

October 28, 2021

Broker Property Tour Brighton, Michigan

CONTACT US FOR DETAILS

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SPARK | Livingston County
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<https://annarborusa.org/insights/communities/livingston-county>

Accelerating success.

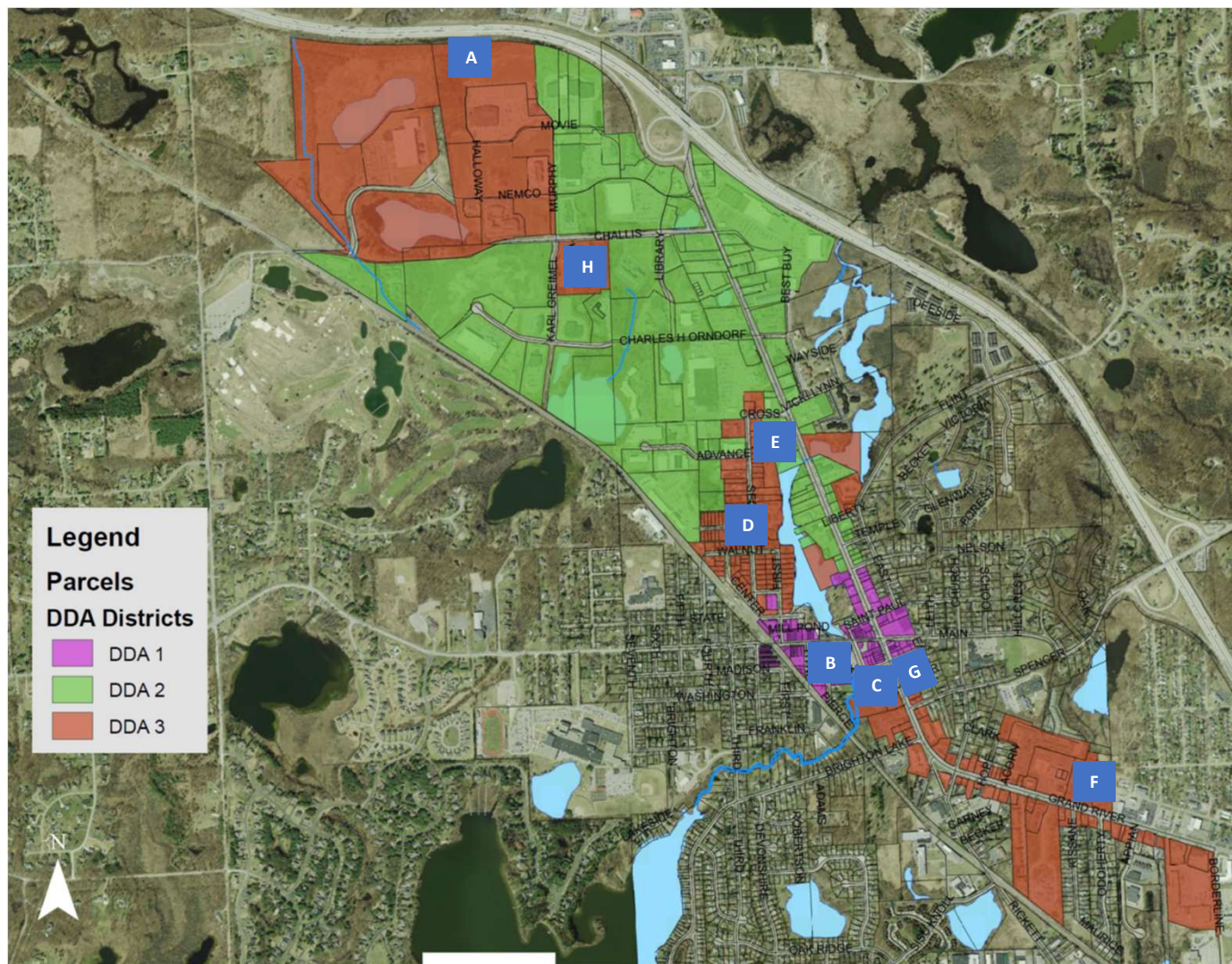


REAL ESTATE

Ann Arbor SPARK is committed to helping companies find and locate the best real estate options for their work. While we are not a brokerage or tenant reps, we pay close attention to the market, support and author research reports about real estate, and maintain working relationships with professional brokers. We also have responsibility for responding to Request for Proposals and Requests for Information about real estate opportunities related to larger-scale economic development opportunities.

We are often a “first step” as companies look to enter or expand the market, and can provide a high-level overview of available properties, but do not represent companies or work exclusively. We also provide guidance and information to our municipal partners about real estate and any land or buildings our public partners may own.

Properties



In Partnership with
Colliers | Ann Arbor
ColliersAnnArbor.com

Summary

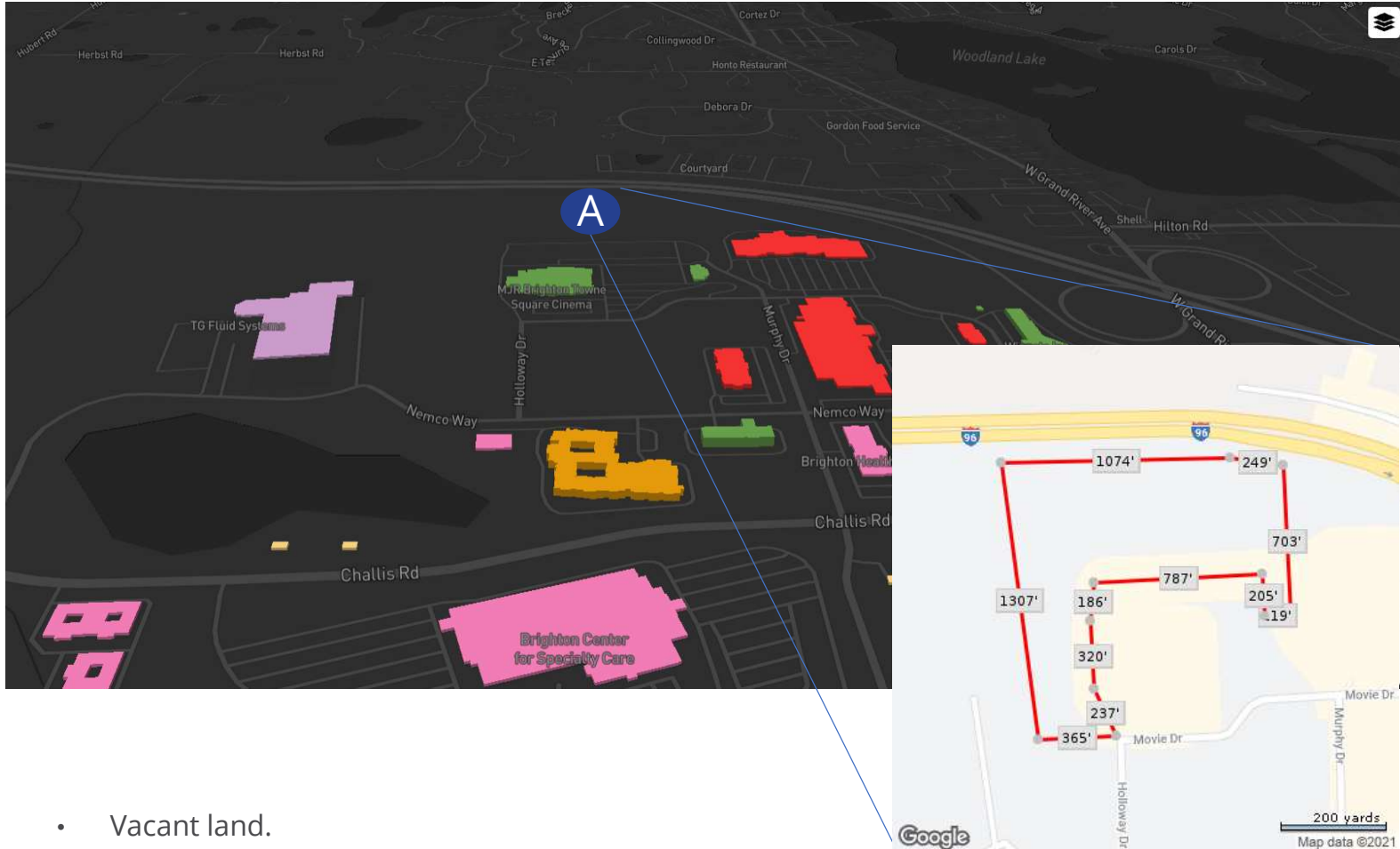
In the following pages you will find properties in the City of Brighton, including land, retail, industrial and commercial.

