

8864 WHITMORE LAKE RD

8864 Whitmore Lake Rd, Brighton, MI 48116



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 8864 Whitmore Lake Rd | Brighton, MI 48116



PROPERTY OVERVIEW

Wonderfully maintained, stand alone office building with US Highway 23 frontage in Brighton, MI.

OFFERING SUMMARY

Lease Rate:	\$2,000 per month (Gross + Utilities)
Building Size:	864 SF
Available SF:	864 SF
Year Built:	1967
Renovated:	2021
Zoning:	L-1

PROPERTY HIGHLIGHTS

- Highway frontage with heavy traffic counts
- Beautiful setting with nature trails and river views
- Fully renovated with new kitchen
- New parking lot and brick entryway with ramp
- Fantastic monument signage facing highway 23
- 3 private offices, conference area, bathroom, kitchen, and patio



BUILDING/PROPERTY INFORMATION: 8864 Whitmore Lake Rd | Brighton, MI 48116
BUILDING INFORMATION

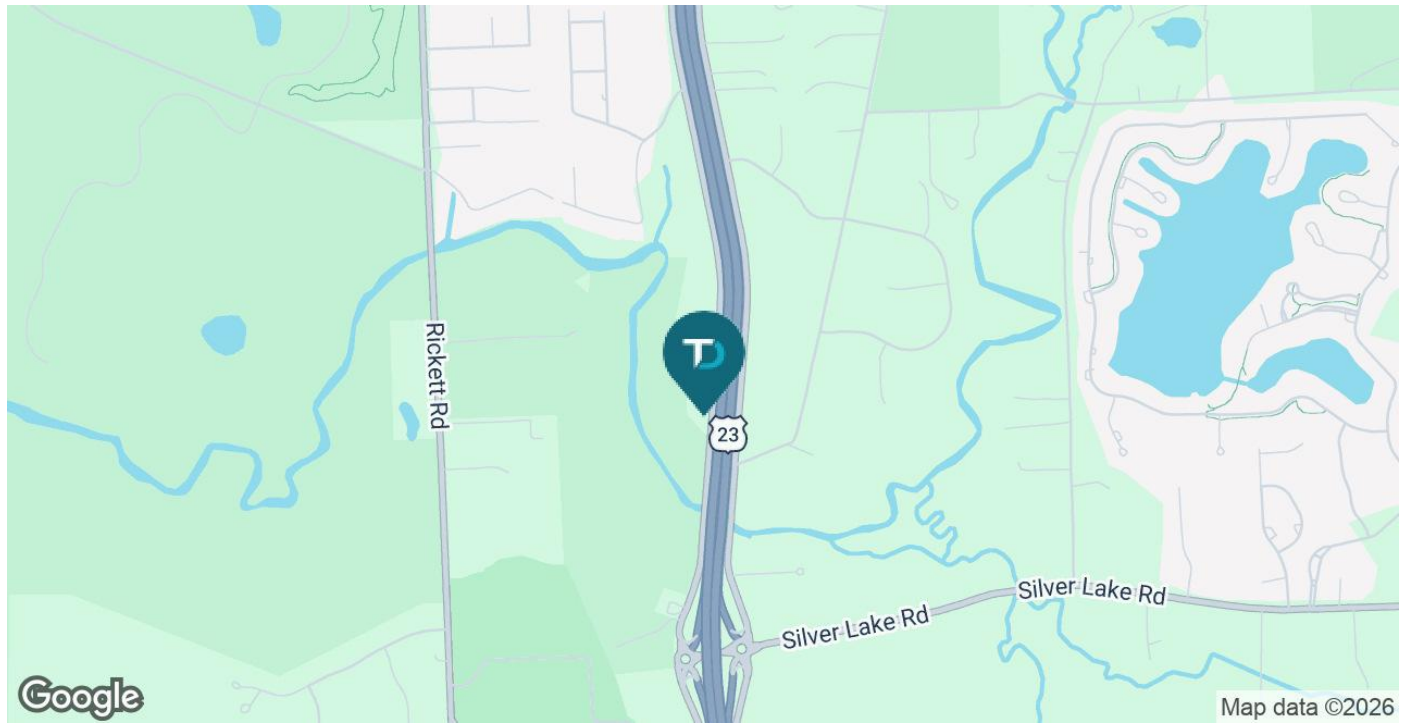
Price/MO:	\$2,000 Gross + Utilities
Building Size:	864 SF
Year Built:	1967
Last Renovated:	2021
Number of Floors:	1
Utilities:	-
Parking Spaces:	-

