EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

108-110 E. GRAND RIVER

Brighton, MI 48116

FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

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OFFERING SUMMARY: 108 E. Grand River | Brighton, MI 48116

PROPERTY OVERVIEW

Downtown Brighton location. Outstanding visibility on Grand River in the heart of downtown shopping district.

OFFERING SUMMARY

Sale Price:	$1,950,000
Building Size:	11,274 SF
Price / SF:	$172.96
Year Built:	1940
Renovated:	2010
Zoning:	Downtown Business District

PROPERTY HIGHLIGHTS

- Downtown Brighton Building.
- Dedicated parking spaces.
- 27.5 tons of HVAC; 800 amps Electrical service.
- Outstanding visibility.
- Municipal parking adjacent.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 108 E. Grand River | Brighton, MI 48116

BUILDING INFORMATION

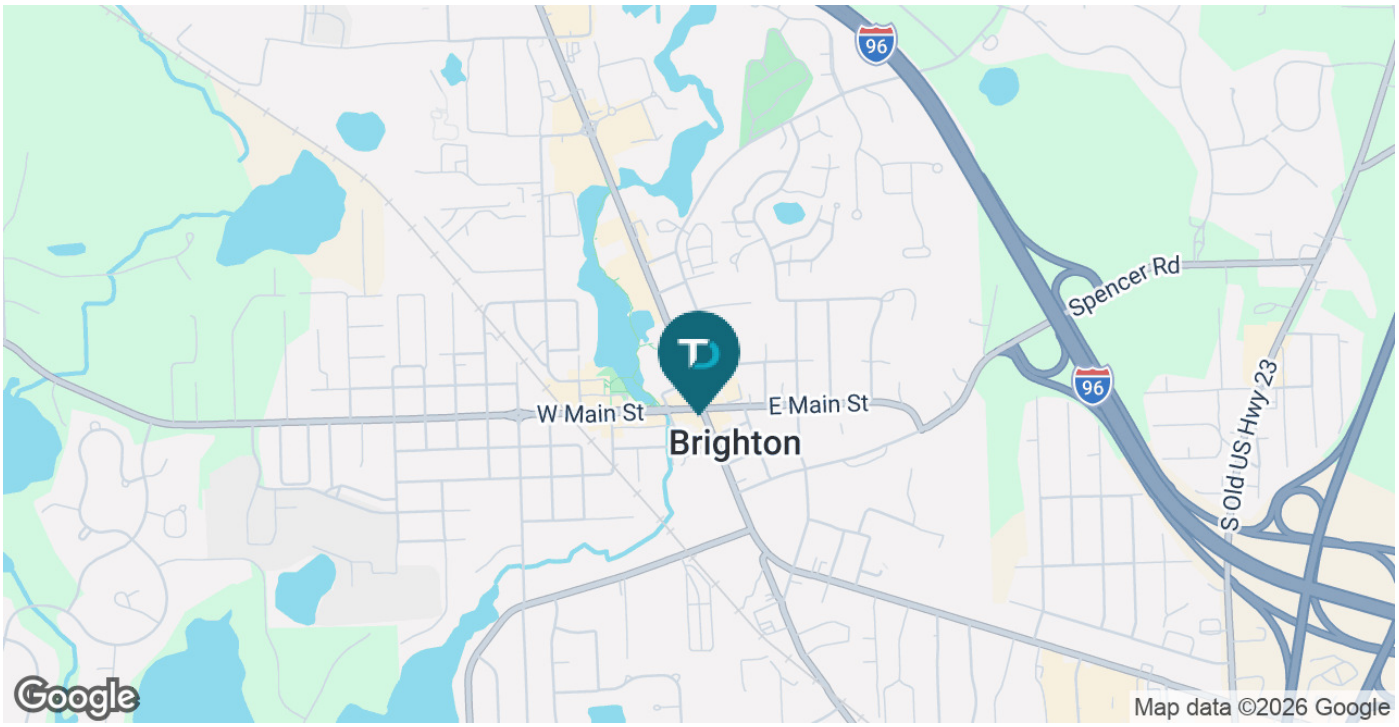
Sale Price:	$1,950,000.00
Price/AC:	$172.96
Building Size:	11,274 SF
Year Built:	1940
Last Renovated:	2010
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	12

PROPERTY INFORMATION

Property Type:	Free Standing Retail
Taxes:	2026 Summer - $17,682.87 2025 Winter - $2,039.30
Zoning	Downtown Business District
Traffic Count:	Grand River = 29,238 Main Street = 12,923
Legal Description:	Available upon request.
APN:	18-31-102-018

LOCATION INFORMATION

Located on the west side of Grand River, just south of Main Street in Brighton.



