

EST. **T** 1978  
**THOMAS DUKE**  
COMMERCIAL REAL ESTATE

**108-110 E. GRAND RIVER**

Brighton, MI 48116



**FOR SALE**

**248.476.3700**

EXCLUSIVELY LISTED BY:  
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**OFFERING SUMMARY:** 108 E. Grand River | Brighton, MI 48116

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**PROPERTY OVERVIEW**

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

**OFFERING SUMMARY**

Sale Price: \$2,487,848  
Building Size: 11,274 SF  
Price / SF: \$220.67  
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.
- Adjacent building available for assemblage (2,276 SF)

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

Sale Price:	\$2,487,848.00
Price/AC:	\$220.67
Building Size:	11,274 SF
Year Built:	1940
Last Renovated:	2010
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	35

**PROPERTY INFORMATION**

Property Type:	Free Standing Retail
Taxes:	2025 Summer - \$17,206.98 2024 Winter - \$4,127.37
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.

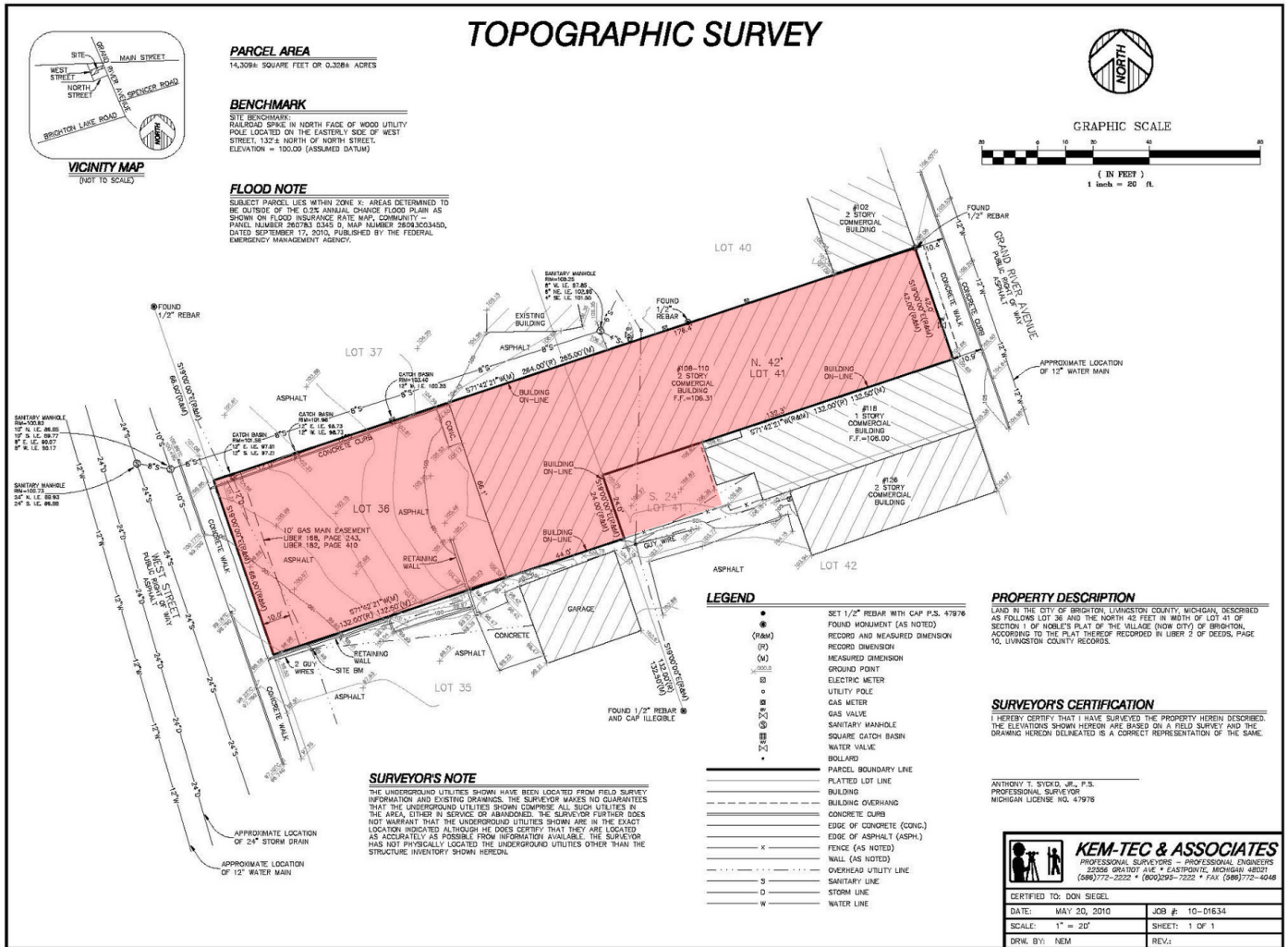


**ADDITIONAL PHOTOS:** 108 E. Grand River | Brighton, MI 48116

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





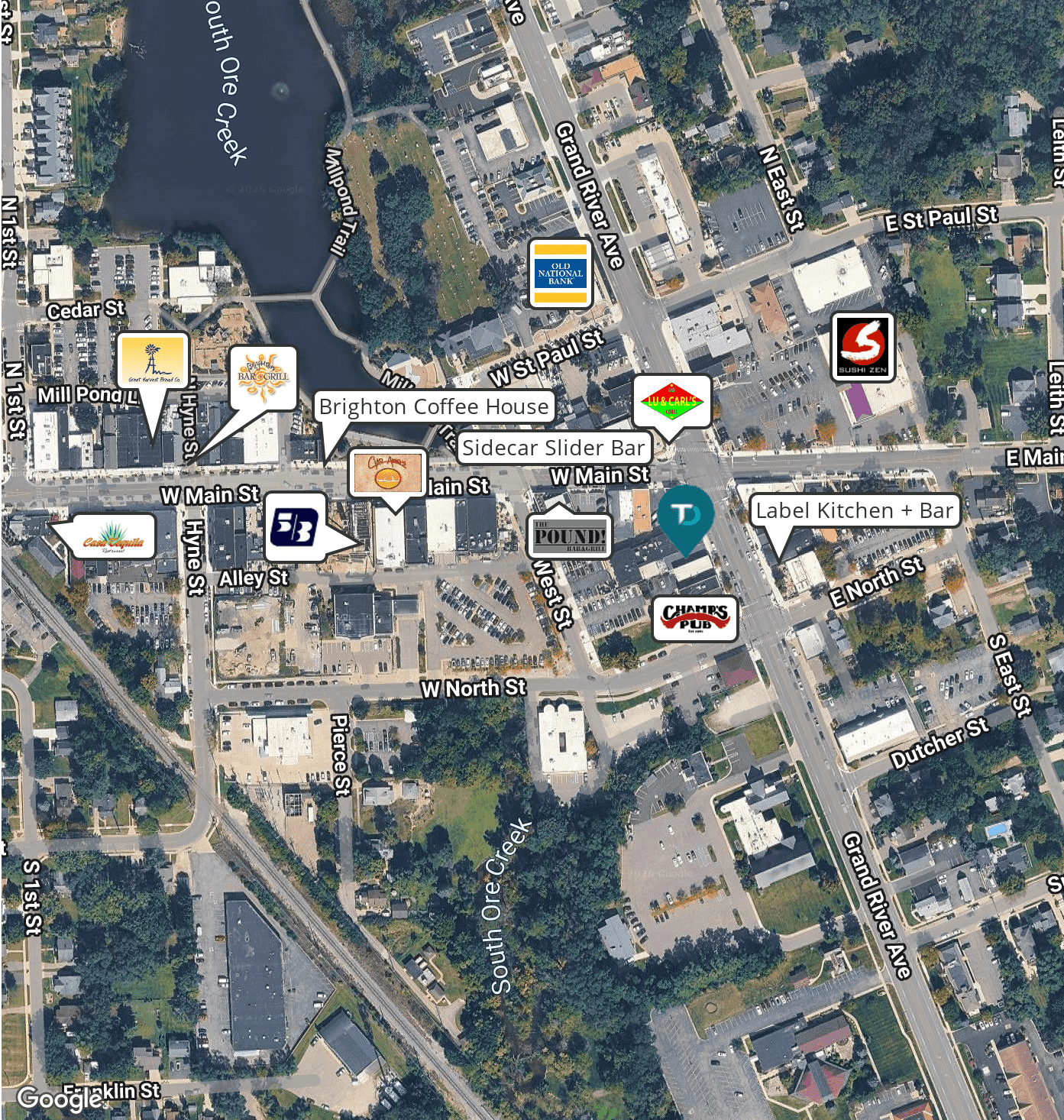
**ADDITIONAL PHOTOS:** 108 E. Grand River | Brighton, MI 48116

