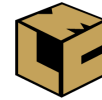


PROPERTY FOR SALE / LEASE

Checkers

29610 23 Mile Chesterfield, MI 48047



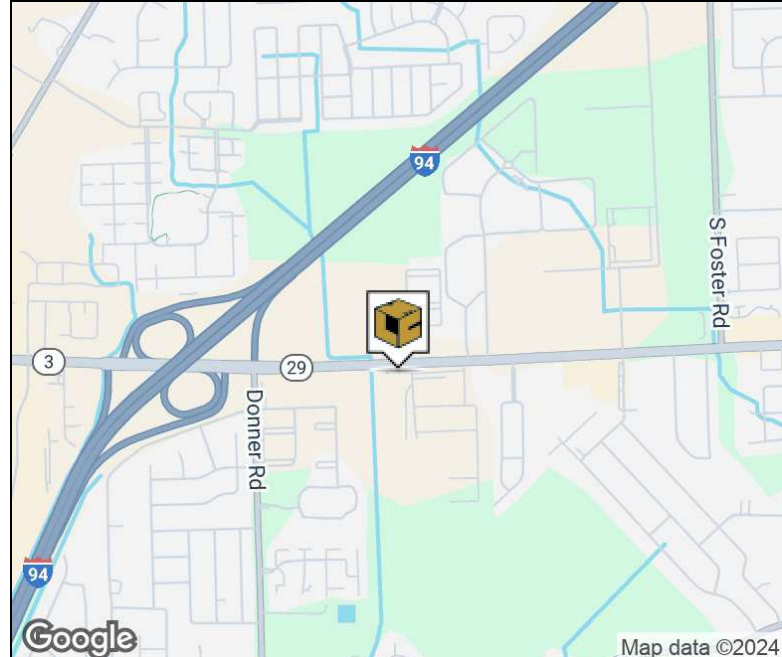
L. MASON CAPITANI  
CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### Property Highlights

- High Exposure Fast Food Location
- City Approved For "Ziggi's" Style Coffee Drive Thru
- Sale Includes all CAD Approved Drawings & Budget
- Located Seconds from I-94
- High Traffic Count
- Outstanding Opportunity



### FOR MORE INFORMATION:

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PROPERTY FOR SALE / LEASE

# Checkers

29610 23 Mile Chesterfield, MI 48047



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## RETAIL PROPERTY DETAILS

Sale Price	<b>\$795,000</b>
------------	------------------

Lease Rate	<b>\$5,000.00 per month</b>
------------	-----------------------------

### Property Information

Property Type	Fast Food
Property Subtype	Restaurant
Zoning	-
APN #	15-09-21-176-017

### Parking & Transportation

Parking Type	Surface
--------------	---------

### Available Space

29610 23 Mile - 897 SF	\$5,000.00 NNN
------------------------	----------------

### Location Information

Building Name	Checkers
Street Address	29610 23 Mile
City, State, Zip	Chesterfield, MI 48047
County	Macomb
Nearest Highway	I-94
Location Description	23 Mile/I-94

### Building Information

Building Size	873 SF
Building Class	C
Tenancy	-
Year Built	1989
Gross Leasable Area	897 SF

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**PROPERTY FOR SALE / LEASE**

