



***BE A TENANT AND AN OWNER  
IN BRIGHTON CORNERS!***

**Whitehill Enterprises would like to share with you a unique opportunity that involves premium office space as well as an investment opportunity.**

**Background**

Whitehill had been developing, constructing and managing office and retail properties for over 15 years.

**Overview**

Brighton Corners is a two story concept with retail tenants on the first floor and office/medical tenants on the second floor. Advantages to this prime office space include:

- New Construction – Fall 2010
- Location –Brighton Township’s “downtown” corner
- Cotenants – Walgreens and Fifth Third Bank
- Easy Access – Grand River Ave. and old U.S. 23 (Whitmore Lk. Rd.)
- Office Signage – Visibility from Grand River Ave., old U.S. 23. and southbound I-96
- Office Parking – At grade due to elevation

**Investment Option**

Brighton Corners will provide tenants with the opportunity to acquire equity in the entire project.

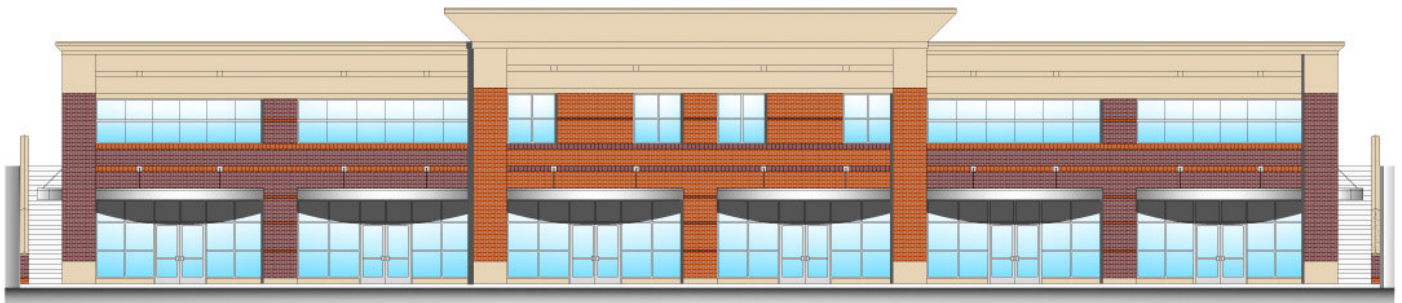
**More Information**

Attached please find the marketing package for this project. If you would like to learn more about this exclusive project please contact Kristin Ulmer at (248) 668-2668 or [info@whitehillco.com](mailto:info@whitehillco.com) or visit us at [www.whitehillco.com](http://www.whitehillco.com).

**BRIGHTON, MI**

# TWO STORY RETAIL & OFFICE

At Old US 23 and Grand River, Brighton, MI



## **SALE OR LEASE**

New Construction  
Brighton Township's Downtown Corner

From 1,200 sq ft to 9,200 sq ft

*Whitehill Enterprises* - (248) 668-2670 - [info@whitehillco.com](mailto:info@whitehillco.com)

# FACT SHEET

## BRIGHTON CORNERS

OLD US 23 AT GRAND RIVER  
BRIGHTON TWP, MICHIGAN

**LOCATION:** EAST SIDE OF WHITMORE LAKE ROAD (OLD US 23), NORTH OF GRAND RIVER, (THE MAJOR COMMERCIAL INTERSECTION IN BRIGHTON TOWNSHIP)

**CORNER DEVELOPMENT:** ACCESS FROM OLD US 23 AND GRAND RIVER

**ANCHORS:** WALGREENS DRUGSTORE  
FIFTH THIRD BANK

**PROJECT SIZE:** 2 STORY MIXED USE  
FIRST FLOOR RETAIL SUITES/SECOND FLOOR OFFICE SUITES  
FROM 1,200 SQ FT TO 9,200 SQ FT

**FREEWAY VIEW:** VISIBILITY FROM EASTBOUND I-96  
PROPERTY BORDERS THE I-96 EXIT RAMP TO US 23  
LIMITED VISIBILITY FROM SOUTHBOUND US 23