PROPERTY INFORMATION

Lot Size:	-
Property Type:	Office
Property Subtype:	Office Building
Zoning	L-1
Traffic Count:	7,720 Vehicles/Day on Whitmore Lake (Costar, 2025); 62,563 Vehicles/Day on US-23 (Costar, 2022)
Legal Description:	Available upon request
APN:	16-17-300-013

LOCATION INFORMATION

Located on Whitmore Lake Rd, just north of the Silver Lake Rd exit and near the Legacy Center Sports Complex.





LEASE SPACES: 8864 Whitmore Lake Rd | Brighton, MI 48116



LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	864 SF	Lease Rate:	\$2,000 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
8864	Available	864 SF	Gross + Utilities	\$2,000 per month



ADDITIONAL PHOTOS: 8864 Whitmore Lake Rd | Brighton, MI 48116





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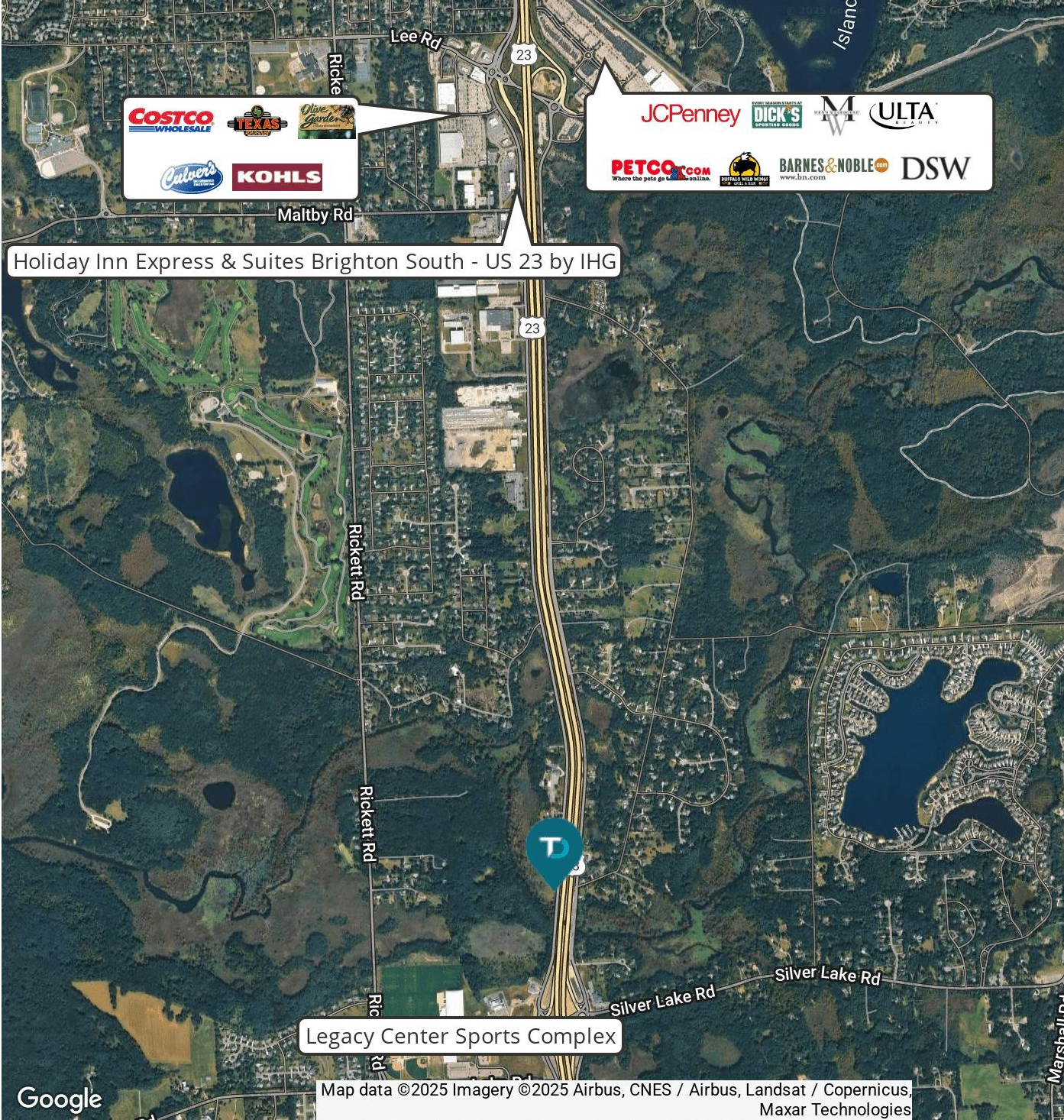
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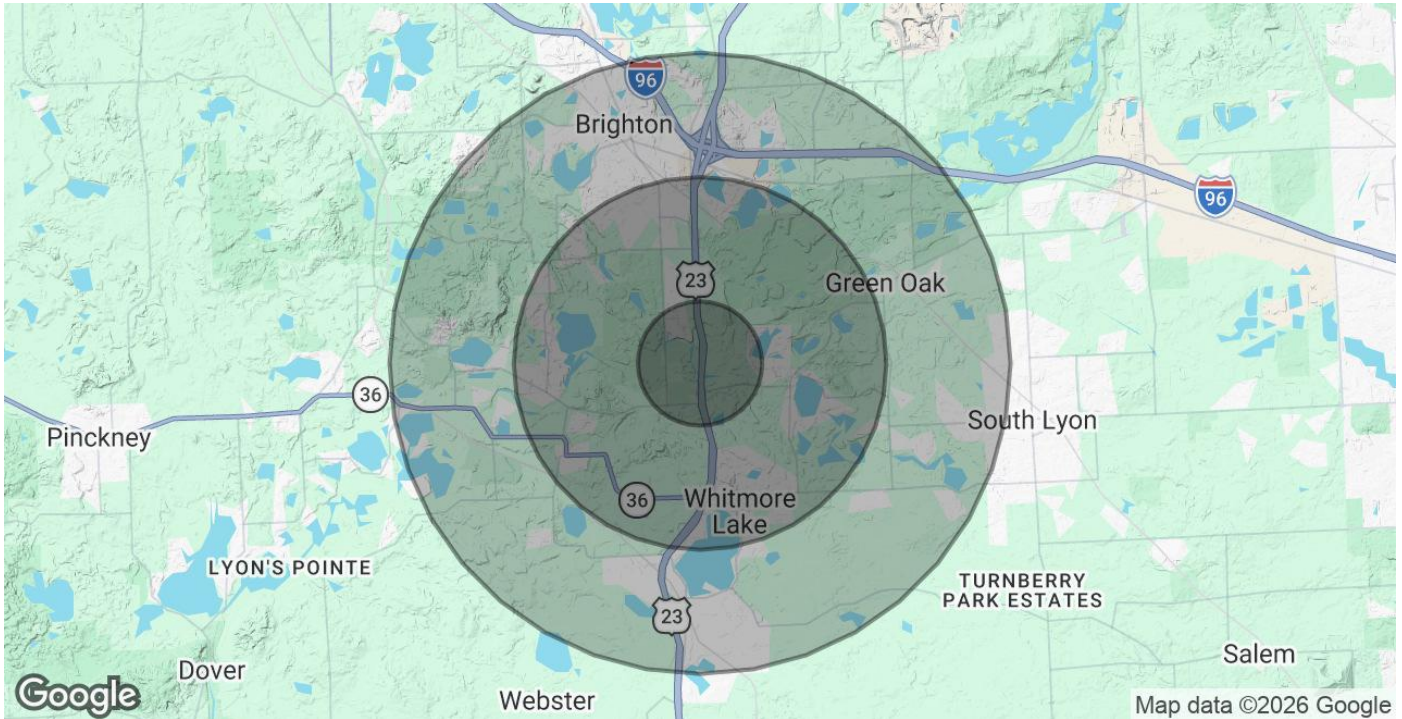
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RETAILER MAP: 8864 Whitmore Lake Rd | Brighton, MI 48116



DEMOGRAPHICS MAP & REPORT: 8864 Whitmore Lake Rd | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,676	18,041	57,511
Average Age	42	43	44
Average Age (Male)	42	43	43
Average Age (Female)	42	44	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	595	6,993	23,516
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$178,296	\$139,787	\$133,468
Average House Value	\$625,232	\$426,425	\$392,310

2020 American Community Survey (ACS)