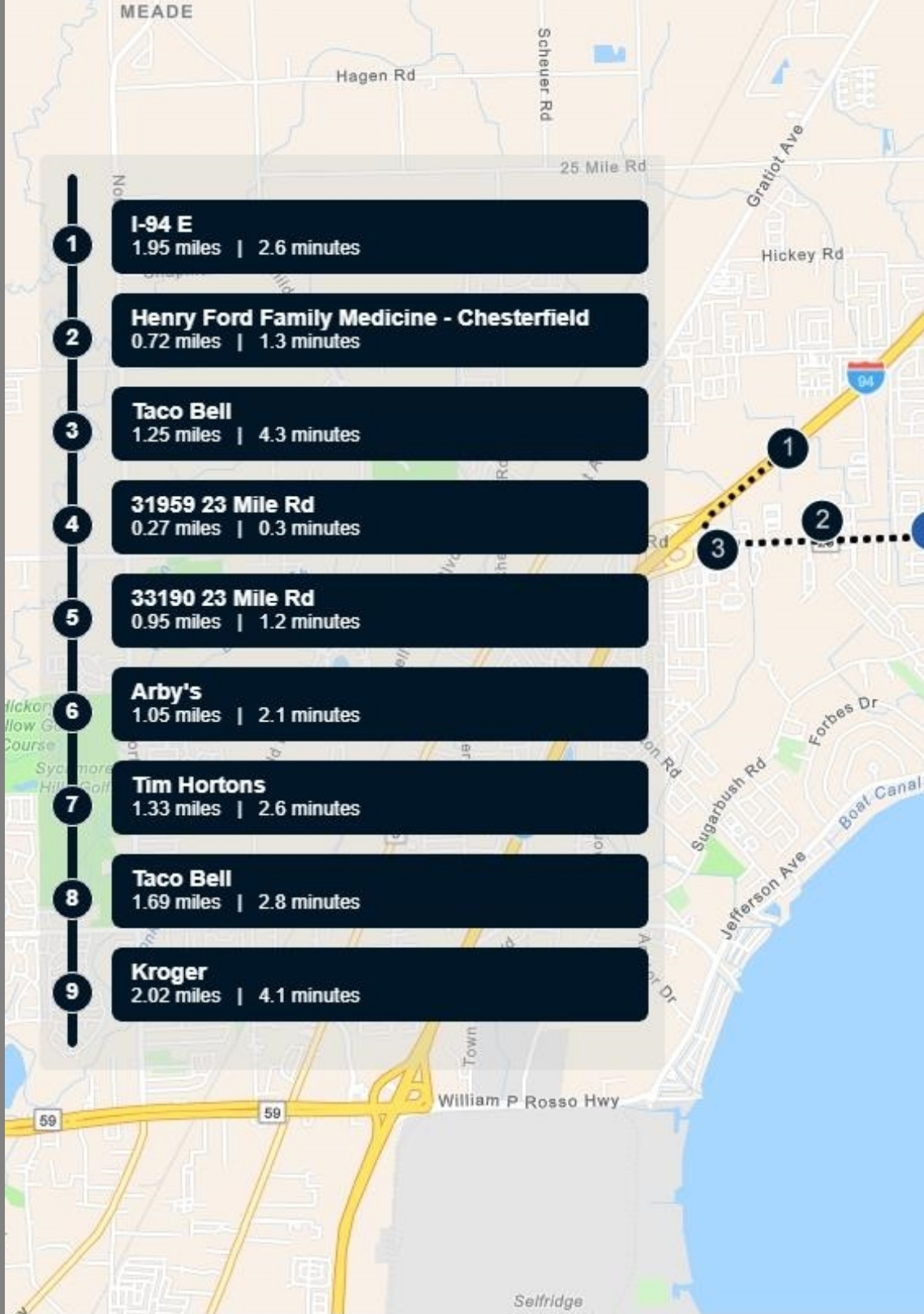


# Vacant Land Property Listing

OFFERING MEMORANDUM

VL 23 Mile Road  
Chesterfield Twp., MI 48047





01

Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	VL 23 Mile Road Chesterfield Twp. MI 48047
COUNTY	Macomb
PRICE	\$1,400,000
PRICE PSF	\$10.60
LAND SF	132,074 SF
LAND ACRES	3.032
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	C3
# OF PARCELS	1
APN	15-09-15-300-039

