

Vacant Land Property Listing

OFFERING MEMORANDUM

VL 23 Mile Road
Chesterfield Twp., MI 48047



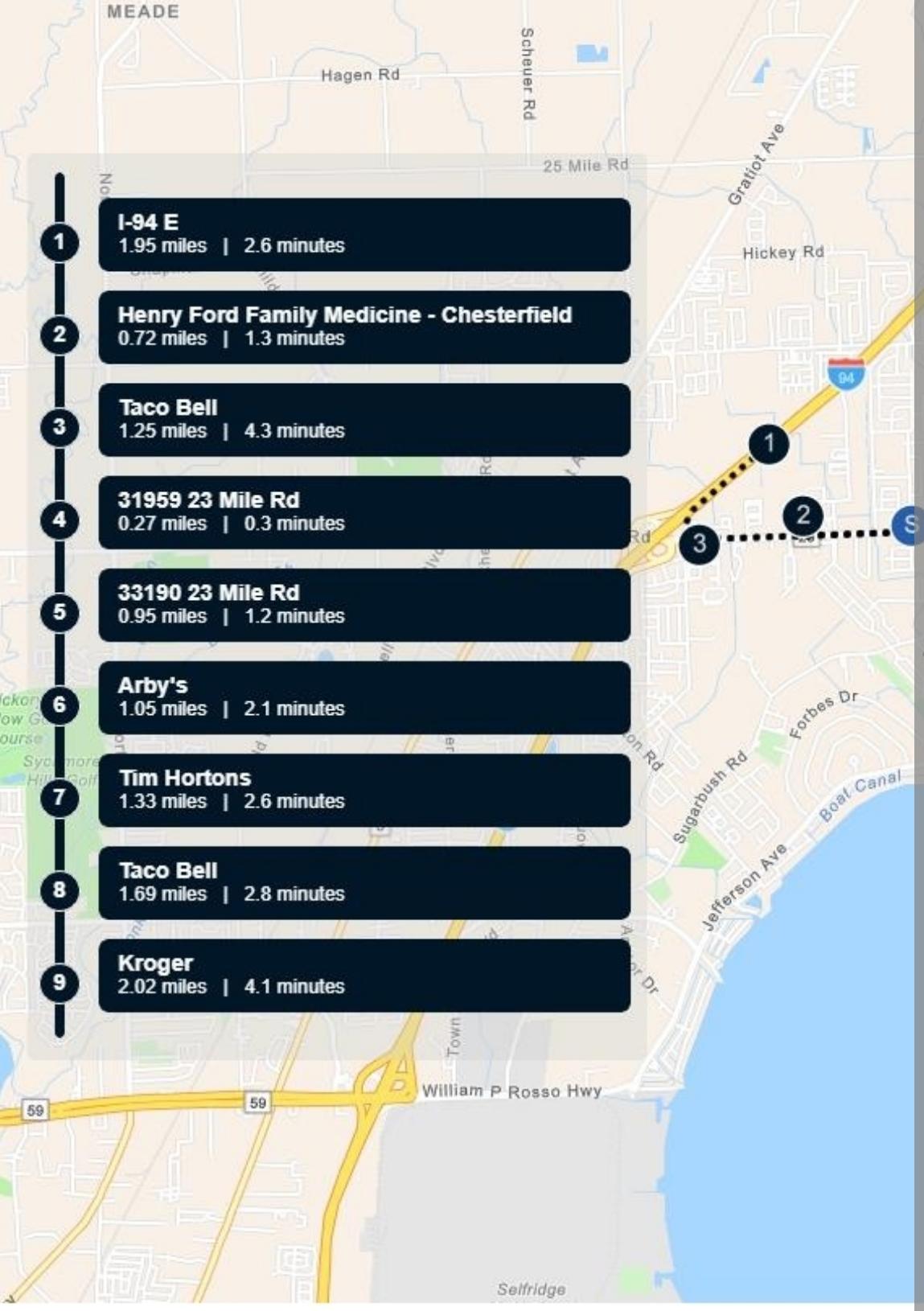
VACANT LAND PROPERTY LISTING



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

VACANT LAND PROPERTY LISTING

ADELE DR

60

02

Location

Location Summary