# Checkers

29610 23 Mile Chesterfield, MI 48047



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## ADDITIONAL PHOTOS



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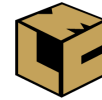
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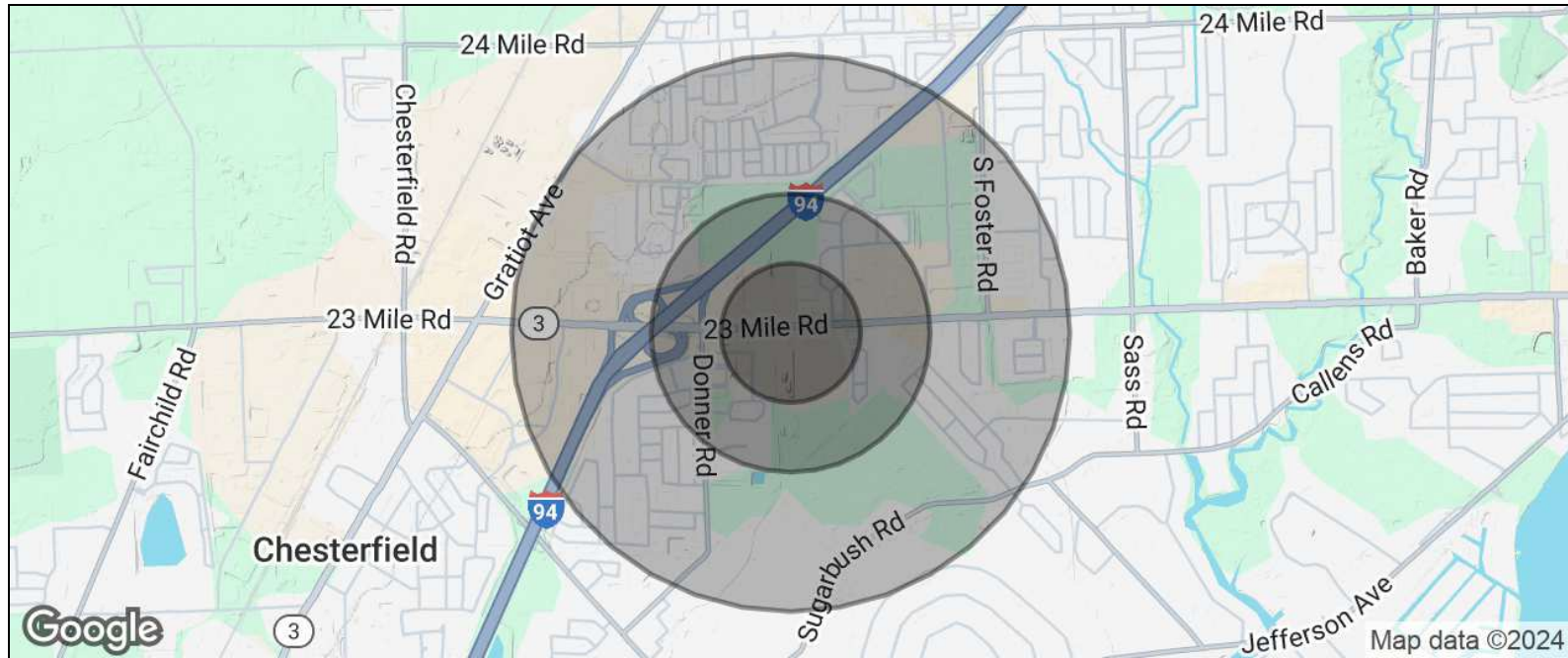
Checkers

29610 23 Mile Chesterfield, MI 48047



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DEMOGRAPHICS MAP & REPORT



Population

0.25 Miles

0.5 Miles

1 Mile

Total Population	1,075	3,765	10,735
Average Age	28.7	30.5	36.2
Average Age (Male)	27.3	29.2	35.5
Average Age (Female)	30.5	32.6	37.8

Households & Income

0.25 Miles

0.5 Miles

1 Mile

Total Households	556	1,862	4,708
# of Persons per HH	1.9	2.0	2.3
Average HH Income	\$49,583	\$53,449	\$65,335
Average House Value	\$49,247	\$65,947	\$109,807

\* Demographic data derived from 2020 ACS - US Census

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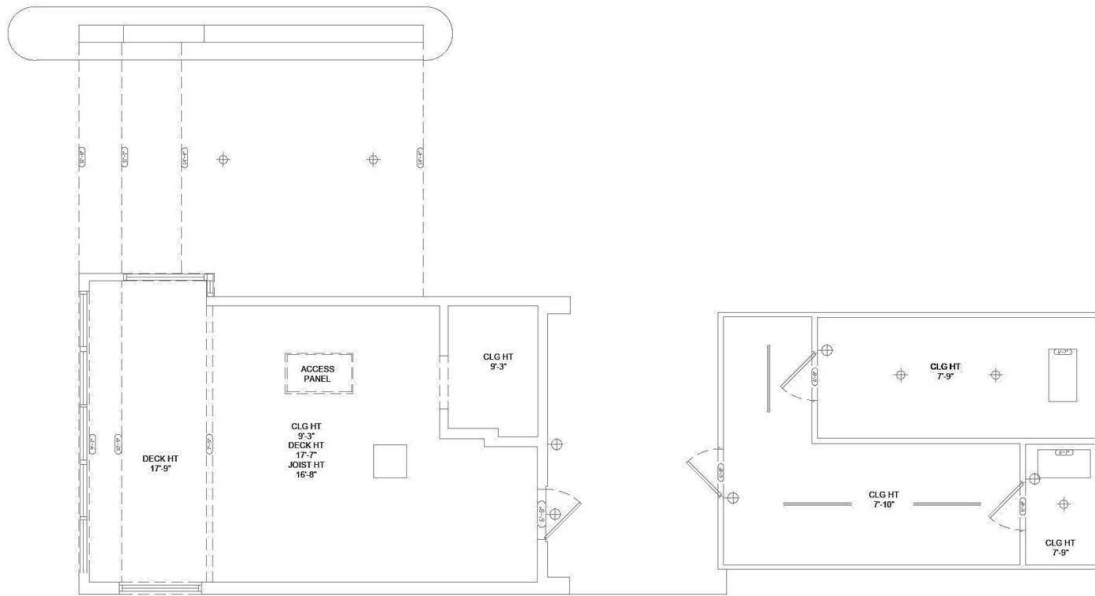
Checkers