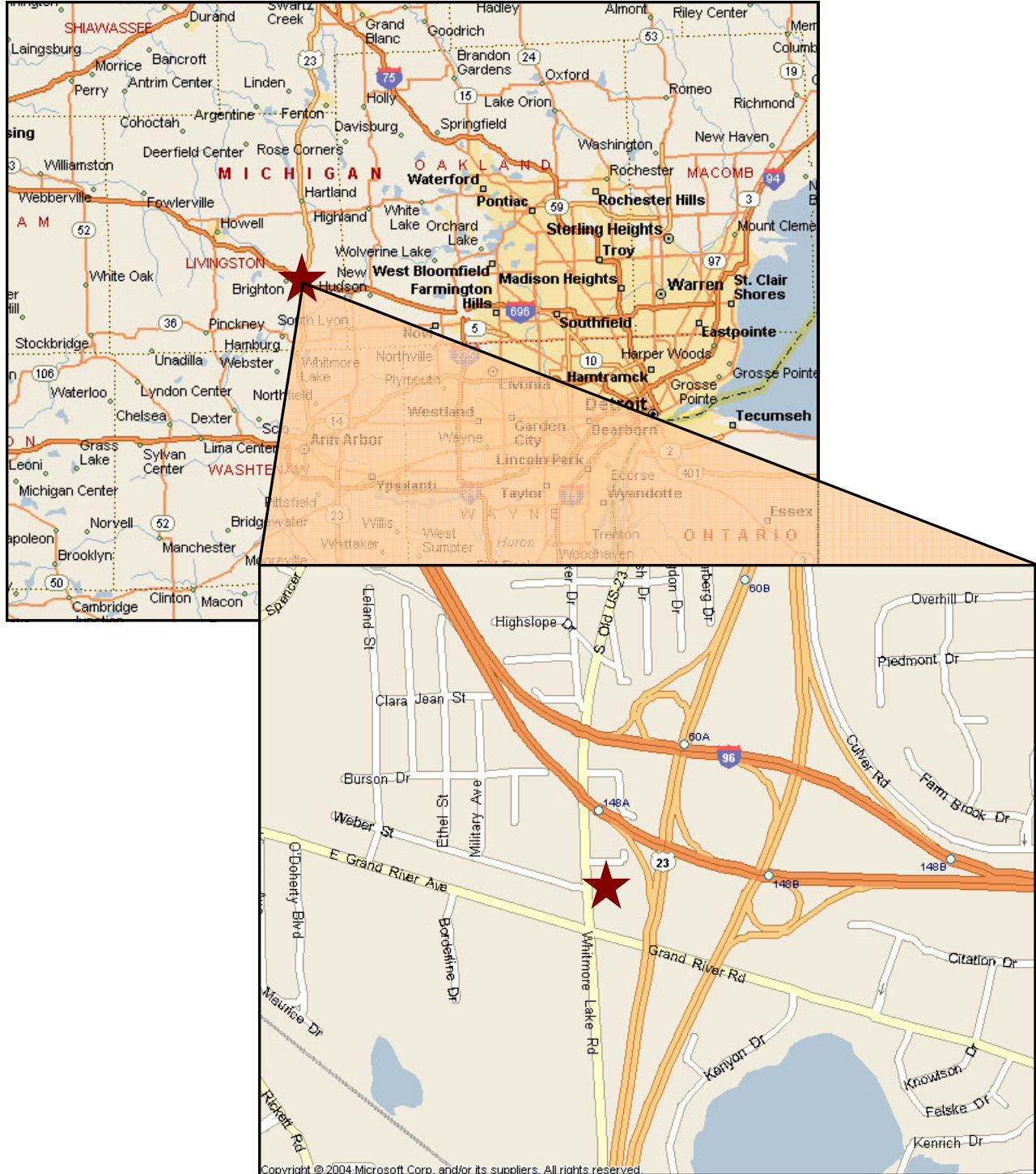
**ACCESSIBILITY:** ONE MILE TO THE ENTRANCES TO TWO MAJOR EXPRESSWAYS –  
I-96 EXIT 147, SPENCER ROAD  
US 23 EXIT 58, LEE ROAD

