

LAKEVIEW PLAZA

10049 E Grand River Ave, Brighton, MI 48116



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 10049 E Grand River Ave | Brighton, MI 48116

**PROPERTY OVERVIEW**

Lakeview Plaza offers a prime retail opportunity at one of Brighton's busiest intersections along Grand River Avenue, with exposure to 53,000+ vehicles per day and convenient access to I-96 and US-23. Anchored by popular co-tenants including Subway, Tropical Smoothie Café, and Guido's Pizza, the center is surrounded by major retailers such as Starbucks, Dunkin', Busch's Market, and CVS, creating strong daily traffic, visibility, and a convenient destination for Brighton residents and commuters.

OFFERING SUMMARY

Lease Rate: \$19 SF/yr (NNN)
Building Size: 14,620 SF
Available SF: 996 - 1,137 SF
Year Built: 1986
Zoning: B-2

PROPERTY HIGHLIGHTS

- Located on Prime Grand River Corridor.
- Immediate access to I-96 & US-23.
- Established co-tenancy driving daily traffic.
- Former Restaurant space.

BUILDING/PROPERTY INFORMATION: 10049 E Grand River Ave | Brighton, MI 48116

BUILDING INFORMATION

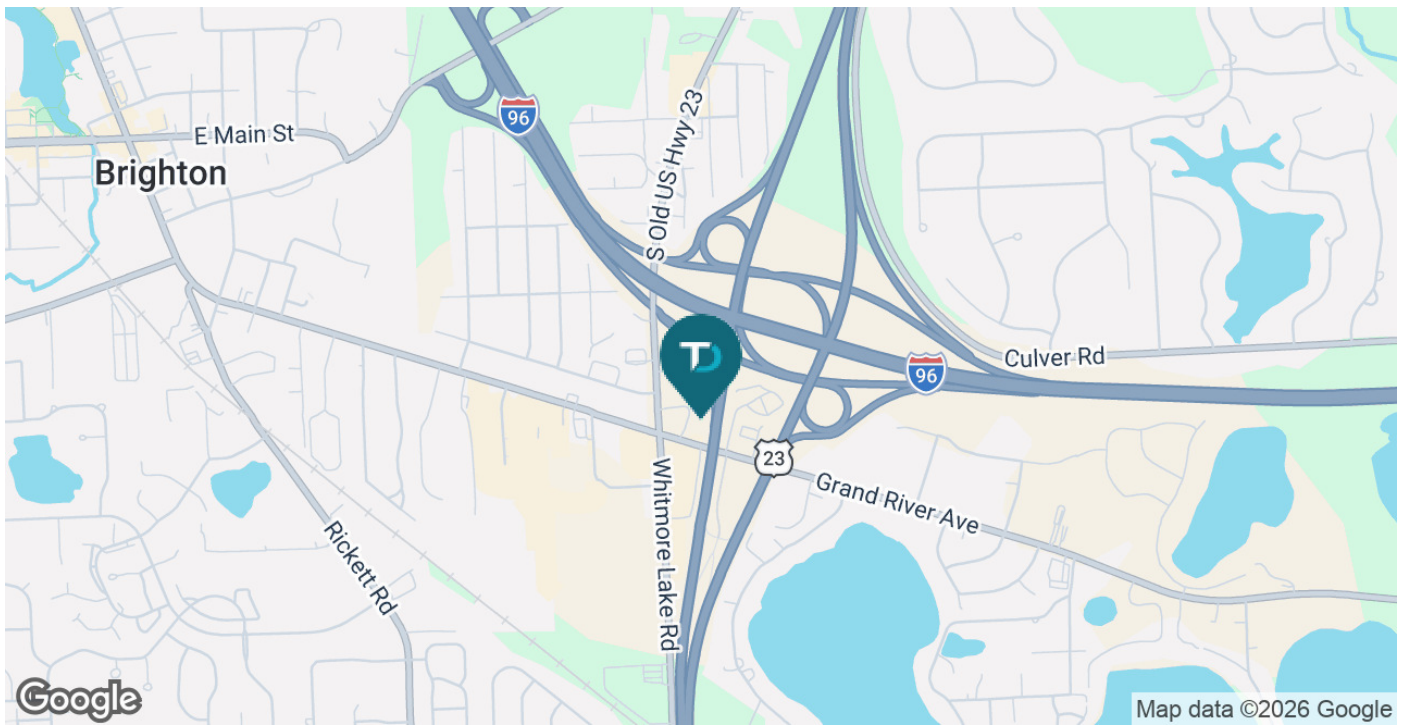
LEASE RATE:	\$19.00 per Sq.Ft., NNN
Building Size:	14,620 SF
Available Space:	Suite 900 - 996 SF Suite 300B - 1,137 SF
Year Built:	1986
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	57