287.32

287.32

173.90

6.05

20

113.42

83.02

188.67

460

178.33

0.35

03-15-2020 10:00:00

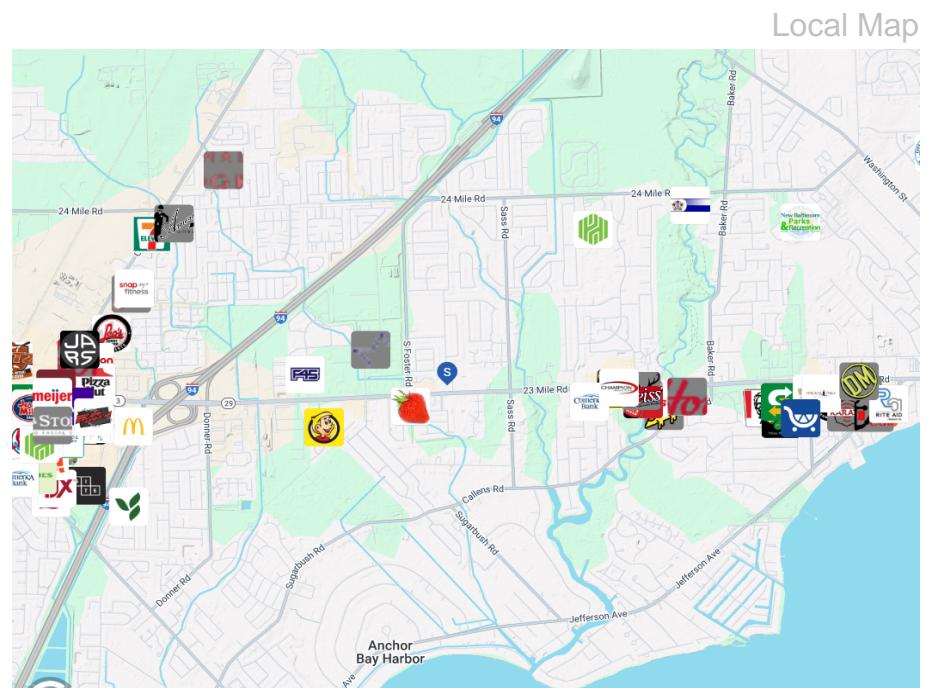
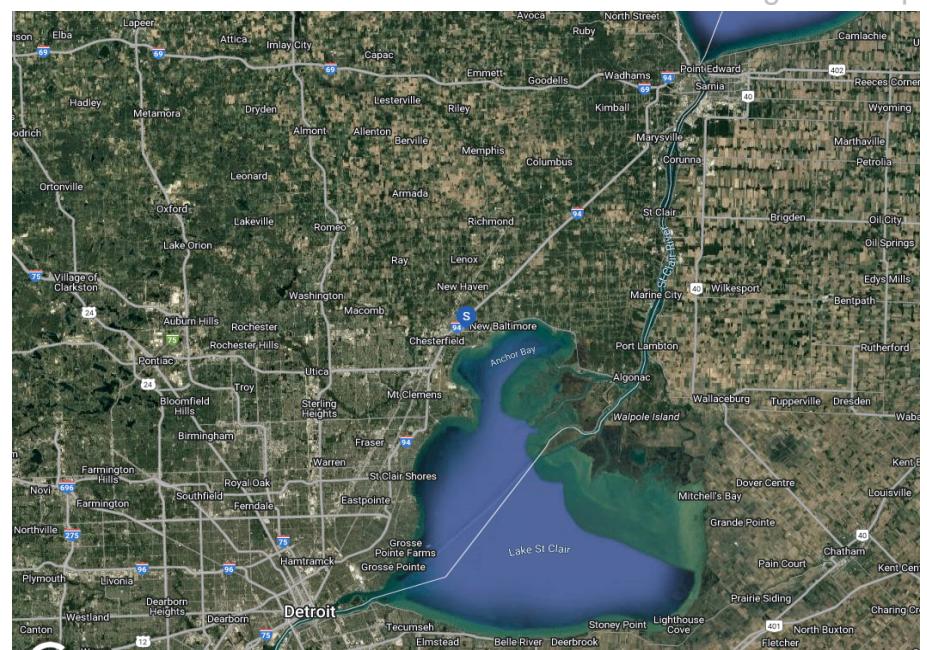
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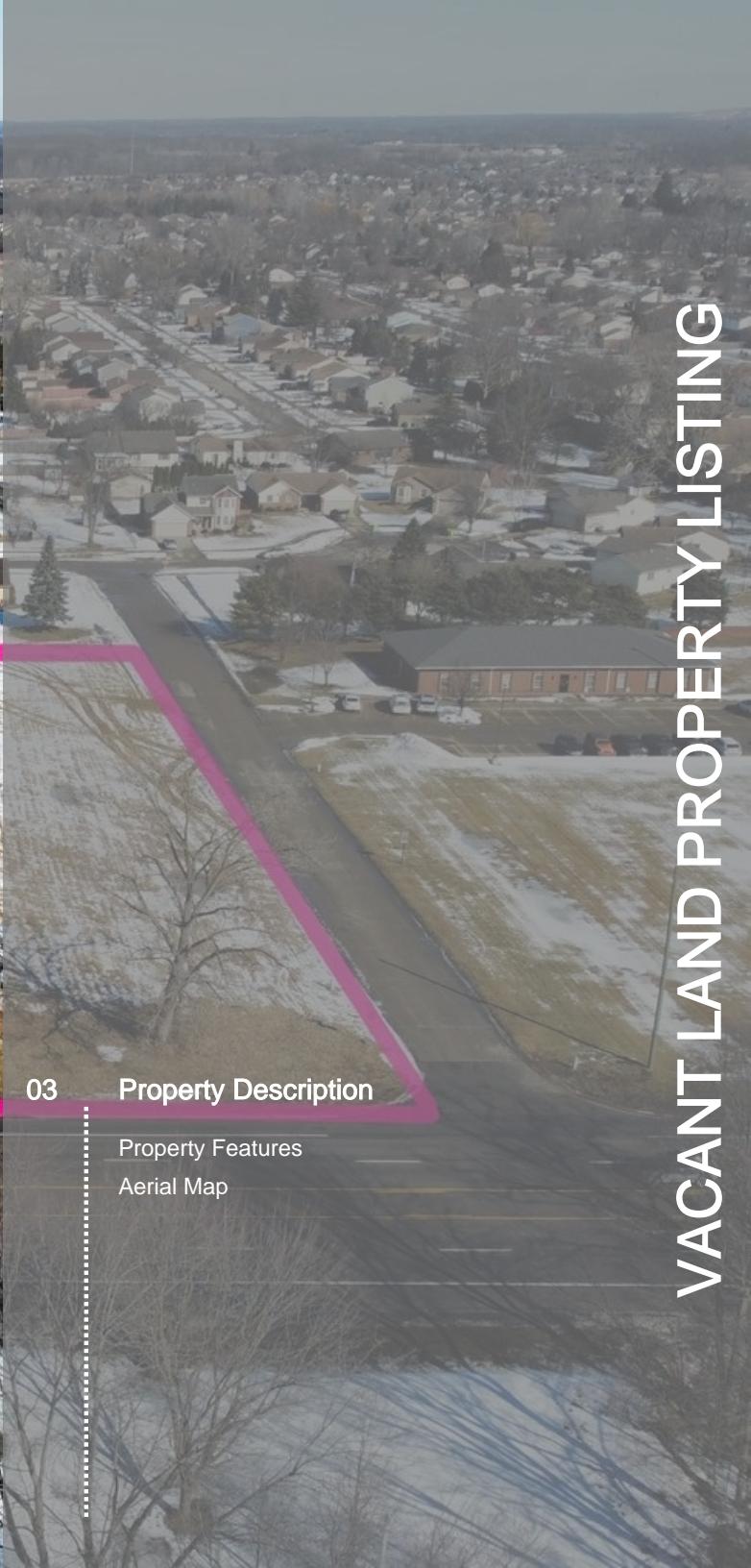
3.034

6.33

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.





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Property Description

Property Features
Aerial Map

PROPERTY FEATURES

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

UTILITIES

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