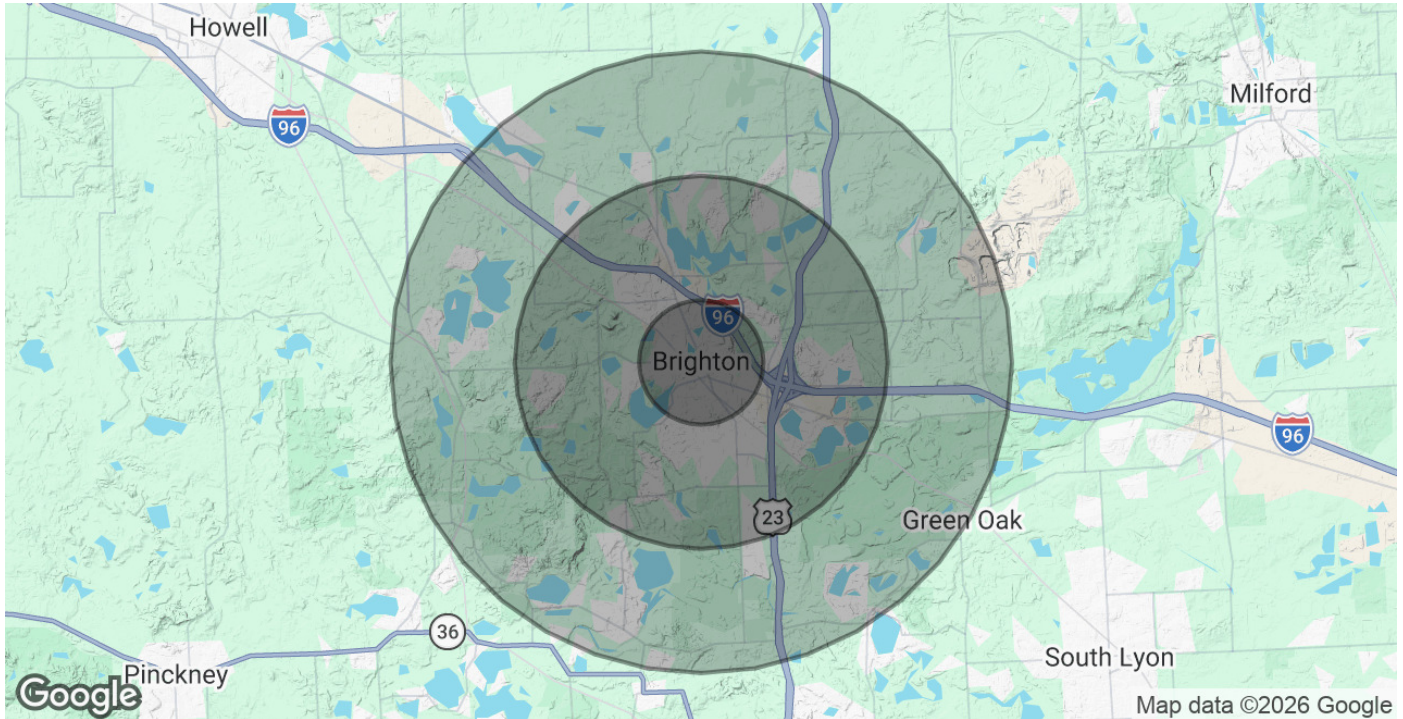
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**RECENT DOWNTOWN BRIGHTON  
COMPARABLE SALES**

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

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



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


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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)