

FOR LEASE

CHESTERFIELD VILLAGE



27895-27953 23 MILE ROAD
CHESTERFIELD, MI 48051

PROPERTY HIGHLIGHTS:

- 7,300 SF available - can be demised
 - 4,465 SF
 - 2,835 SF
- Located in the fastest growing county in SE Michigan with a tremendous amount of commercial and residential development in the surrounding area
- Join Target, Staples, Buffalo Wild Wings, Dunham's, Harbor Freight Tools, Applebee's, Payless Shoes, Panera Bread, and many more
- Excellent demographics and strong traffic counts
- Highly visible and accessible from multiple access points on both 23 Mile and Gratiot
- Asking Lease Rate: \$12.00/SF (Est. NNN Charges \$5.50)
- Based upon minimum Five Year Term, AS-IS and Year 1 Lease rate

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Friedman Real Estate. All rights reserved.

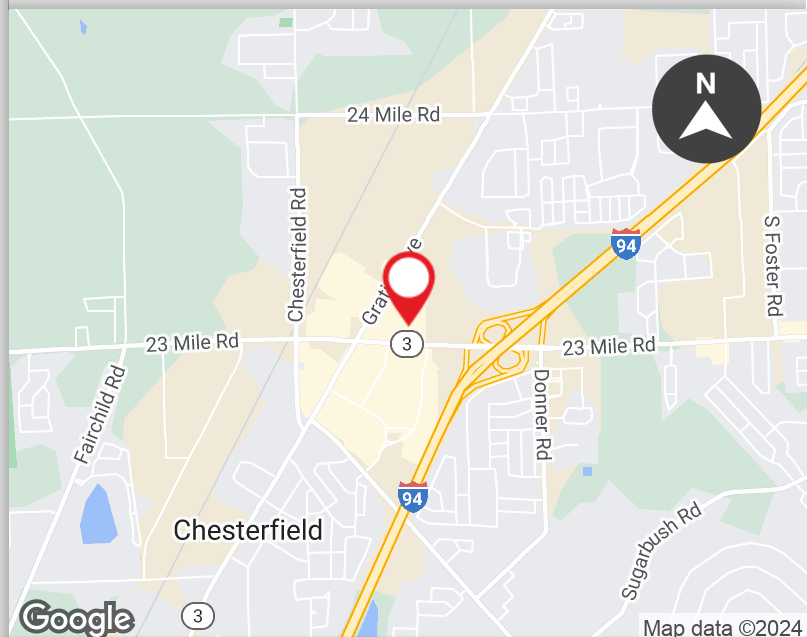
FOR MORE INFORMATION PLEASE CONTACT:



ALAN STERN
alan.stern@freg.com

248.848.4119

eCODE 158



CHESTERFIELD VILLAGE LOCATION OVERVIEW



TRAFFIC COUNTS

| INTERSECTION | CARS PER DAY |
|-----------------------------|--------------|
| Gratiot Ave & 23 Mile Rd SW | 25,700 |
| 23 Mile Rd & Gratiot Ave W | 21,625 |
| 23 Mile Rd & Vergote Dr E | 29,926 |
| 23 Mile Rd & Metzen E | 11,678 |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Population | 6,794 | 37,738 | 71,567 |
| Total Households | 2,521 | 13,961 | 26,233 |
| Average HH Income | \$68,689 | \$75,775 | \$74,155 |

CHESTERFIELD VILLAGE PROPERTY SITE PLAN

| | | |
|-------------------|----------------------|-------------------|
| 1 | Panera Bread | 4,683 SF |
| 2 | Available | 4,467 SF |
| 3 | Available | 2,835 SF |
| 4 | Famous Footwear | 7,740 SF |
| 5 | CATO Fashions | 4,693 SF |
| 6 | Sally Beauty | 1,600 SF |
| 7 | Staples | 20,000 SF |
| 8 | Michigan SOS Office | 8,447 SF |
| 9 | Buffalo Wild Wings | 6,250 SF |
| 10 | Dunham Sports | 45,780 SF |
| 11A | Lakeshore Dental | 3,562 SF |
| 11 | Smoker World | 1,394 SF |
| 12 | Nails First | 1,190 SF |
| 13 | Expert Eye | 1,837 SF |
| 14 | GNC | 1,225 SF |
| 15 | Grondin's | 1,225 SF |
| 16 | Advance America | 1,190 SF |
| 17 | Escape Room Zone | 1,923 SF |
| 18 | Harbor Freight Tools | 14,505 SF |
| 22 | Little Caesar's | 1,429 SF |
| 23 | Viscount Pools | 3,562 SF |
| 24 | Anytime Fitness | 5,000 SF |
| 25 | Applebees | 5,415 SF |
| Total GLA: | | 155,958 SF |



CHESTERFIELD VILLAGE PHOTOS



2,835 - 7,302 SF AVAILABLE