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ADDITIONAL PHOTOS: 108 E. Grand River | Brighton, MI 48116

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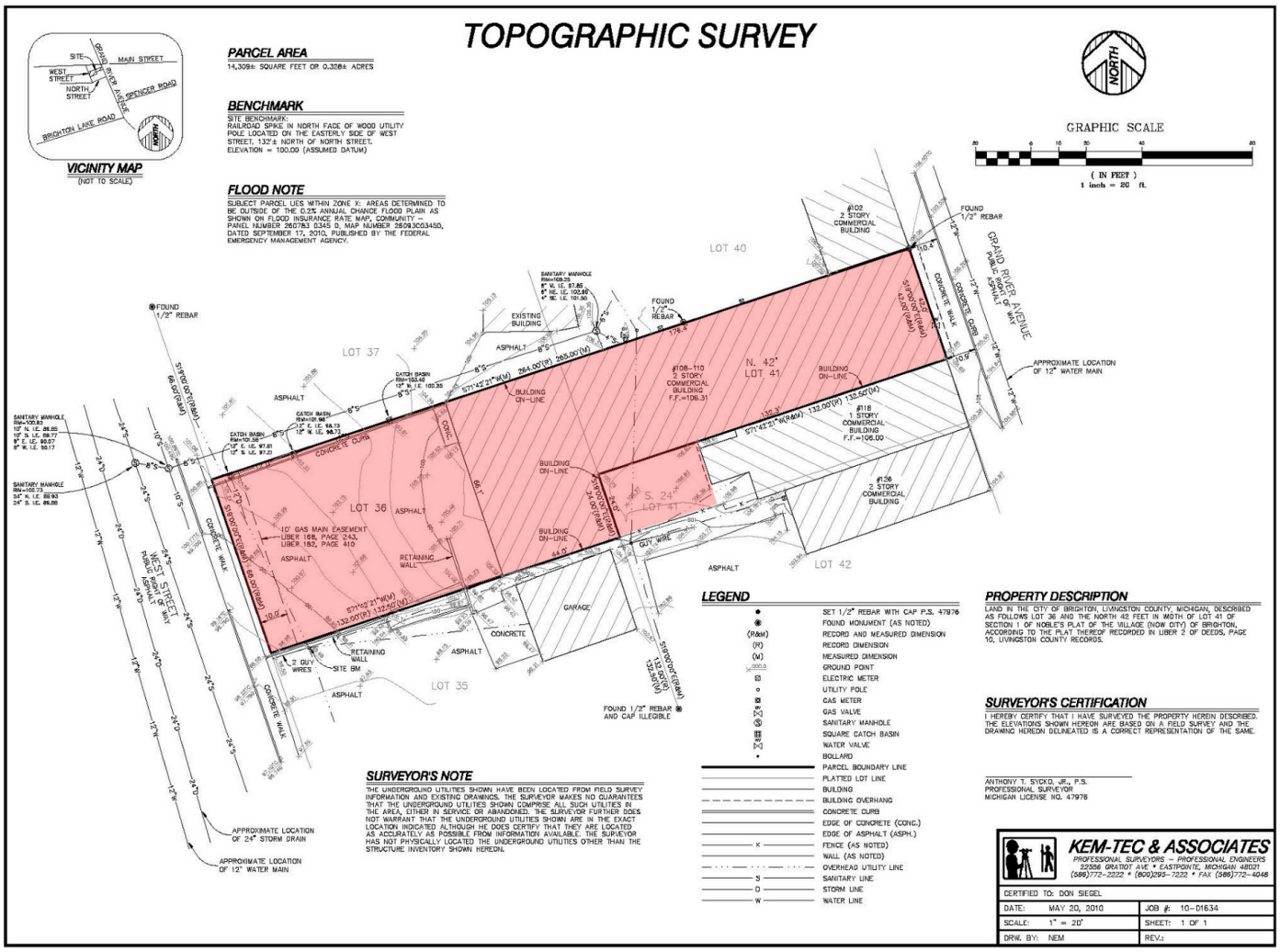
2010 SURVEY: 108 E. Grand River | Brighton, MI 48116