Contact us for further details and if you would like us to do a custom search for your needs.

Property A

Challis Road, City of Brighton

4718-24-400-028



- Vacant land.
- City owned portion of the Brighton Towne Center Mall development.
- 22.66 acres (987,070 sq ft)

CONTACT:

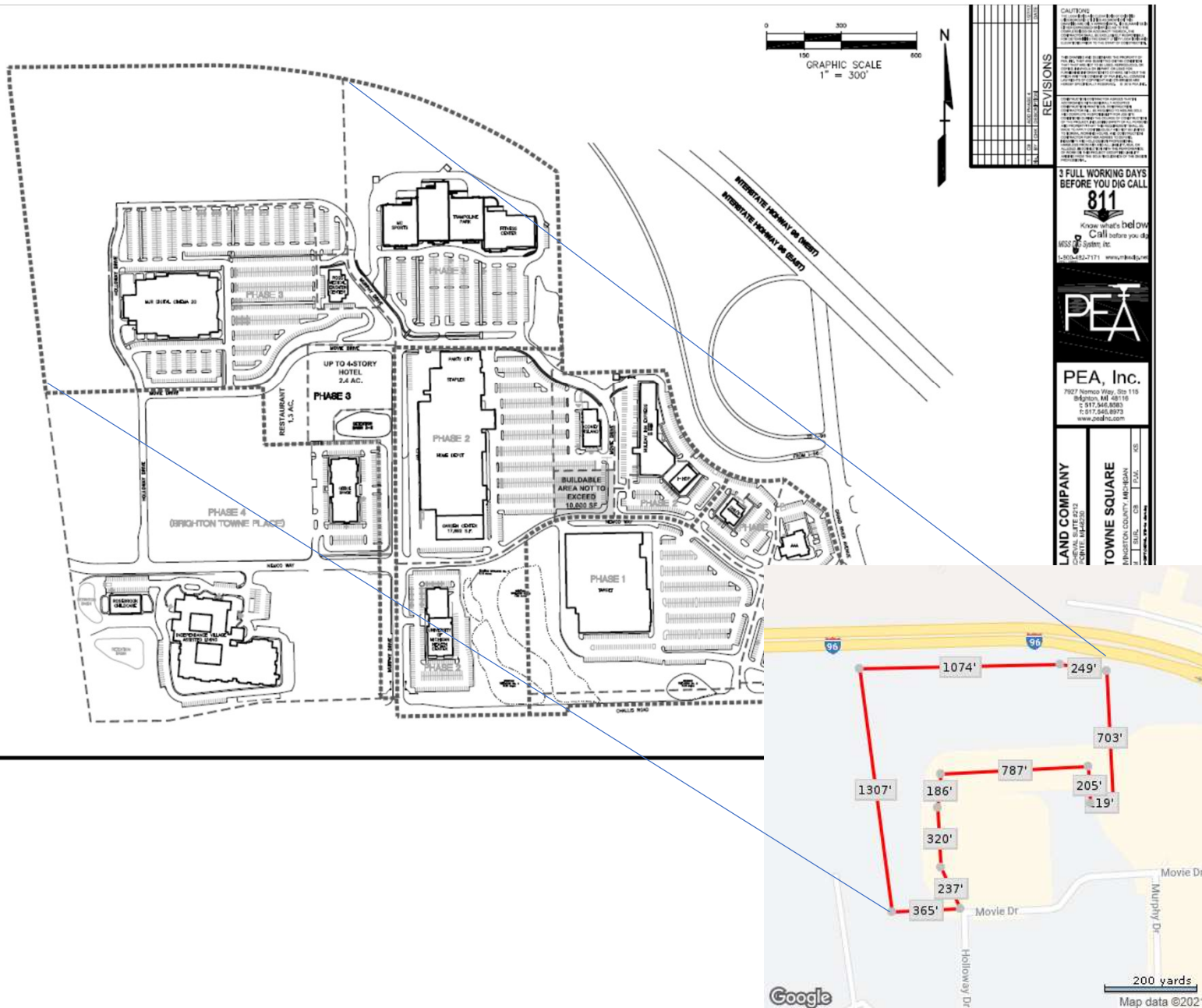


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Property A

Challis Road, City of Brighton

4718-24-400-028



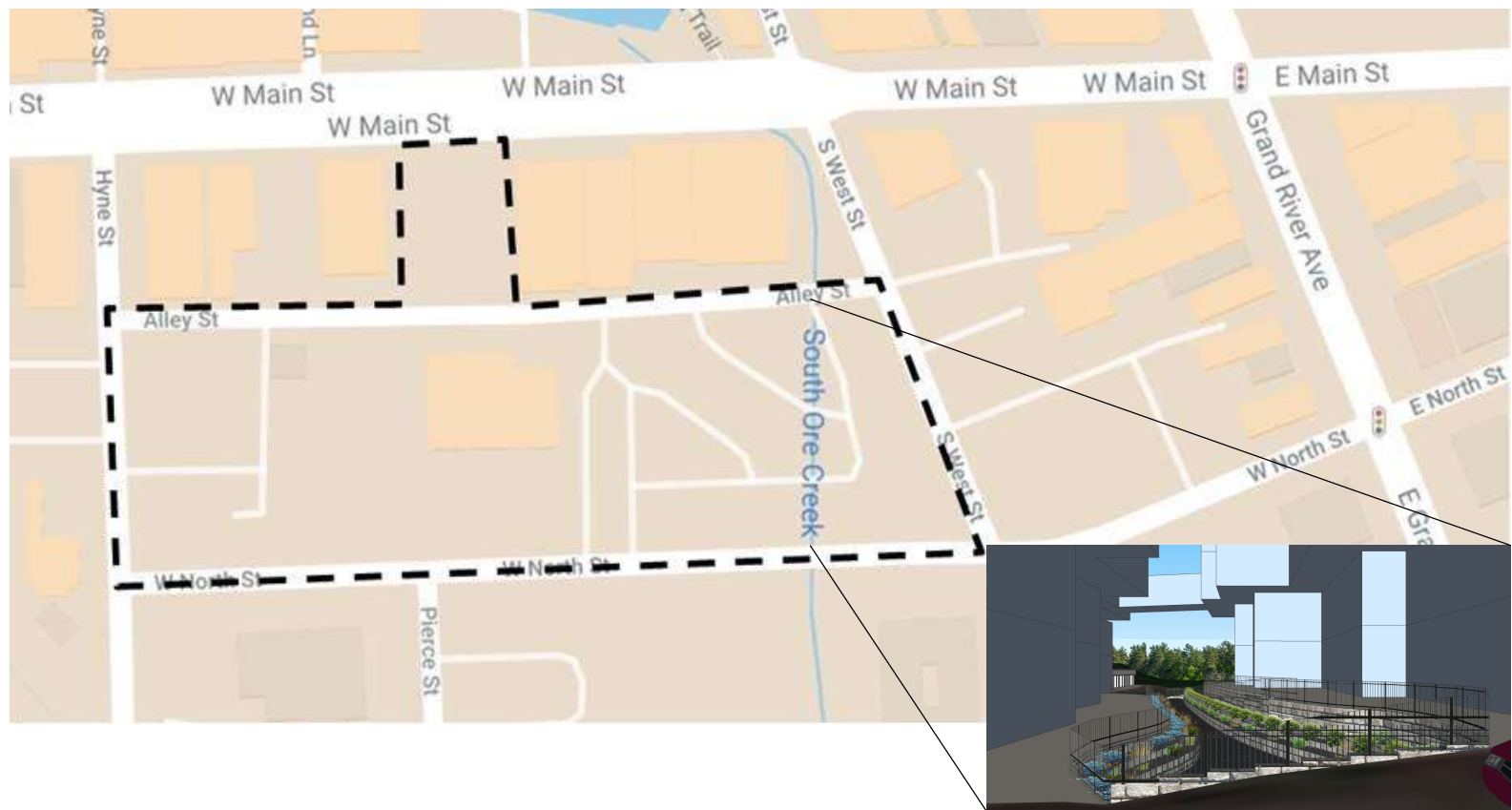
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Property B
W. North Street
(If part of a larger development)
4718-30-308-001