DEMOGRAPHICS:	<u>RADIUS</u>	<u>POPULATION</u>	<u>AVE. HH INCOME</u>
	1	4,778	\$72,674
	2	16,327	\$80,670
	3	27,220	\$94,487
	5	55,353	\$96,471

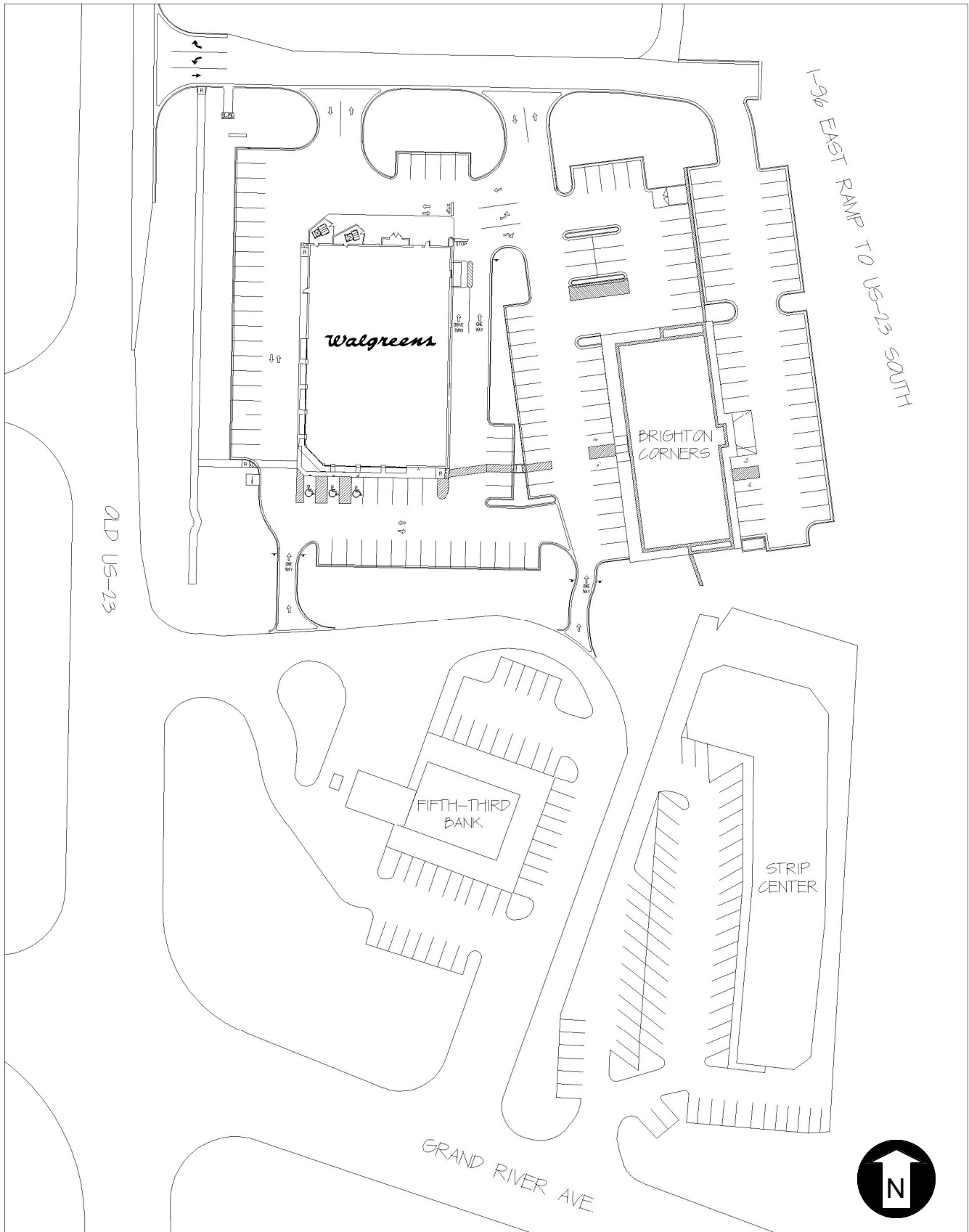
FOR ADDITIONAL INFORMATION, CONTACT:

SHARON ULMER  
(248) 668-2670  
info@whitehillco.com

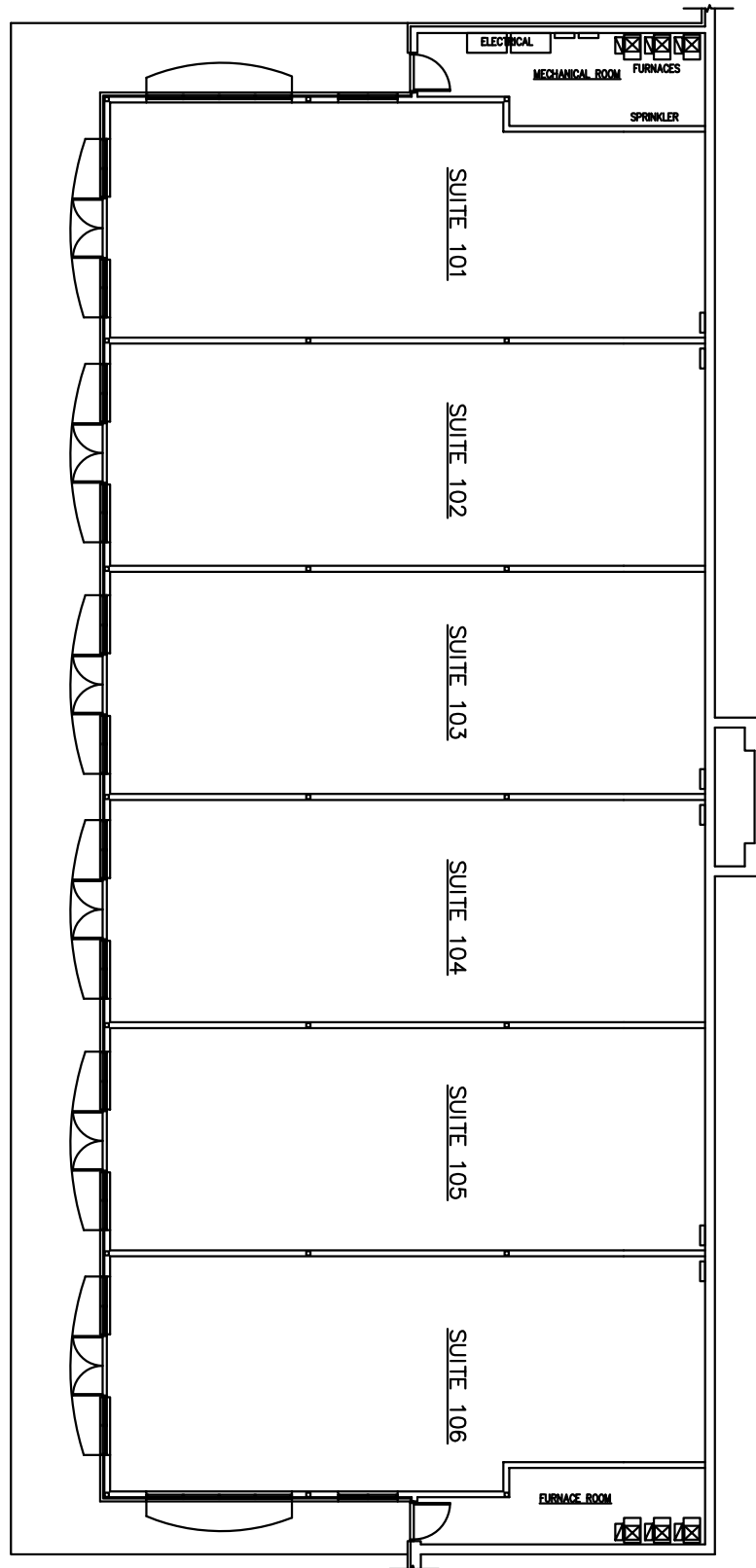