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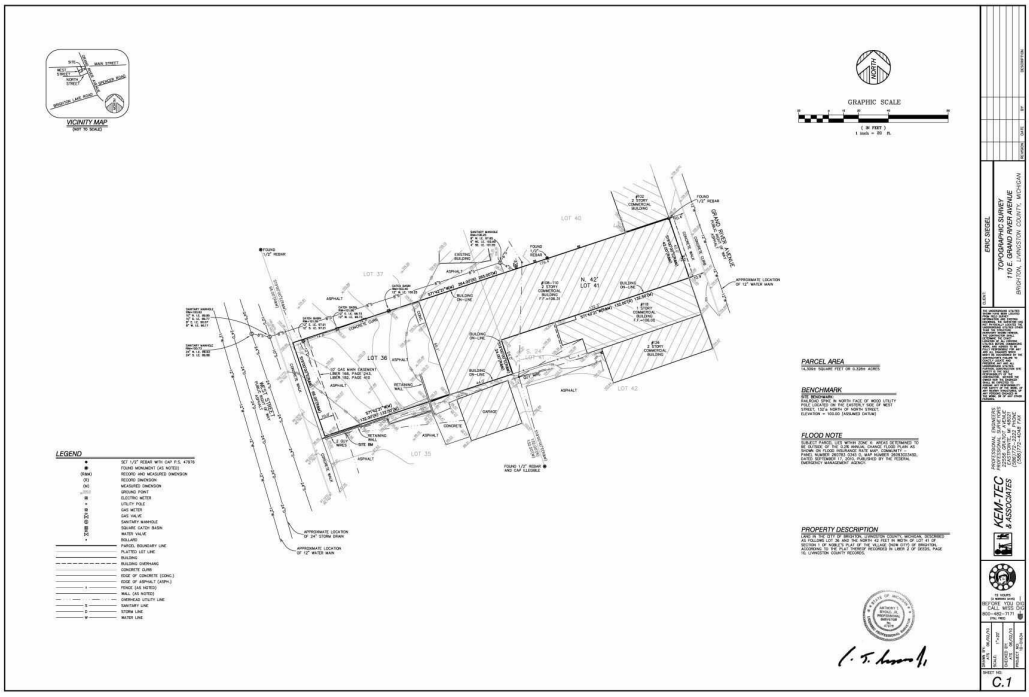
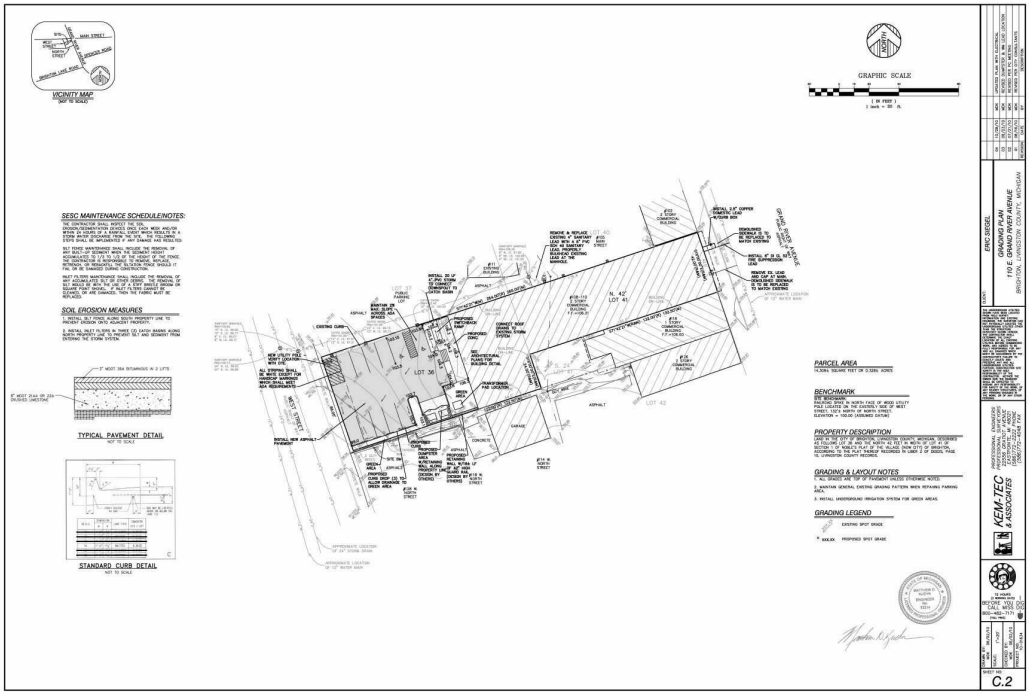
SURVEYS: 108 E. Grand River | Brighton, MI 48116





