



Colliers

FOR SUBLEASE

106 W Grand River Avenue Brighton, MI

Former CVS Available

Property Highlights

- 10,625 SF (85' x 125') Plus \pm 1,500 SF Mezzanine
- Former CVS at Main Downtown Intersection
- Traffic Counts (ADT): 22,000 on Grand River Avenue
13,000 on Main Street
- Zoning: DBD Downtown Business District
- Pylon Sign
- Co-Tenants: O'Reilly Auto Parts, Sushi Zen, and Thai Express

CONTACT US



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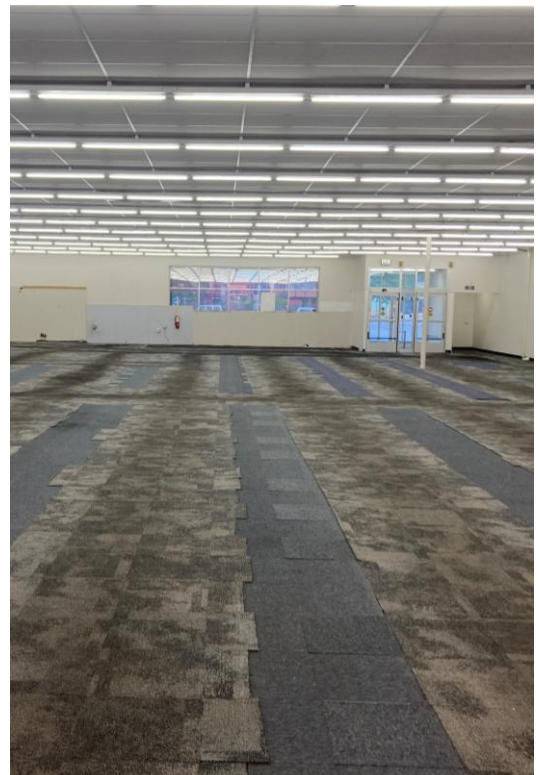
Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI 48067
colliers.com/detroit



