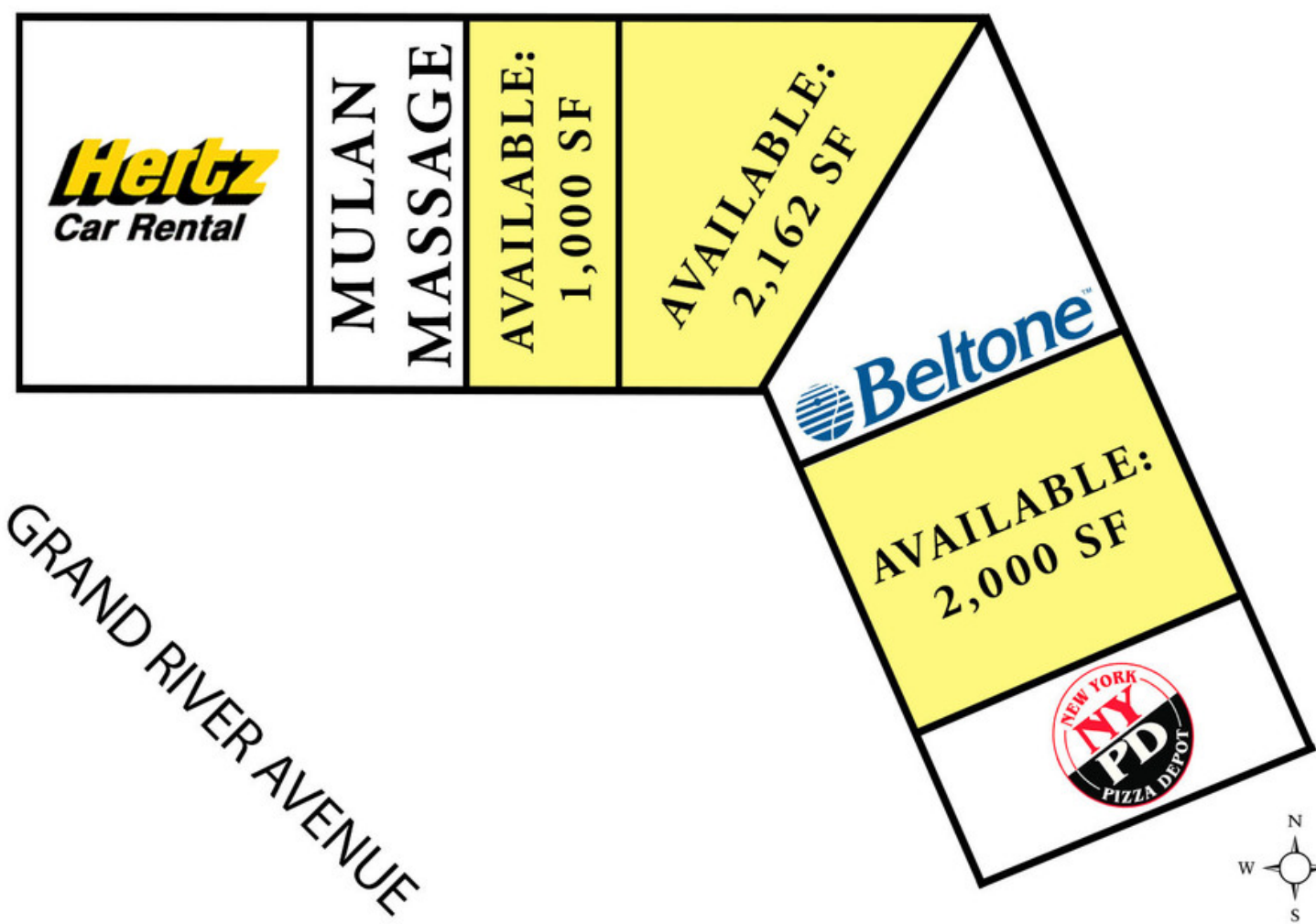
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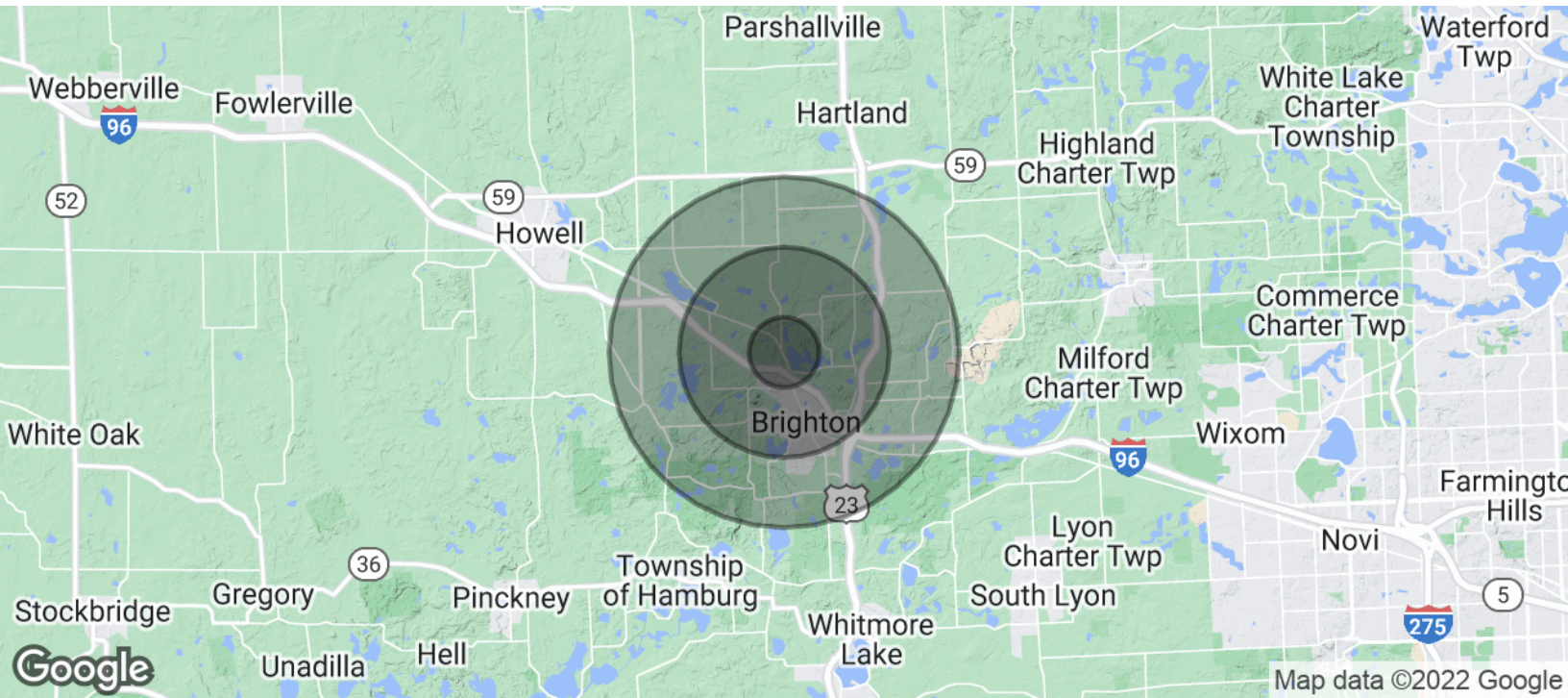




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,625	22,257	55,595
Average Age	44.0	43.0	41.1
Average Age (Male)	44.6	43.2	41.0
Average Age (Female)	43.8	43.2	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,526	9,244	21,406
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$70,458	\$76,101	\$86,780
Average House Value	\$173,574	\$251,200	\$255,947

\* Demographic data derived from 2010 US Census



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