- For conceptual discussion only.
- Parcels owned by City of Brighton, Fifth Third Bank, and private ownership, as shown.
- Situated east of Hyne St., south of Alley Street, west of S. West Street and north of
- The unearthing of the river potential concept for creating exceptional space
- Fifth Third Bank and other areas of consideration
- Any parking that is eliminated must be incorporated into the project concept design.



CONTACT:



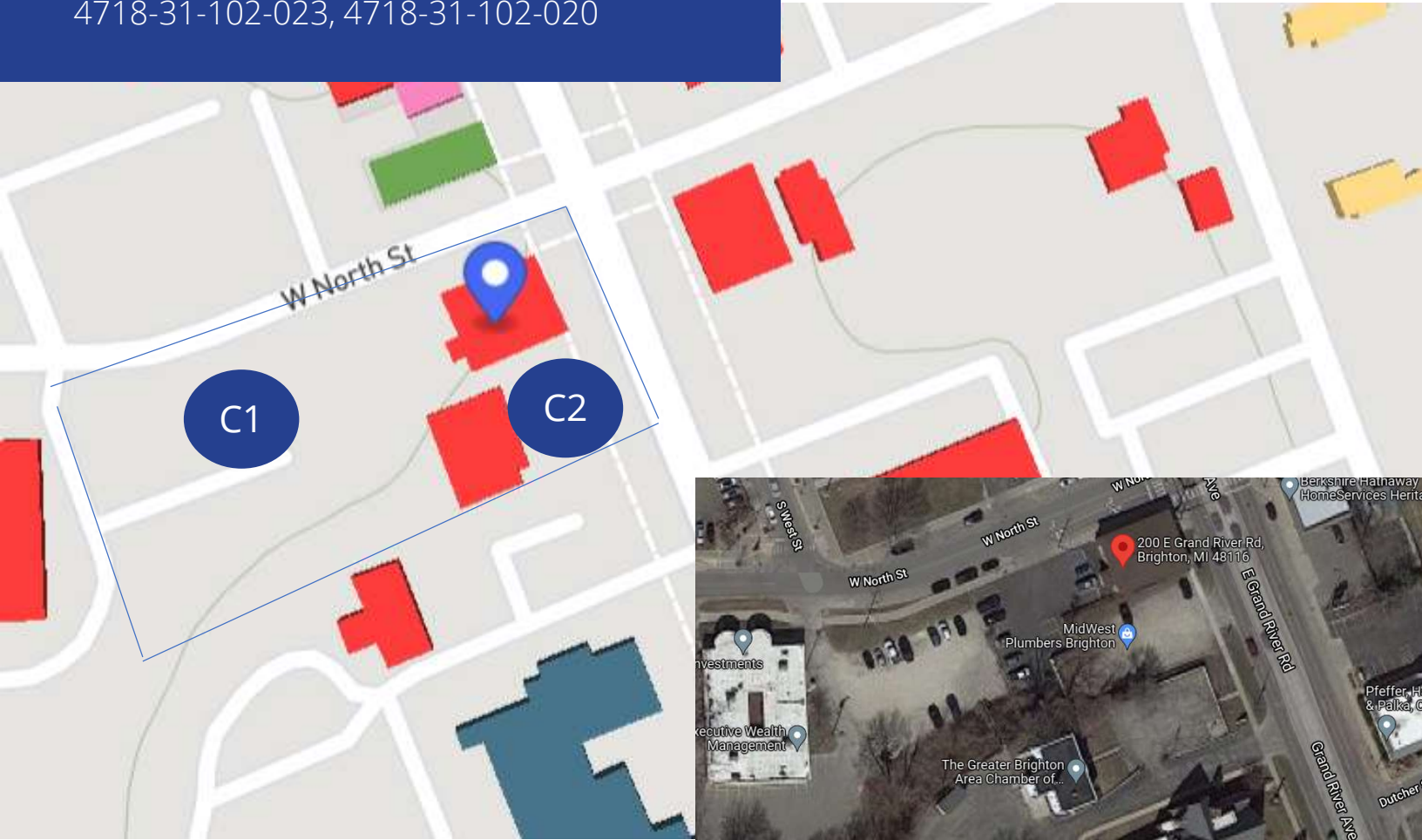
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Property C

Gravel Lots

(If part of a larger development)

4718-31-102-023, 4718-31-102-020



- Potential to combine the lots with the existing building for a combined 0.81 acre
- 200 E. Grand River 0.12 acre (5227 sq ft) owned by 206 Gr LLC (AKA Brown Medical)
- **C1** 212 E. Grand River 0.23 acre (10,019 sq ft)
- **C2** 121 W. North Street 0.46 acre (20,038 sq ft)
- Parcels denoted by **C** are owned by City of Brighton DDA

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Property D

Entire R5 Zoning District

Uptown Multiple-Family



Sample of recent development under the R5

The R-5 multiple-family residential medium-to-high density district is intended to provide for residential units in a variety of styles and types within walking distance (five- to ten-minute walk) of downtown and adjacent to the downtown business district

1. Multiple-family dwellings of four or more individual units
2. Home occupations
3. Special care residential facilities

4. In Uptown North, detached single-family and two-family residential constructed prior to June 1, 2018.

5. In Uptown South, detached single-family and two-family residential

6. Accessory buildings and uses customarily incidental to the above-permitted uses

CONTACT:



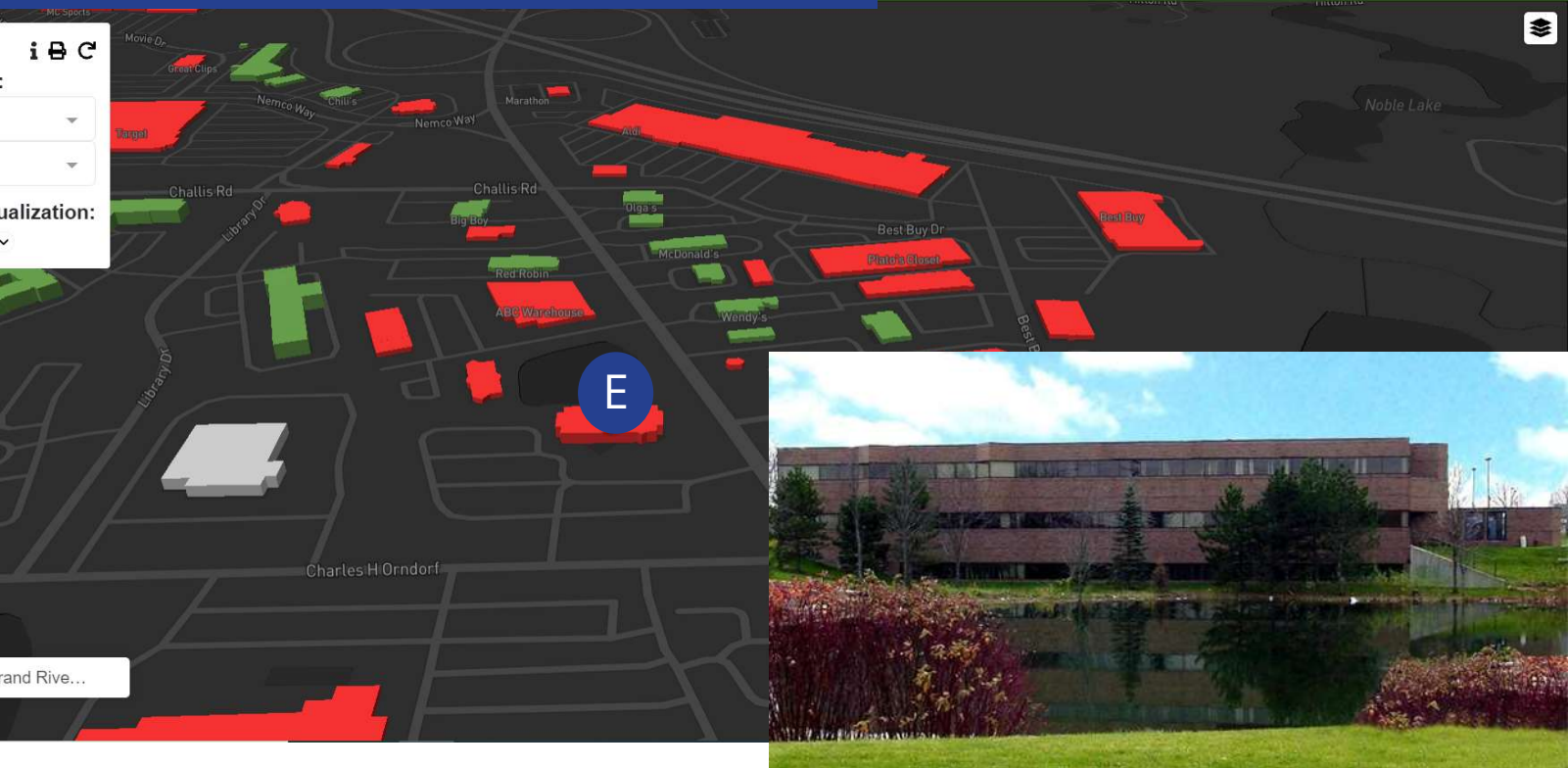
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Property E

8580 W. Grand River

4718-30-100-061

Footprints



- 38,208 SF
- 12,736 SF / Floor
- 3 Floors
- 206 Parking Spaces
- Can be sub-divided
- Independent Medical Suites

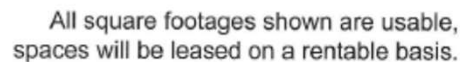
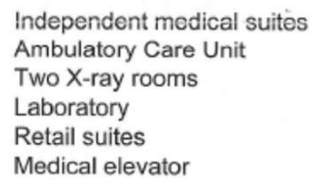
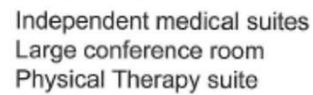
- Large conference room
- Physical therapy suites
- Two X-Ray units
- Ambulatory care unit
- Retail suites
- Medical elevator

CONTACT:

Brighton Office Devel LLC
orders@cac.net
(810) 225-3200

4718-30-100-061

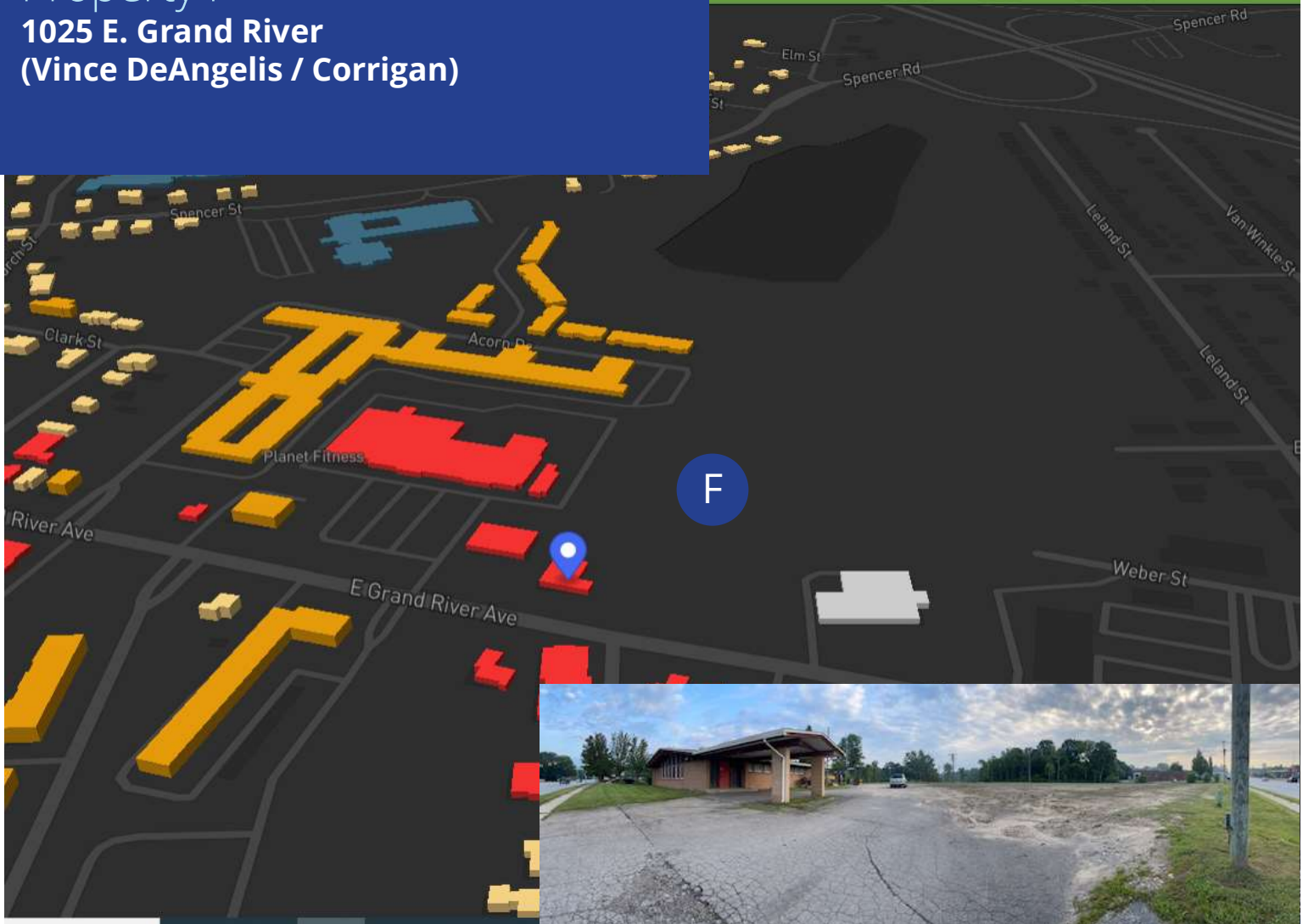
8580 Grand River, Brighton, Michigan



Brighton Office Devel LLC
orders@cac.net
(810) 225-3200

Property F
1025 E. Grand River
(Vince DeAngelis / Corrigan)

Building Footprints



- Made up of two adjacent parcels
- 4.44 acres
- To the back end of the property, it is adjacent to 11.5 acres owned by Livingston County Drain Commission.

CONTACT:

Vincent DeAngelis
Special Projects
Corrigan Oil
Cell: 313.657-2760

Property F

1025 E. Grand River

**A PART OF NE 1/4 OF SECTION 31, T.2N.-R.6E.
CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN**



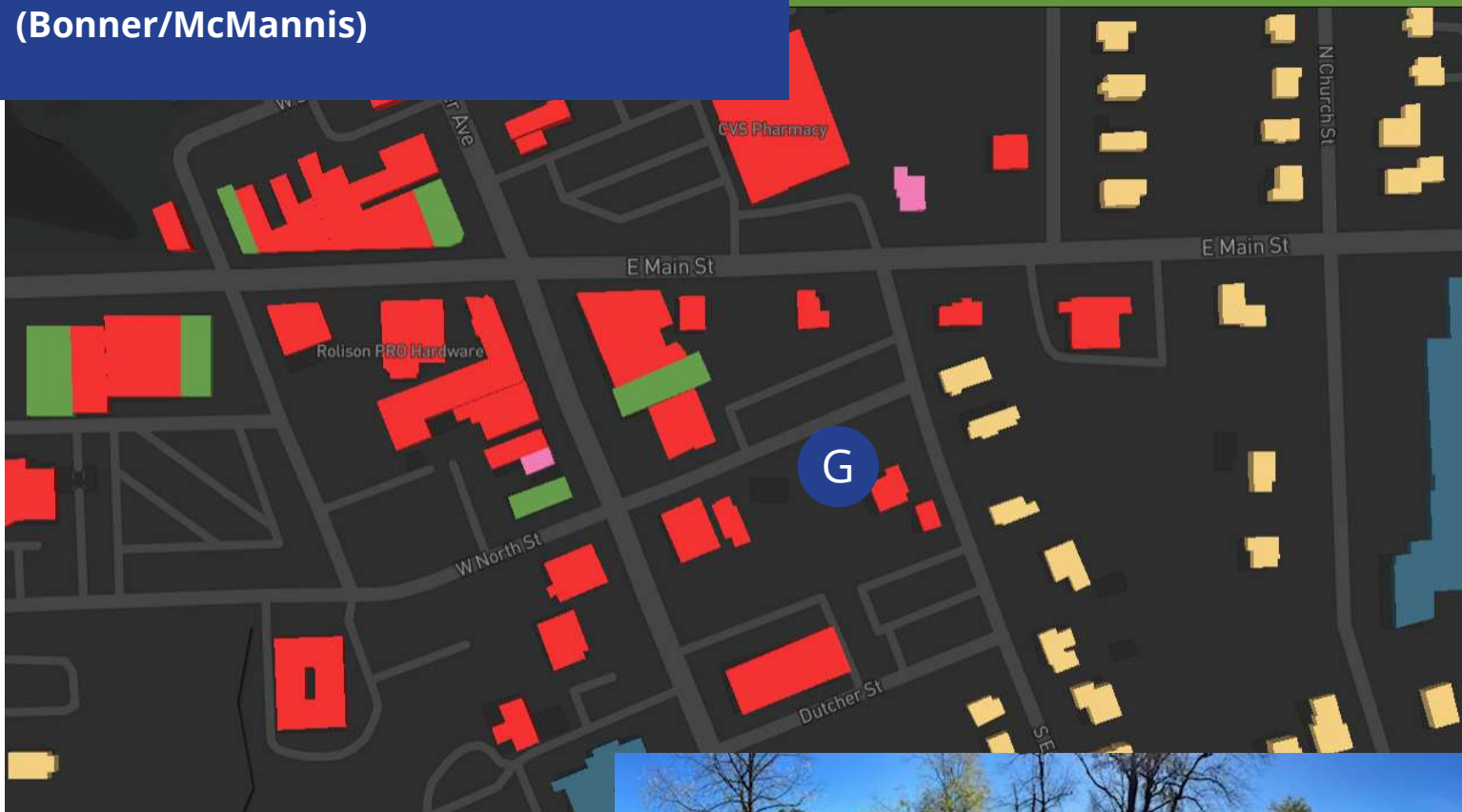
CONTACT:

Vincent DeAngelis
Special Projects
Corrigan Oil
Cell: 313.657-2760

Property G

South East Street Portfolio (Bonner/McMannis)