Aerial Map



Property Photos

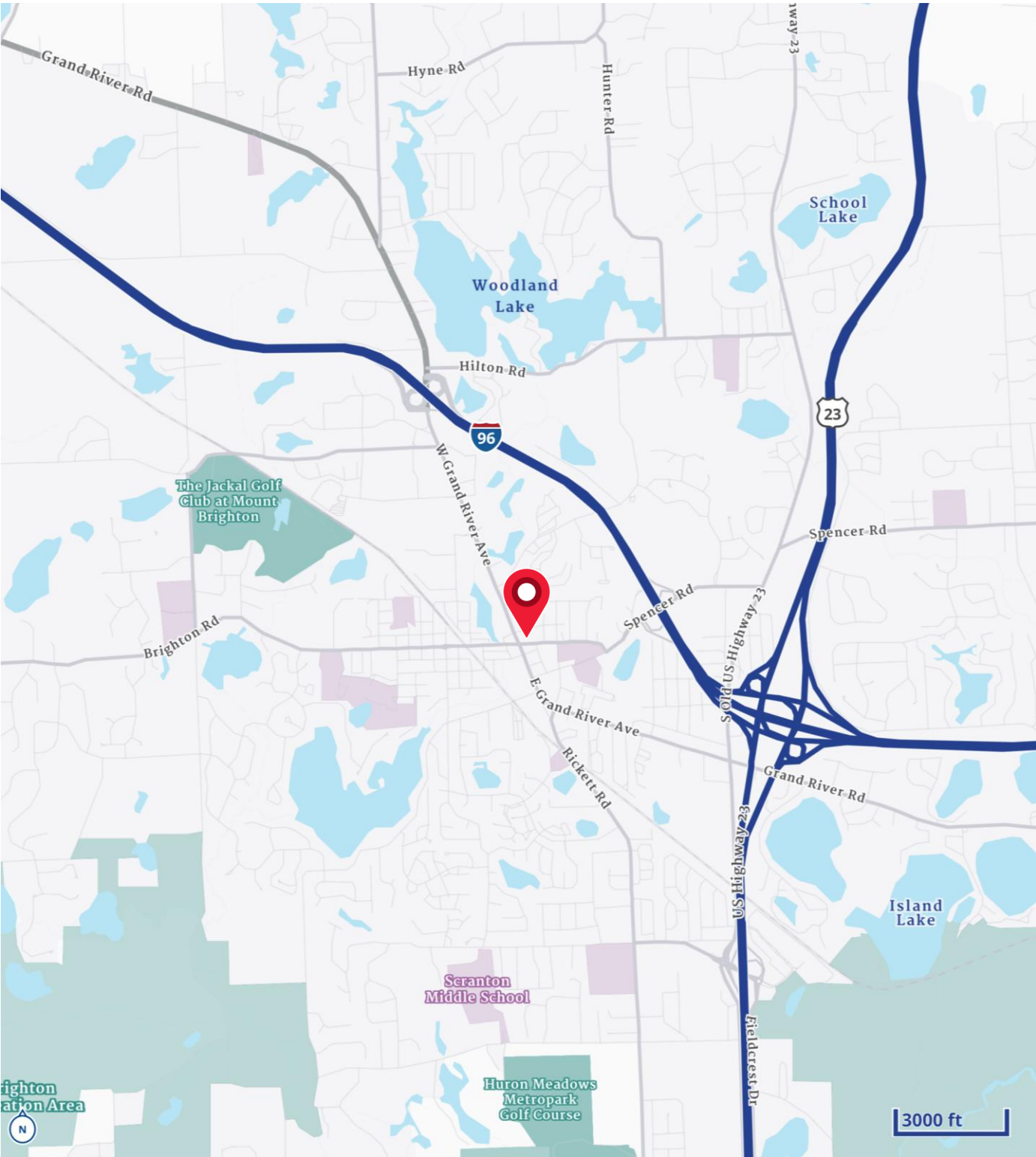


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TO 4' IN LINE
3/28/18 LAM

This is an aerial map of Brighton, Michigan, with various business logos overlaid. A red location pin is placed on E Main St, near the intersection with N Church St. The map shows a network of streets including Orndorf Dr, Flint Rd, I-96, and others. Numerous business logos are scattered across the map, such as Meijer, FedEx, Walgreens, CrossFit, Hungry Howie's, DQ, Tim Hortons, myeverdr, Hoka One One, Fifth Third Bank, H&R Block, U-Haul, VCA, planet fitness, Hallmark, and AutoZone. The map also shows natural features like South Ore Creek and Fairview Cemetery.

Location Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	6,098	27,370	53,823
Total Households	3,220	11,598	21,878
Total Family Households	1,557	7,756	15,461
Average Household Size	1.86	2.35	2.45
Median Age	43.5	45.2	45.8
Population Age 25+	4,660	20,138	39,494
2010 – 2020 Population: Annual Growth Rate (CAGR)	-0.09%	0.23%	0.42%
2020 – 2023 Population: Annual Growth Rate (CAGR)	0.26%	0.26%	0.40%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.95%	0.80%	0.50%
Households	1.39%	1.24%	0.92%
Families	0.99%	0.98%	0.71%
Median Household Income	1.00%	2.33%	2.08%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	2,958 / 48.5%	13,634 / 49.8%	27,156 / 50.5%
Female Population / % Female	3,140 / 51.5%	13,736 / 50.2%	26,667 / 49.5%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$78,404	\$110,583	\$118,577
Average Household Income	\$101,955	\$145,554	\$150,621
Per Capita Income	\$54,197	\$62,182	\$61,505
SUMMARY BUSINESS DATA			
Total Businesses	755	1,719	2,448
Total Daytime Population	10,509	31,708	55,550
Daytime Population: Workers	7,865	18,475	28,731
Daytime Population: Residents	2,644	13,233	36,819

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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