29610 23 Mile Chesterfield, MI 48047



L. MASON CAPITANI  
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BUILDING PLAN



**LINE**  
LINE SURVEYS

1618 LEONARD ST. NE  
SUITE #1  
GRAND RAPIDS, MI | 49505  
T 616.338.3880  
F 616.694.2467  
WWW.LINE SURVEYS.COM

PREPARED FOR:

Xaife Real Estate  
745 McClintock Drive,  
Burr Ridge, IL 60527

PROJECT TYPE:

AS-BUILT  
SURVEY

PLAN TYPE:

REFLECTIVE  
CEILING PLAN

PROJECT NAME:

CHECKERS

PROJECT ADDRESS:

29610 23 Mile Road  
Chesterfield, MI 48047

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SCALE  
1" = 1'-0"

PROJECT  
CHECKERS

APPROVED BY  
CW

DATE  
3/6/2024

SHEET  
A-2

CEILING PLAN



FOR MORE INFORMATION:

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PROPERTY FOR SALE / LEASE

# Checkers

29610 23 Mile Chesterfield, MI 48047



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

## DRIVE-THRU PLAN



# DRIVE-THRU

**LNE**  
LNE SURVEYS

1618 LEONARD ST. NE  
SUITE #1  
GRAND RAPIDS, MI | 49505  
T 616.335.3880  
F 616.694.2467  
WWW.LNESURVEYS.COM

PREPARED FOR

Xsilo Real Estate  
745 McClintock Drive,  
Burr Ridge, IL 60527

PROJECT TYPE

AS-BUILT  
SURVEY

PLAN TYPE

DRIVE-THRU  
ELEVATIONS

PROJECT NAME

CHECKERS

PROJECT ADDRESS

29610 23 Mile Road  
Chesterfield, MI 48047

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SCALE  
3/8" = 1'-0"

PROJECT  
CHECKERS

APPROVED BY  
CJW

DATE  
3/6/2024

SHEET  
A-4

ELEVATIONS



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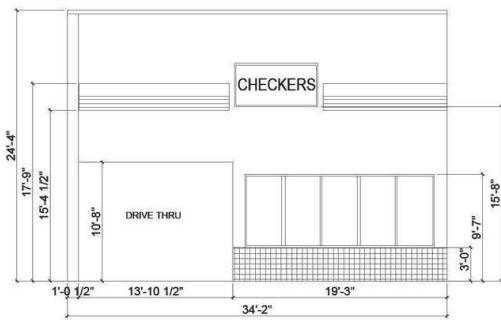
# Checkers

29610 23 Mile Chesterfield, MI 48047

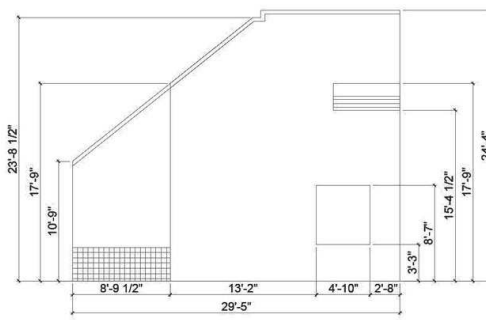


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CORFAC INTERNATIONAL

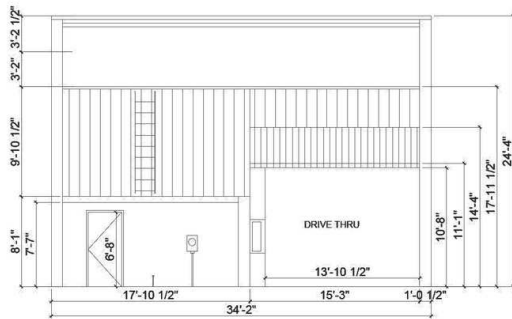
## ELEVATION PLAN



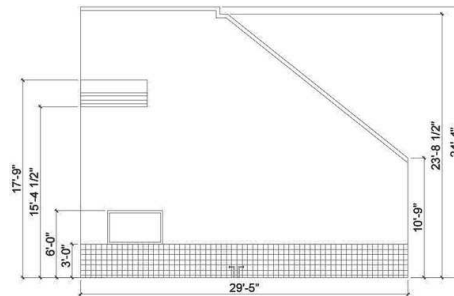
NORTH



EAST



SOUTH



WEST

**LINE**  
LINE SURVEYS

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SUITE #1  
GRAND RAPIDS, MI | 49505  
T 616.333.3980  
F 616.694.2467  
WWW.LINE SURVEYS.COM