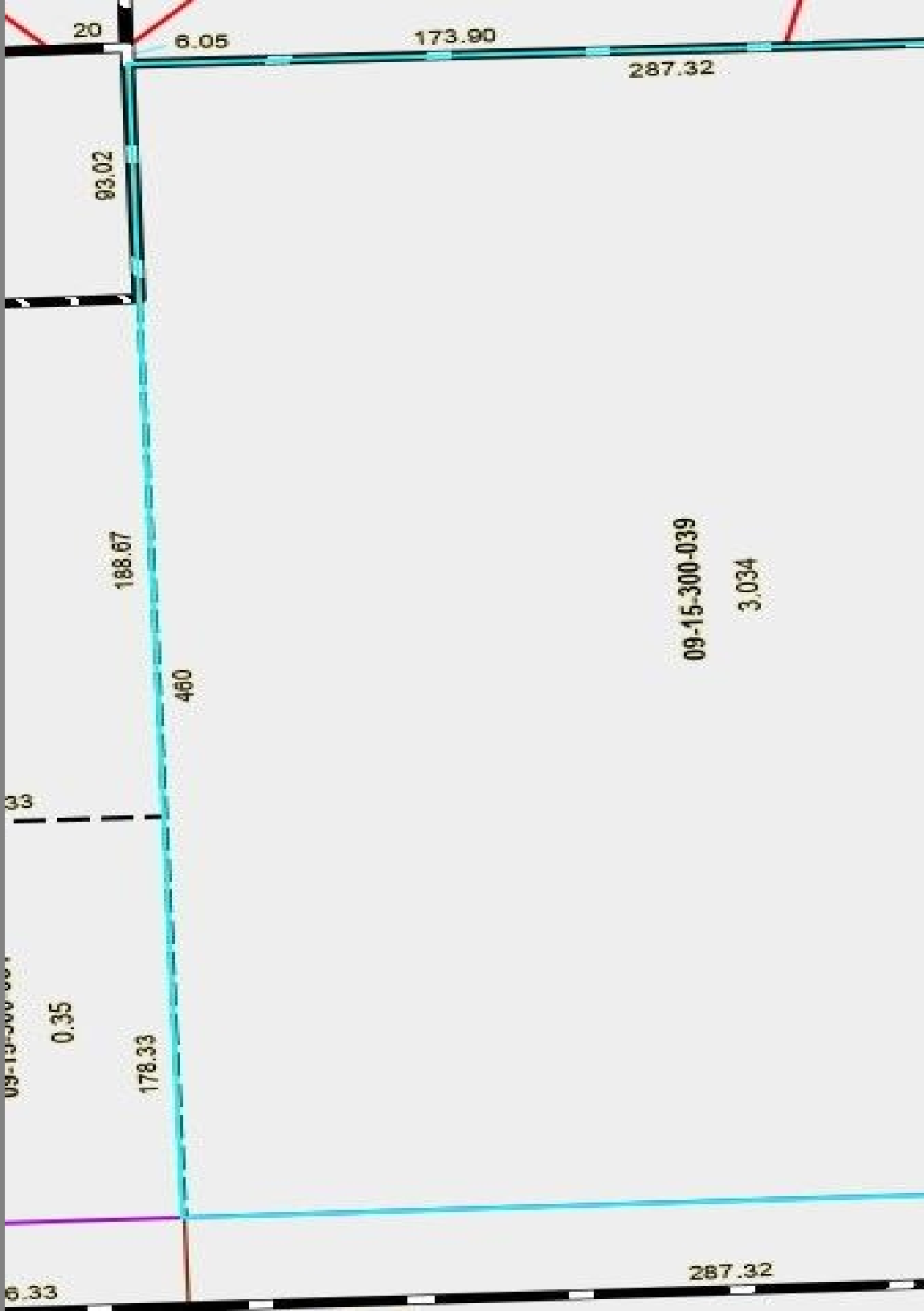
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	9,633	47,462	79,176
2024 Median HH Income	\$84,016	\$88,449	\$90,317
2024 Average HH Income	\$99,517	\$110,318	\$114,172

### West of Subject Property

- 1.) Interstate 94 - 1.4 miles West of Subject Property
- 2.) Henry Ford Medical Center - .72 miles West of Subject Property
- 3.) Taco Bell - 1.25 miles West of Subject Property

### East of Subject Property

- 4.) Kum & Go L.C. (coming soon) - .3 miles East of Subject Property
- 5.) Redwood Apartments (129 Units built in 2024) - .95 miles East of Subject Property
- 6.) Arby's - 1.05 miles East of Subject Property
- 7.) Wendy's / Tim Hortons Combination Location - 1.33 miles East of Subject Property
- 8.) Taco Bell - 1.69 miles East of Subject Property
- 9.) Kroger's Plaza - 2.02 miles East of Subject Property