PROPERTY INFORMATION

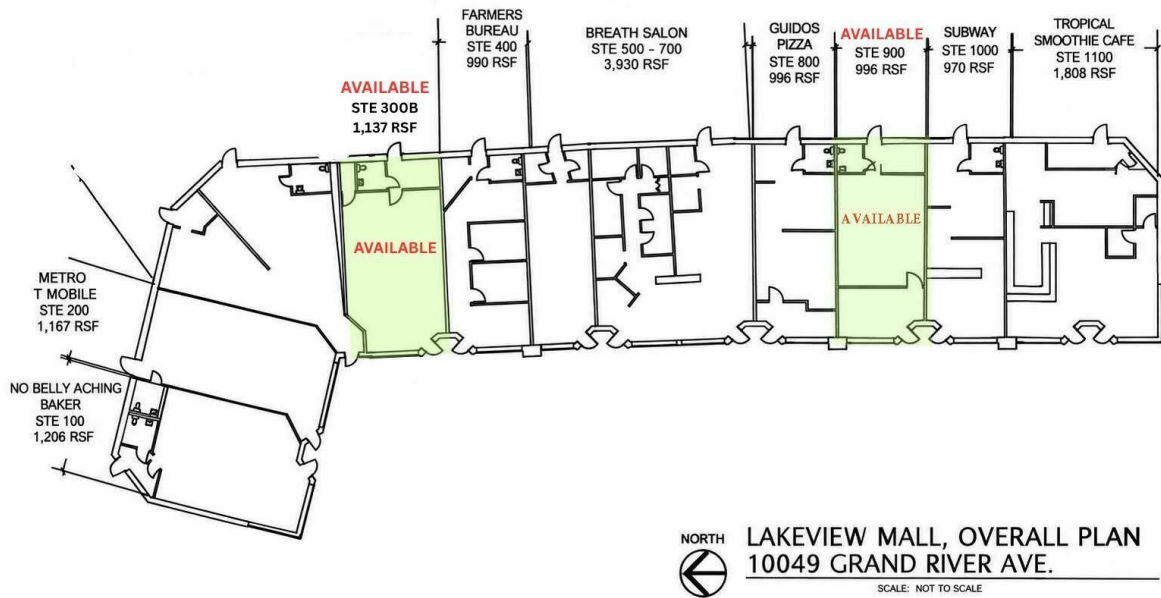
Property Type:	Retail
Zoning	B-2
2026 Traffic Count:	Grand River = 51,323 Old US23 = 13,909
APN:	12-33-302-035

LOCATION INFORMATION

Lakeview Plaza is located on the north side of Grand River Avenue just east of Old US-23, only minutes from the I-96/US-23 interchange. This location provides outstanding accessibility for both local customers and regional commuters traveling through Brighton's commercial corridor.



LEASE SPACES: 10049 E Grand River Ave | Brighton, MI 48116



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	996 - 1,137 SF	Lease Rate:	\$19 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
900	Available	996 SF	NNN	\$19.00 SF/yr	Immediate occupancy.
300B	Available	1,137 SF	NNN	\$19.00 SF/yr	December 1, 2026 Occupancy

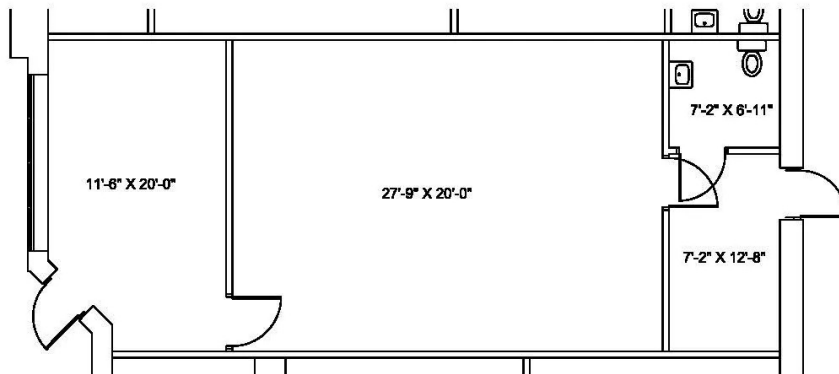
ADDITIONAL PHOTOS: 10049 E Grand River Ave | Brighton, MI 48116