# LOCATOR MAP



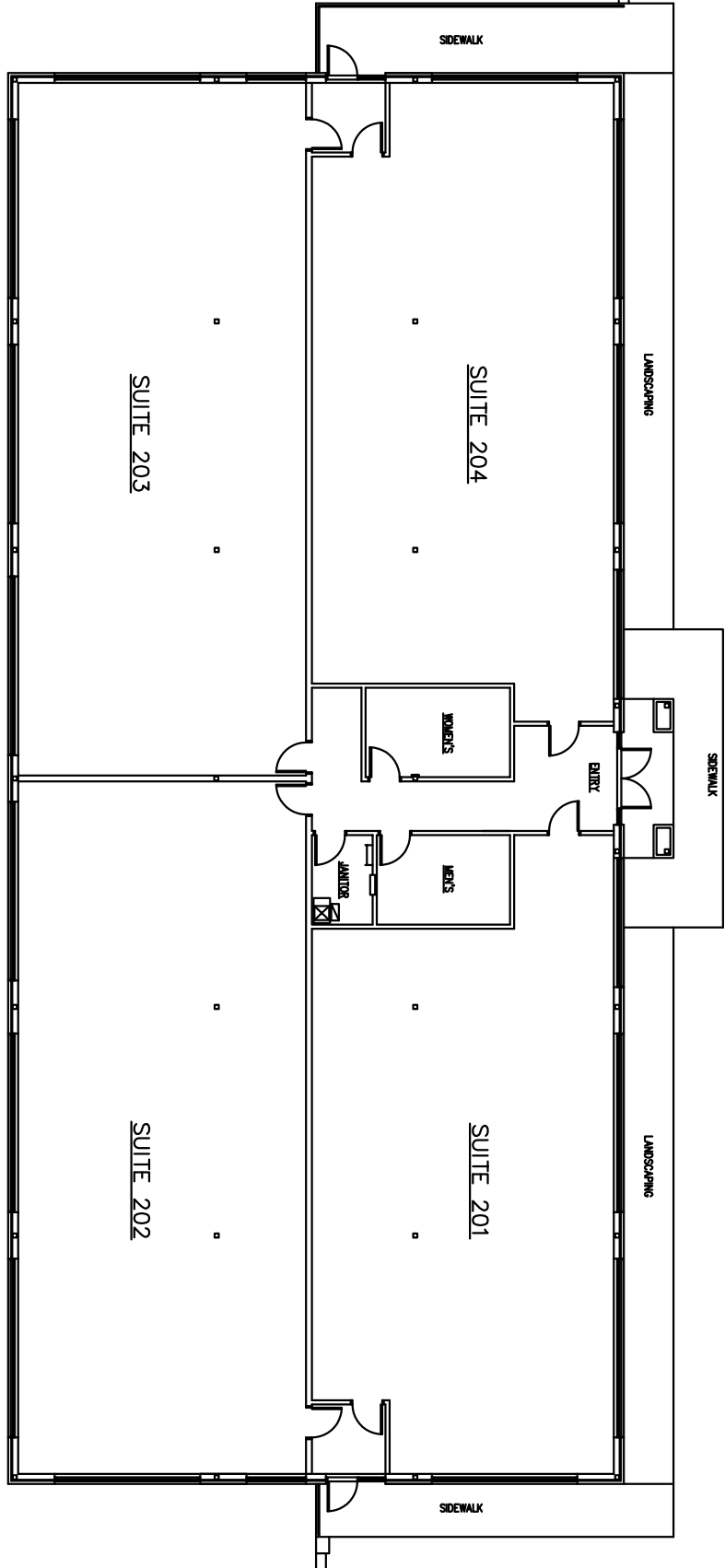
# SITE PLAN



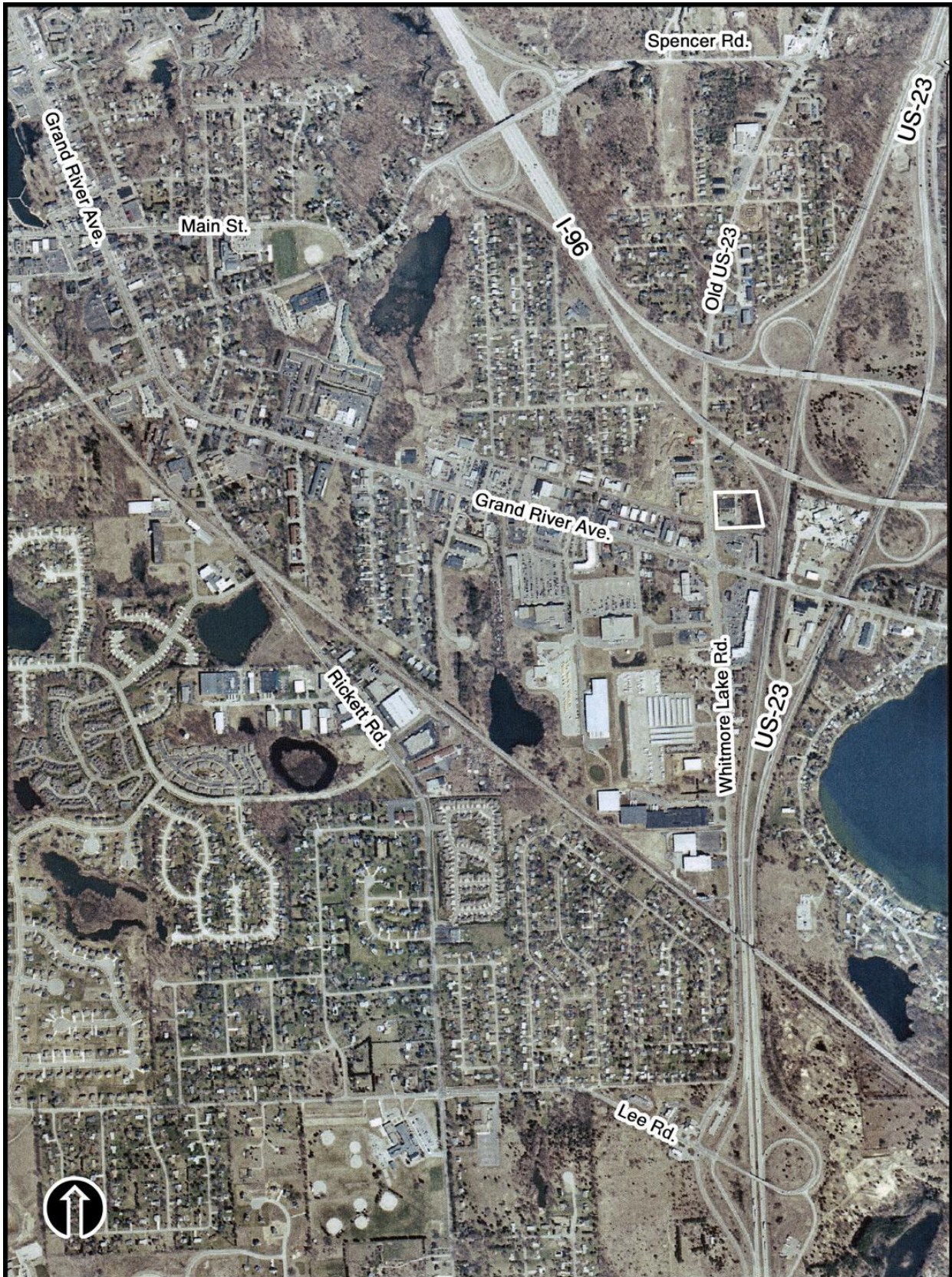
# 1ST FLOOR PLAN (RETAIL)



# 2ND FLOOR PLAN (OFFICE)



# AERIAL





# AERIAL