02

Location

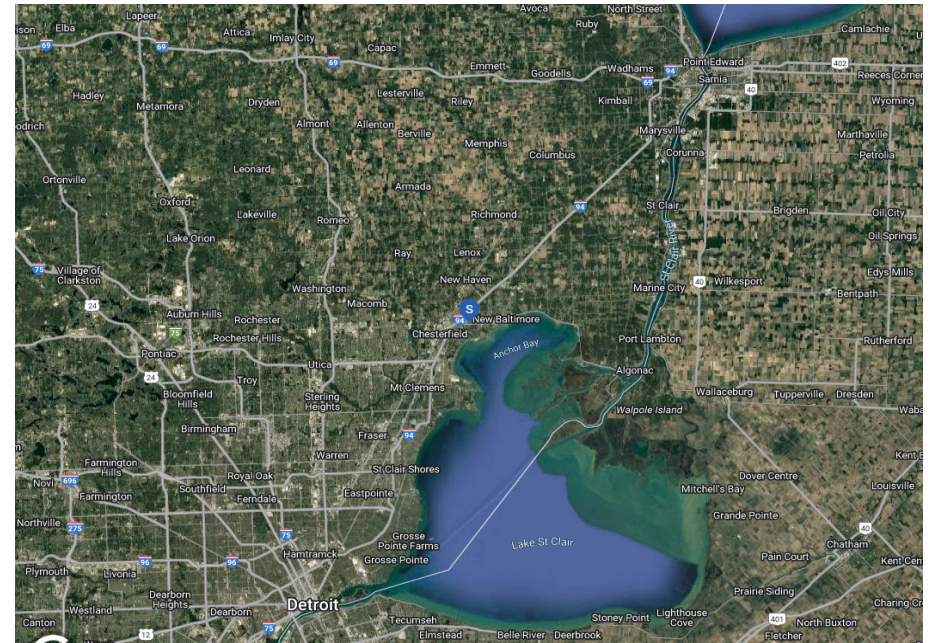
Location Summary



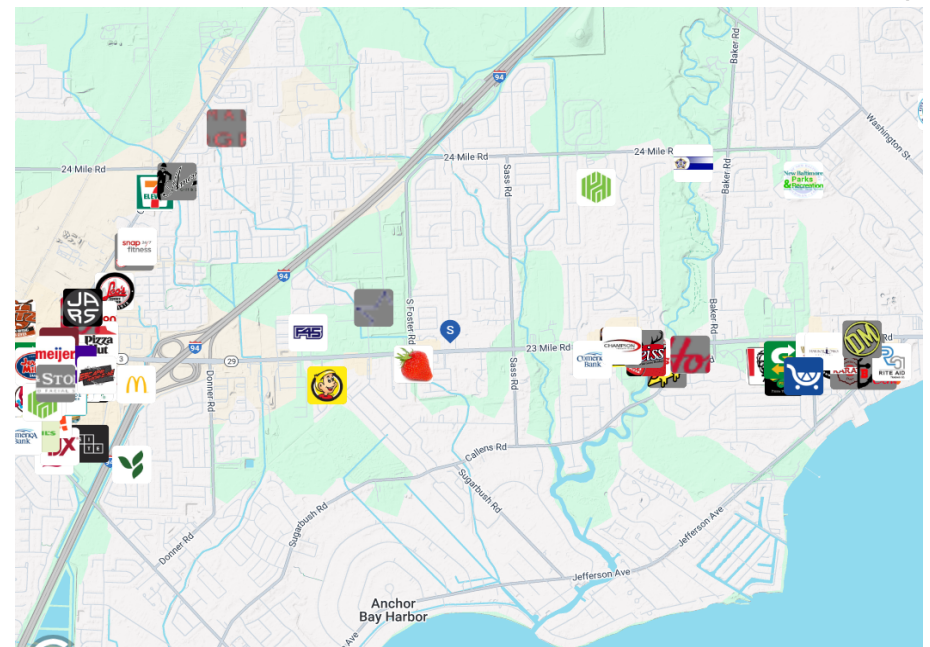
## Location Highlights

- The property is located in Chesterfield Township, a suburban area known for its family-friendly atmosphere and community events such as the annual Gratiot Cruise.
- Nearby amenities include major retailers like Meijer and Kroger, providing convenient shopping options for residents and potential customers for businesses in the area.
- The immediate vicinity also features several quick service restaurants, including popular chains like Arby's, Jets Pizza, a Tim Hortons/Wendy's combination restaurant, and Taco Bell, offering dining options for employees and visitors alike.
- Chesterfield Township is served by Anchor Bay Schools, a well-regarded district known for its academic programs and extracurricular activities, attracting families to the area.
- The property's location on 23 Mile Road offers high visibility and easy access, with the road serving as a main thoroughfare connecting the township to neighboring areas.
- With direct access to I-94, and zoning that allows for a multitude of business types--this location will likely attract a wide array of businesses.

Regional Map



Local Map







03

### Property Description

Property Features

Aerial Map



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## PROPERTY FEATURES

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LAND SF	132,074
LAND ACRES	3.032
# OF PARCELS	1
ZONING TYPE	C3
TOPOGRAPHY	FLAT
LOT DIMENSION	287.32 x 460
CORNER LOCATION	Yes
TRAFFIC COUNTS	30,000+ AADT

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## UTILITIES

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WATER	AT ROAD
ELECTRICITY / POWER	AT ROAD
GAS / PROPANE	AT ROAD

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