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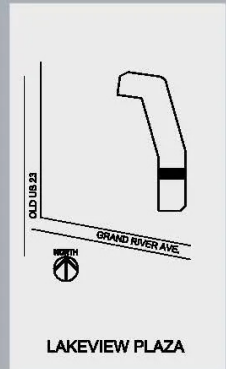


NORTH
LAKEVIEW MALL, STE 900
10049 GRAND RIVER AVE.
996 R.S.F.

THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

37000 Grand River, Suite 360 | Farmington Hills, MI 48335
248-476-3700

We make every square foot count.



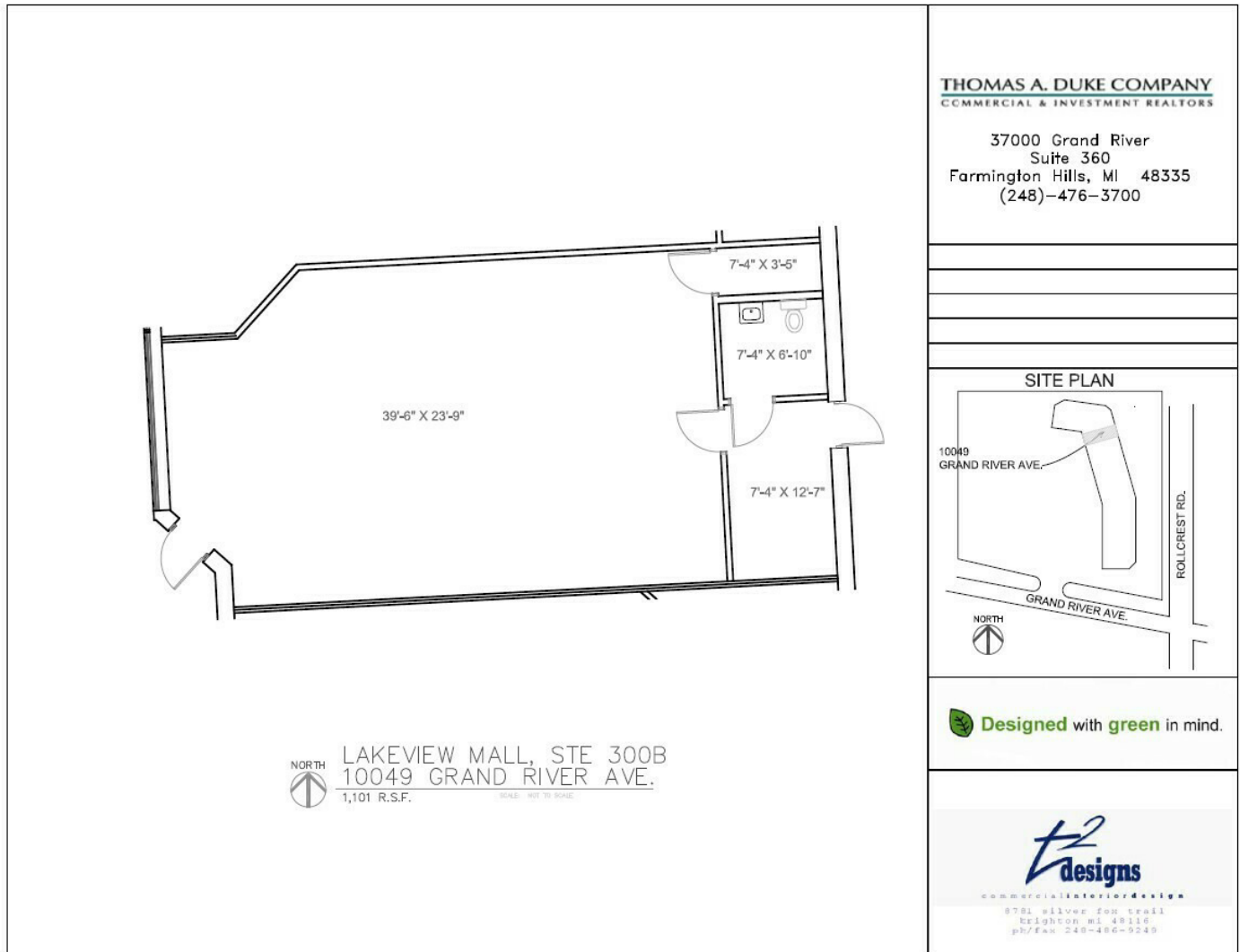
LAKEVIEW PLAZA

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DATE: _____ DRAWN BY: _____

SHEET NUMBER: _____

ADDITIONAL PHOTOS: 10049 E Grand River Ave | Brighton, MI 48116



AERIAL MAP: 10049 E Grand River Ave | Brighton, MI 48116