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RECENT DOWNTOWN BRIGHTON
COMPARABLE SALES

ADDRESS	SIZE	DATE SOLD	SALE PRICE (PER SQ.FT.)
102 E. Grand River	4,196 SF	April 2025	$212.00 SF
128 W. Main Street	2,981 SF	September 2024	$243.00 SF
312 W. Main Street	7,699 SF	January 2022	$200.00 SF
323 W. Main Street	10,274 SF	November 2021	$214.00 SF

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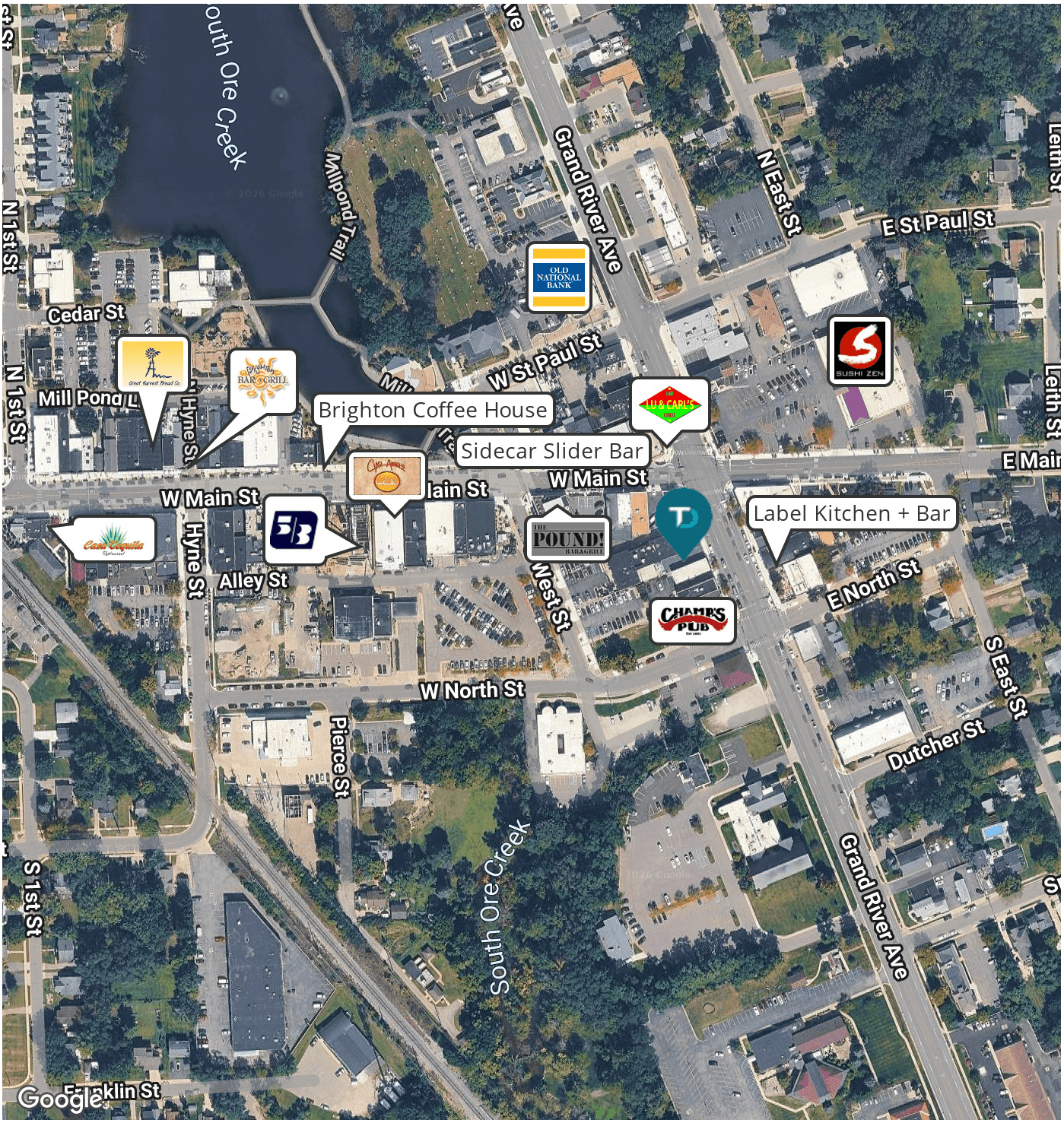
RETAILER MAP: 108 E. Grand River | Brighton, MI 48116