Building Footprints

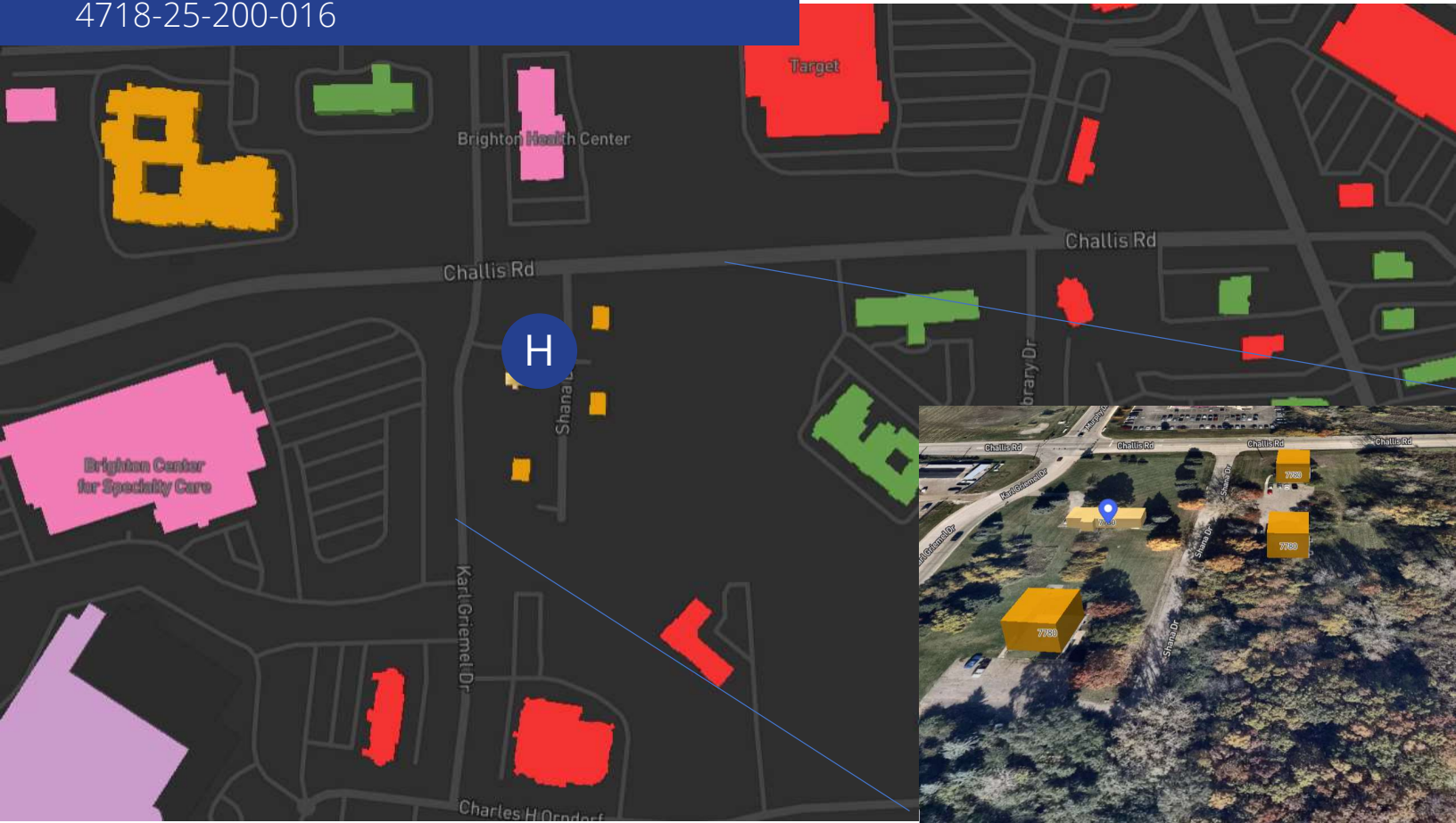


- 116, 122 E. North Street, 212 S. East Street, 210 S. East Street assembled
- Listed at \$1,250,000
- 0.85 acre combined
- Two buildings on location
- 1 block South of Main Street
- 1 Block East of Grand River

CONTACT:

David Mathieu
Remerica Hometown Realtor
Remerica Real Estate Co.
1yardmichigan@gmail.com
248-789-4463

Property H
7780 Challis Rd
**(Shie-Chau Liu Property Management,
LLC)**
4718-25-200-016



- 10.84 Acre – Area is underdeveloped and would be a potential redevelopment opportunity.
- Zoned R4 (2 story building height)
- Could be a PUD.

CONTACT:

**Shie-Chau Liu Property
Management, LLC**

About the City of Brighton

Demographics

Population Trends & Key Indicators

Brighton city |

8,107	3,965	1.99	45.9	\$64,880	\$220,601	98	159	16
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



\$9,812

Avg spent on mortgage & basics



14.3%

Percent of income for mortgage

Population by generation



12.8%

Greatest gen:
born 1945/earlier



23.1%

Baby boomer:
born 1946 to 1964



20.0%

Generation x:
born 1965 to 1980



21.4%

Millennial:
born 1981 to 1998



18.0%

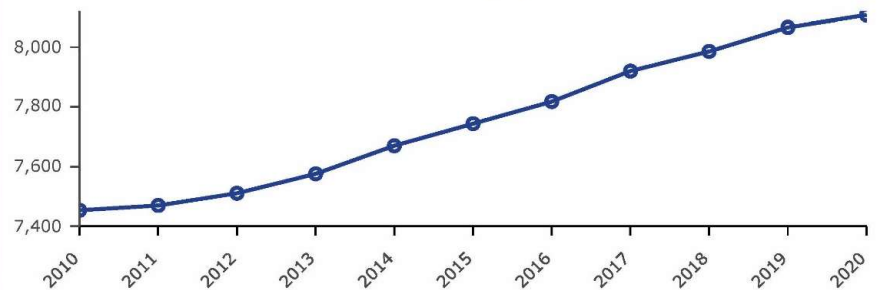
Generation z:
born 1999 to 2016



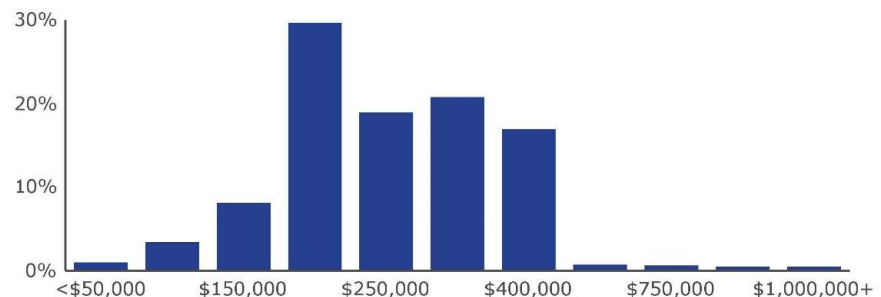
4.5%

Alpha: born
2017 to present

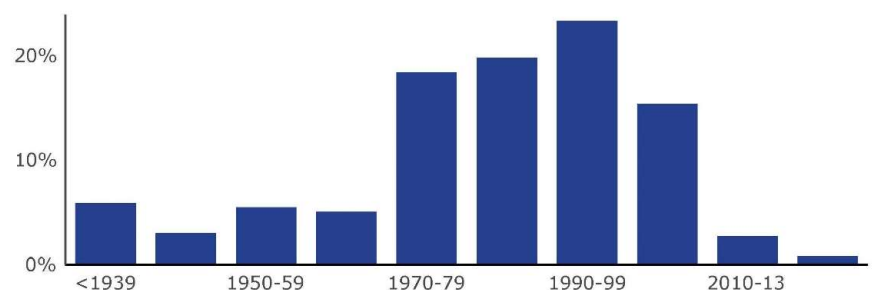
Historical trends: population



Home value



Housing: year built



About Livingston County

Demographics

Population Trends & Key Indicators

Livingston County |

195,969	73,999	2.63	43.4	\$86,427	\$276,074	144	164	14
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