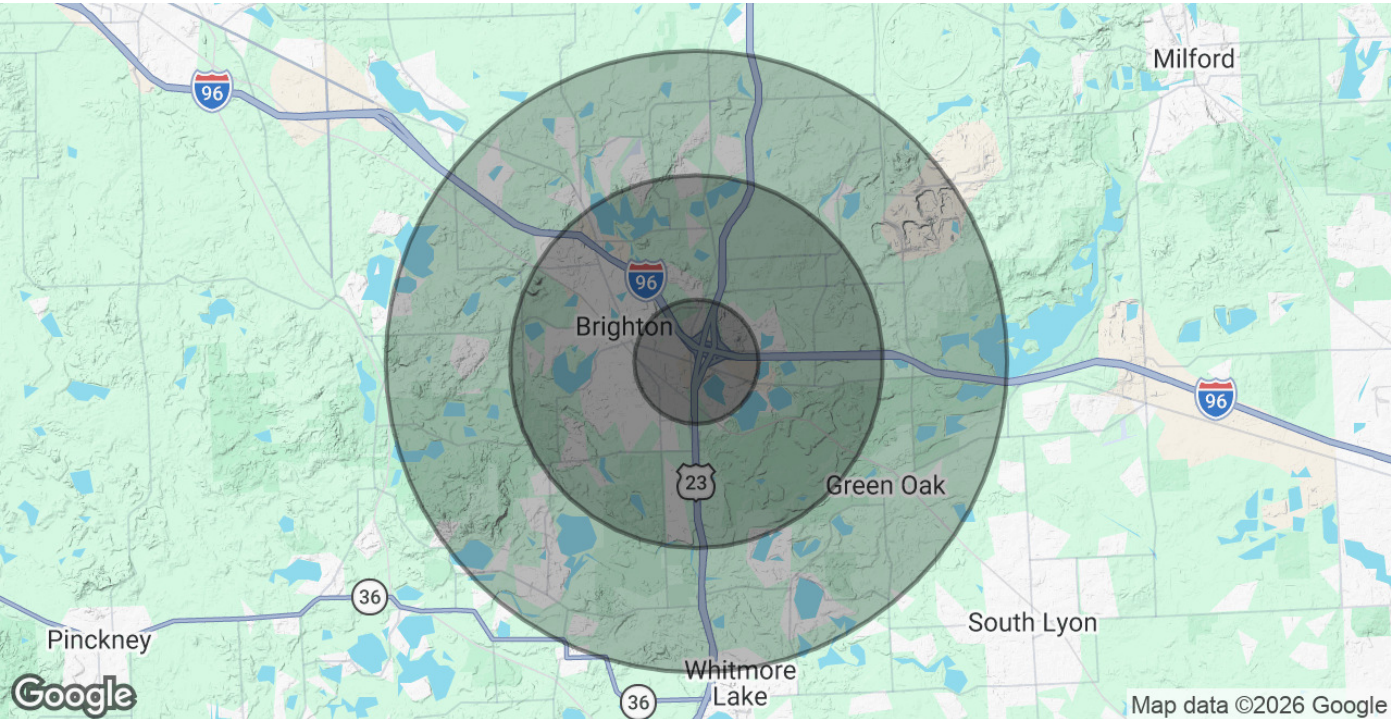


RETAILER MAP: 10049 E Grand River Ave | Brighton, MI 48116



DEMOGRAPHICS MAP & REPORT:

10049 E Grand River Ave | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,506	23,873	51,300
Average Age	44.2	44.7	45.8
Average Age (Male)	39.4	41.3	43.5
Average Age (Female)	44.0	47.0	47.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,615	9,760	20,082
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$112,232	\$138,506	\$146,146
Average House Value	\$296,885	\$383,437	\$397,164
2023 American Community Survey (ACS)			