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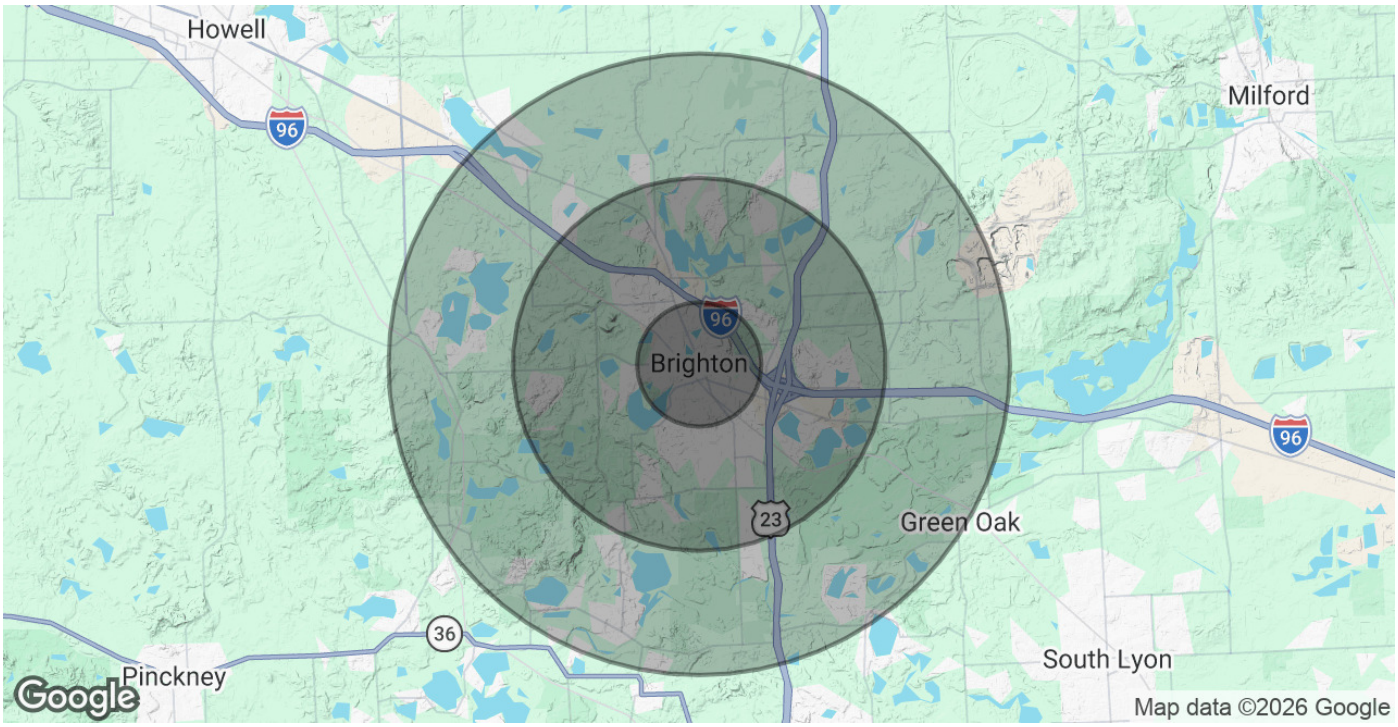
DEMOGRAPHICS MAP & REPORT: 108 E. Grand River | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,272	28,351	52,679
Average Age	45	44	44
Average Age (Male)	43	43	43
Average Age (Female)	47	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,156	11,816	21,049
# of Persons per HH	2	2.4	2.5
Average HH Income	$103,409	$137,568	$140,825
Average House Value	$328,128	$412,718	$432,288

2020 American Community Survey (ACS)

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