\$13,834

Avg spent on mortgage & basics



13.4%

Percent of income for mortgage

Population by generation



5.6%

Greatest gen: born 1945/earlier



24.9%

Baby boomer: born 1946 to 1964



22.4%

Generation x: born 1965 to 1980



20.7%

Millennial: born 1981 to 1998



21.5%

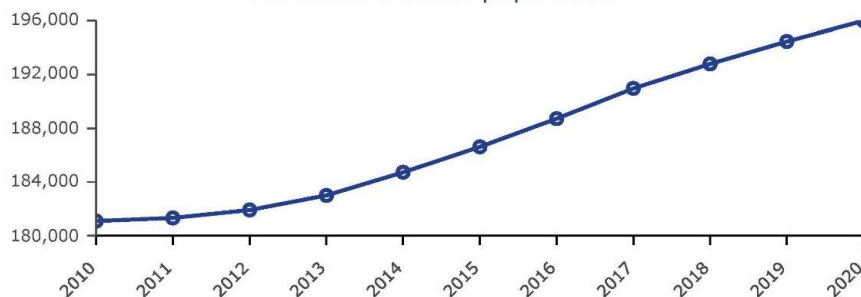
Generation z: born 1999 to 2016



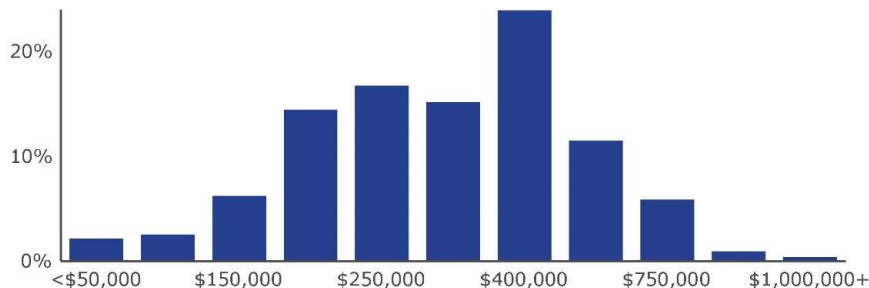
4.9%

Alpha: born 2017 to present

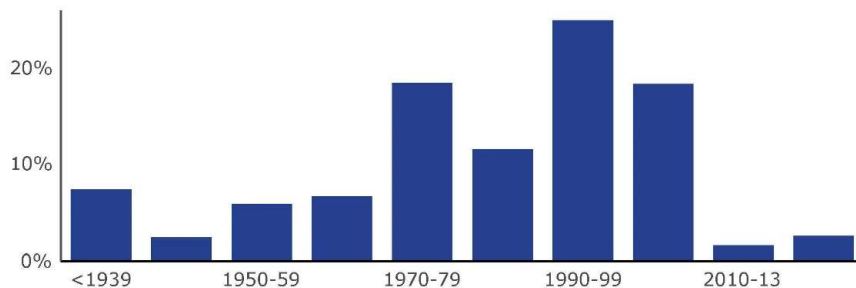
Historical trends: population



Home value



Housing: year built

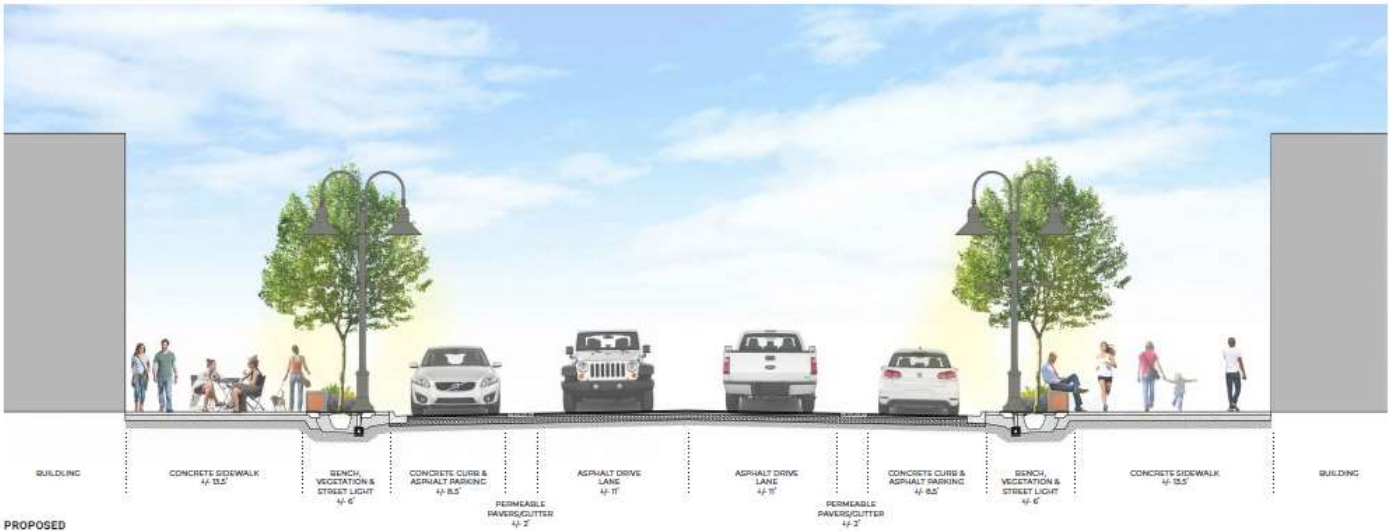
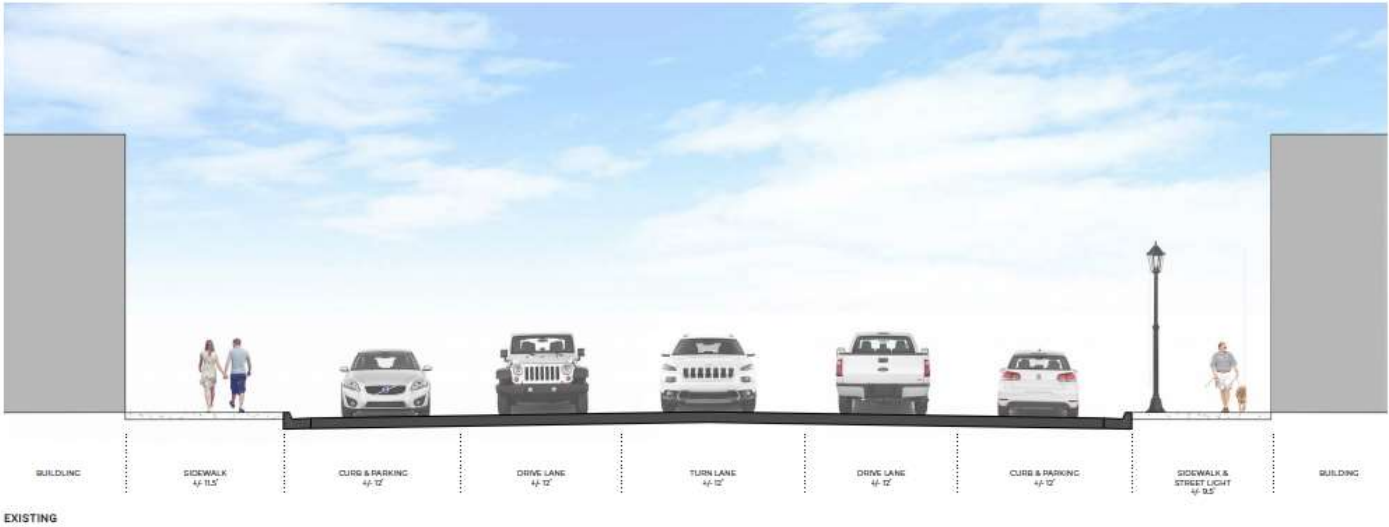


Main St. Streetscape Project Coming 2023



Main St. Streetscape Project

Coming 2023



Main St. Streetscape Project Coming 2023



Main St. Streetscape Project
Coming 2023

Follow Project Progress at:

Brightoncity.org/streetscape

To view a story map of the project so far, scan the QR code below:



Downtown & Grand River Avenue
Retail Market Analysis
City of Brighton, Michigan



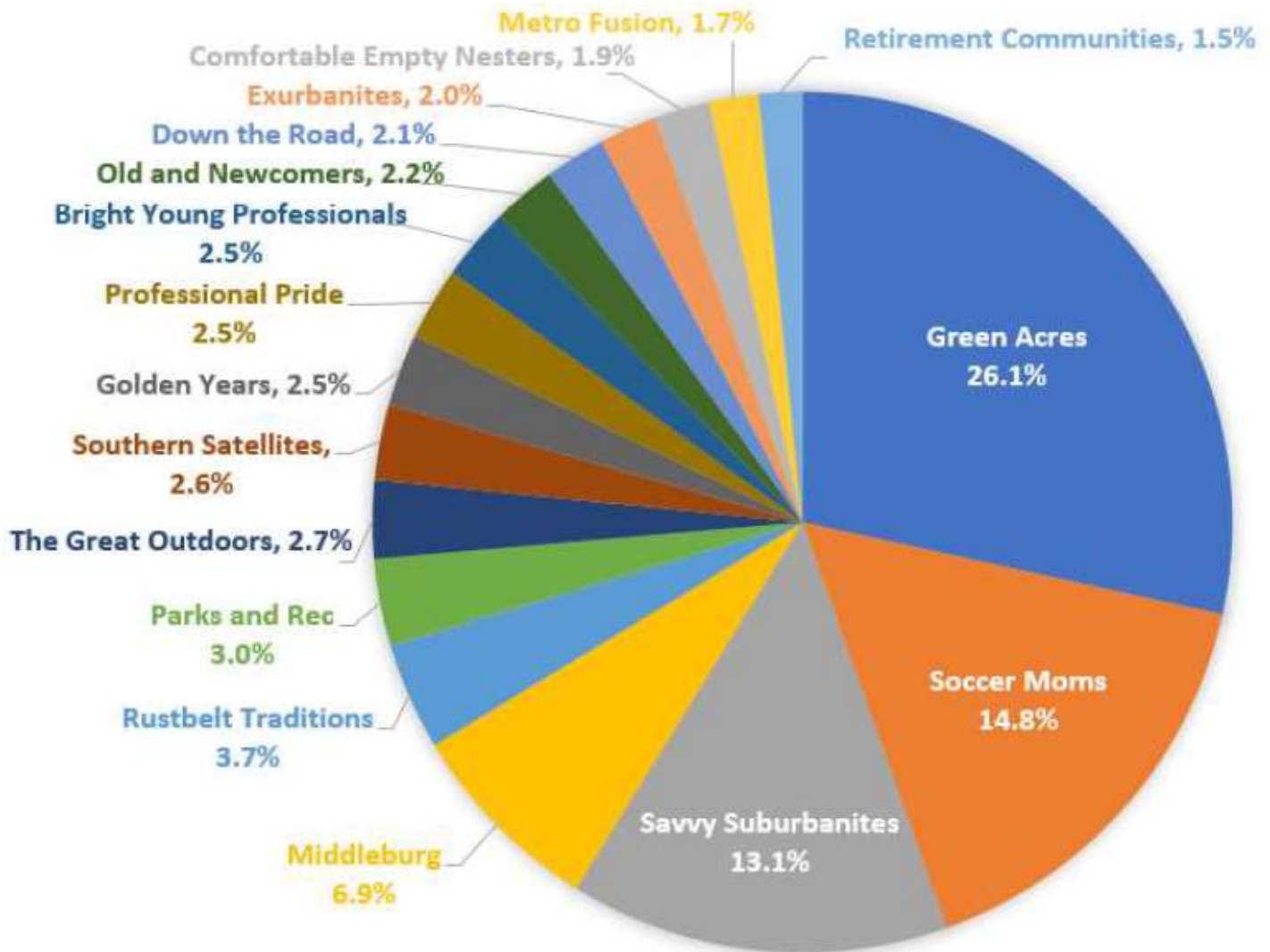
Prepared For:
City of Brighton Downtown Development Authority

Prepared By:
Gibbs Planning Group

03 June 2021

Brightoncity.org/downtown




Prominent Lifestyle Groups per Gibbs Planning Group



1. Green Acres
2. Soccer Moms
3. Savvy Suburbanites

Retail Market Analysis

Brightoncity.org/downtown

Lifestyle Group	Downtown Brighton Primary Trade Area Statistics	Lifestyle Summary
 <p>Green Acres</p>	<p>Households 17,800</p> <p>Population 38,000</p> <p>Median HH Income \$76,800</p> <p>Household Percentage 26.1 %</p> <p>US Market Share 3.2 %</p>	<p>The <i>Green Acres</i> lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors, and riding mowers.</p> <p>Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf. Self-described conservatives, residents of <i>Green Acres</i> remain pessimistic about the near future yet are heavily invested in it.</p>
 <p>Soccer Moms</p>	<p>Households 10,000</p> <p>Population 21,800</p> <p>Median HH Income \$90,500</p> <p>Household Percentage 14.8 %</p> <p>US Market Share 3.0 %</p>	<p><i>Soccer Moms</i> is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.</p> <p>This group is well insured and invested in a range of funds, from savings accounts or bonds to stocks. <i>Soccer Moms</i> also carry a high level of debt, including first and second mortgages and auto loans.</p>
 <p>Savvy Suburbanites</p>	<p>Households 8,900</p> <p>Population 19,900</p> <p>Median HH Income \$108,700</p> <p>Household Percentage 13.1 %</p> <p>US Market Share 3.0 %</p>	<p><i>Savvy Suburbanites</i> residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home.</p> <p>Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.</p>

“Downtown Brighton retailers can more of this affluent group’s spending by upgrading their businesses to meet the quality and maintenance standards that this group is accustomed to...to achieve this stores and restaurants must their fixturing, furnishings, hours, and brands to meet the industry’s best practices ”

Downtown Brighton can presently support:

- Additional stores that could generate up to \$38.7 million in new annual sales, growing to \$40.5 million annually by 2026.
- Brew pubs, distillery, full-service, limited-service and specialty food restaurants producing \$7.3 million in annual sales, growing to \$7.7 million annually by 2026.

If best practices are implemented:

- An additional \$45.9 million in new annual sales growing to \$48.2 million annually by 2026.
- If achieved, this growth could support 100,000 sf of new retailers and 20,000 sf of new restaurants
- If managed per industry best practices, these stores could generate above average sales of \$354 per square foot per year.

The full *Supportable Retail* list is available as part of the Retail Market Analysis and is available at:

brightoncity.org/downtown

Figure 30: Supportable Retail Table

Retail Category	Est. Support. SF	2021 Sales/SF	2021 Est. Retail Sales	2026 Sales/SF	2026 Est. Retail Sales
Retailers					
Men's Clothing Stores	3,000 sf	\$310	\$930,000	\$325	\$975,000
Women's Clothing Stores	1,700 sf	\$315	\$535,500	\$330	\$561,000
Children's Clothing Stores	1,800 sf	\$310	\$558,000	\$325	\$585,000
Beer, Wine & Liquor Stores	2,700 sf	\$340	\$918,000	\$355	\$958,500
Book Stores	1,600 sf	\$280	\$448,000	\$295	\$472,000
Used Record Stores	1,200 sf	\$275	\$330,000	\$290	\$348,000
Electronics Stores	4,700 sf	\$350	\$1,645,000	\$370	\$1,739,000
Household Appliance Stores	3,500 sf	\$330	\$1,155,000	\$345	\$1,207,500
Florists	1,400 sf	\$265	\$371,000	\$280	\$392,000
Garden Stores	1,200 sf	\$280	\$336,000	\$295	\$354,000
Specialty Grocery Stores	21,600 sf	\$520	\$11,232,000	\$545	\$11,772,000

Thank You!

For Your Interest In Brighton



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<https://annarborusa.org/insights/communities/livingston-county>

*Ann Arbor SPARK serves as a facilitator to economic development and does not act in any broker capacity on behalf of the communities it serves.

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