PREPARED FOR

Xaile Real Estate  
745 McClintock Drive,  
Burr Ridge, IL 60527

PROJECT TYPE

AS-BUILT  
SURVEY

PLAN TYPE

EXTERIOR  
ELEVATIONS

PROJECT NAME

CHECKERS

PROJECT ADDRESS

29610 23 Mile Road  
Chesterfield, MI 48047

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SCALE  
1" = 1'-0"

PROJECT  
CHECKERS

APPROVED BY  
CW

DATE  
3/6/2024

SHEET

A-3

ELEVATIONS



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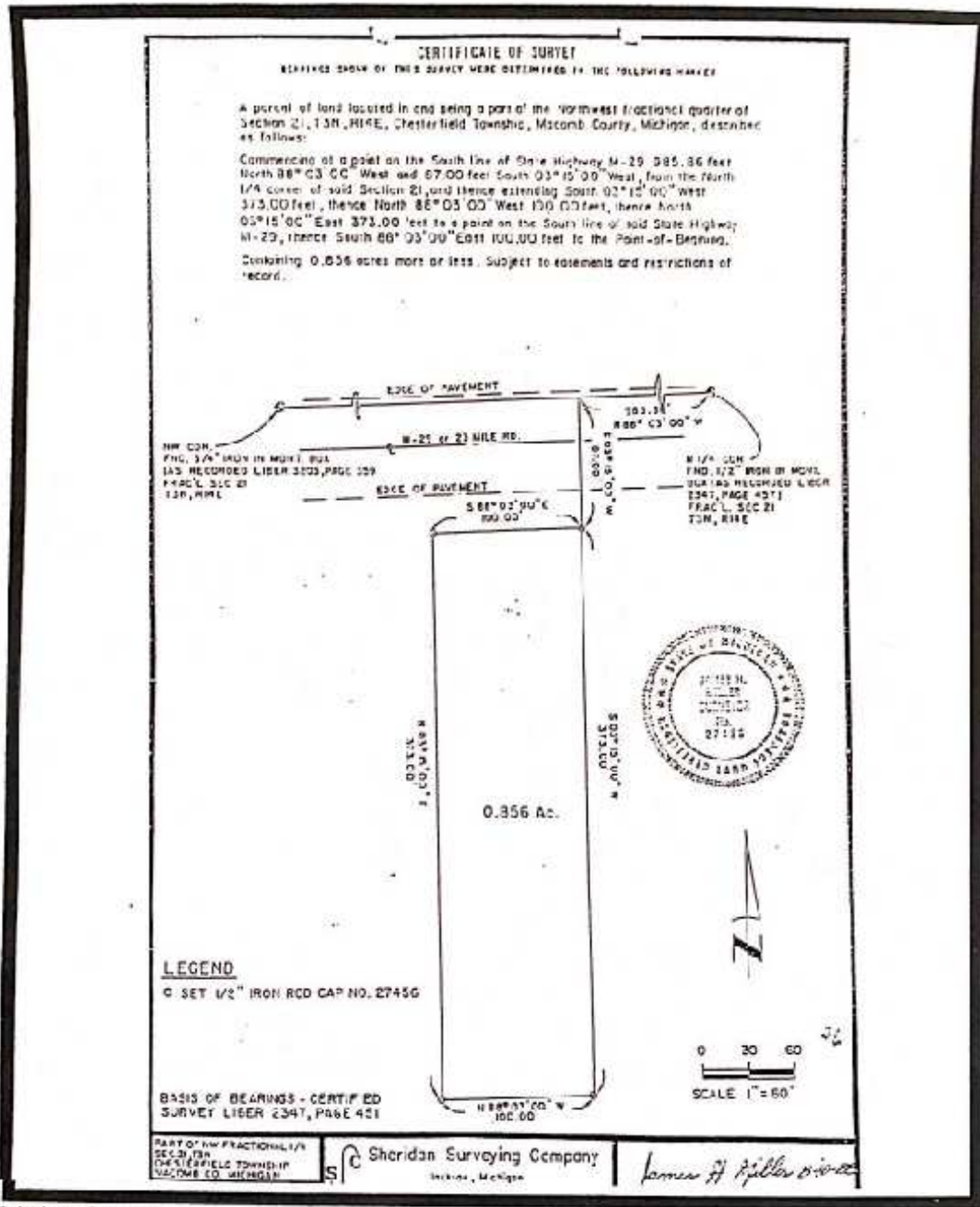
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