

# THE BRIGHTON MALL

8365-8571 W. Grand River Avenue  
Brighton, MI



MID-AMERICA®  
Real Estate-Michigan, Inc.

## FOR LEASE



RETAIL OPPORTUNITY

# THE BRIGHTON MALL



## Address

8365-8571 W. Grand River Avenue  
Brighton, MI 48116

## Availability

2,750 - 25,000 SF  
Drive-up ATM Available

## Features

Brighton Mall is the premier and dominate power center in Livingston County. The 300,000 square foot center is strategically positioned on the southeast quadrant of Grand River Avenue and I-96. Convenient free-way access and a growing population have contributed to establishing Brighton as a strong retail trade area. Exposure to over 97,000 vpd along I-96 and 29,000 vpd on Grand River Avenue. Both thoroughfares serve as main arteries to Brighton and Livingston Country. Two separate traffic controlled entrances are attributed to the ease of access to and from the center where over 1,400 parking spaces are available for the convenience of shoppers. University of Michigan Heath Systems opened a \$175 Million, 297,000 SF new health center estimated to draw 250,000 patients per year just west of the mall.

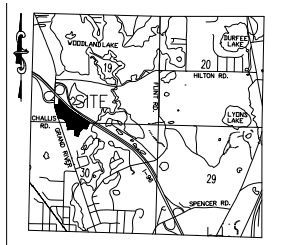
## Co-Tenants



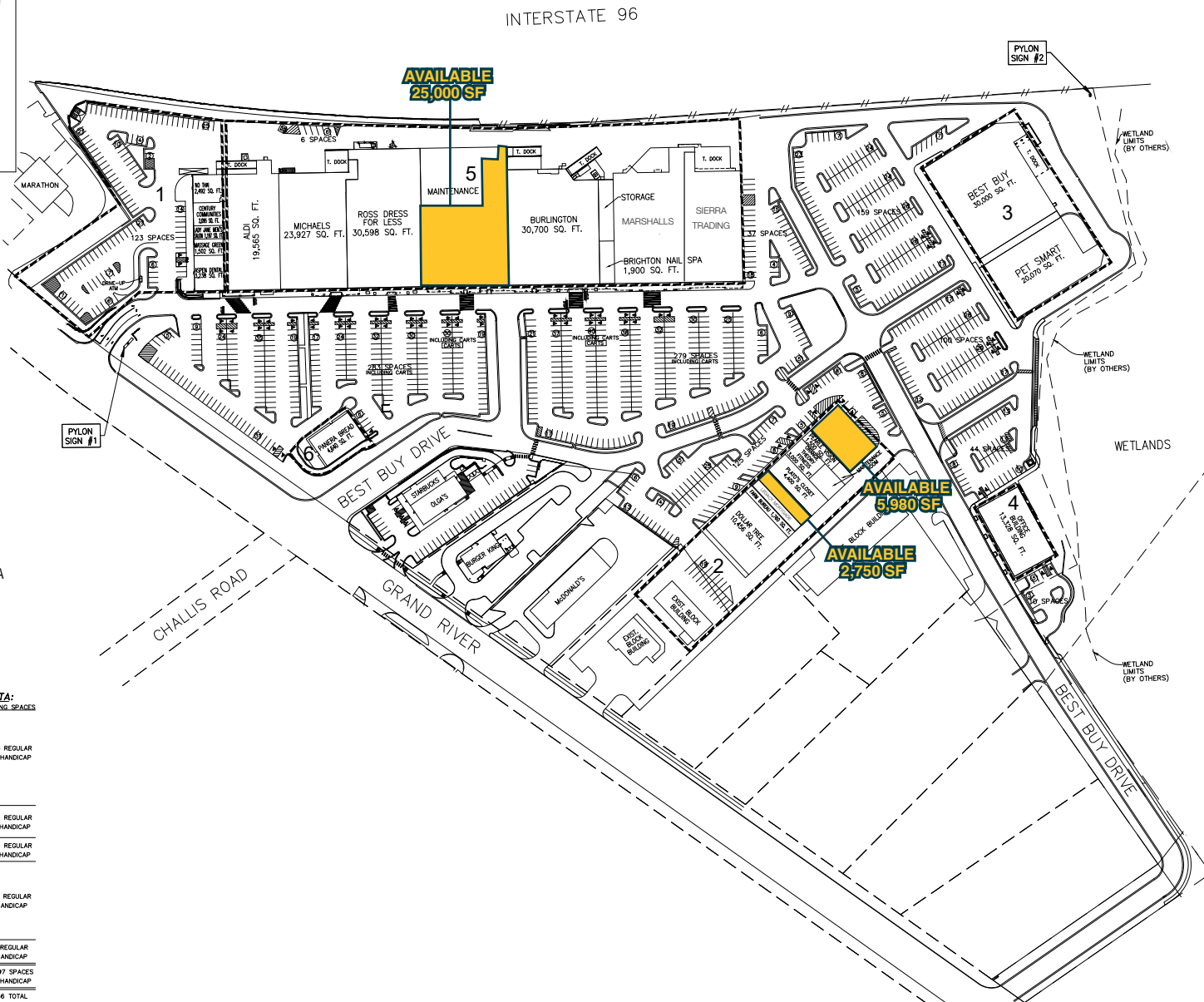
## Demographics (2025)

	3 MILE	5 MILES	7 MILES
POPULATION	29,218	52,007	82,706
HOUSEHOLDS	12,570	21,187	33,247
AVG HOUSEHOLD INCOME	\$142,202	\$149,054	\$148,206
DAYTIME POPULATION	34,779	52,800	85,930

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AREA MAP  
NOT TO SCALE



1. WEST END CAP AREA
2. ANNEX BUILDING AREA
3. BEST BUY/PETSMART AREA
4. OFFICE BUILDING AREA
5. MAIN BUILDING AREA
6. OUTLOT AREA

**BUILDING AREAS & PARKING DATA:**

BUILDING	AREA	PARKING SPACES
ASPEN DENTAL	3,238 S.F.	
MASSAGE GREEN	1,502 S.F.	
LADY JANE MEN'S SALON	1,197 S.F.	
CENTURY COMMUNITIES	2,095 S.F.	375 REGULAR
NO THAI	2,492 S.F.	35 HANDICAP
ALDI	19,265 S.F.	
MICHAELS	23,927 S.F.	
ROSS DRESS FOR LESS	30,598 S.F.	
AVAILABLE	25,000 S.F.	
PANERA BREAD	4,640 S.F.	
BURLINGTON	30,700 S.F.	302 REGULAR
BRIGHTON NAIL SPA	1,900 S.F.	14 HANDICAP
MARSHALLS	45,000 S.F.	
BEST BUY	30,000 S.F.	240 REGULAR
PET SMART	20,070 S.F.	10 HANDICAP
AVAILABLE	5,980 S.F.	
PEARLE VISION	1,500 S.F.	
ORANGE THEORY FITNESS	3,000 S.F.	
PLAYTOS CLOSET	4,400 S.F.	120 REGULAR
AVAILABLE	2,750 S.F.	6 HANDICAP
TRIBE TITLE	1,449 S.F.	
FARM BUREAU	1,760 S.F.	
DOLLAR TREE	10,456 S.F.	
OFFICE BUILDING	13,328 S.F.	50 REGULAR 4 HANDICAP
TOTAL	297,848 S.F.	1,097 SPACES 69 HANDICAP 1,166 TOTAL

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