

# FOR LEASE

## CHESTERFIELD VILLAGE



**27895-27953 23 MILE ROAD**  
CHESTERFIELD, MI 48051

### PROPERTY HIGHLIGHTS:

- 7,300 SF available - can be demised (4,465 SF or 2,835 SF)
- 5,000 SF available
- 3,561 SF available
- 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: \$18.00/SF (Est. NNN Charges \$5.50)

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FOR MORE INFORMATION **PLEASE CONTACT:**

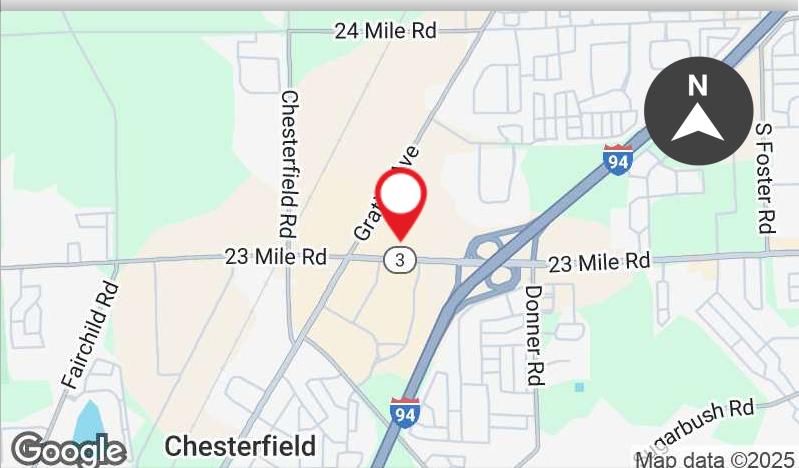


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# CHESTERFIELD VILLAGE LOCATION **OVERVIEW**



## 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   | 32,555       |
| 23 Mile Rd & Metzen E       | 24,349       |

## DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES   | 5 MILES   |
|-------------------|----------|-----------|-----------|
| Total Population  | 7,531    | 46,046    | 100,630   |
| Total Households  | 3,405    | 18,443    | 37,750    |
| Average HH Income | \$86,760 | \$114,494 | \$117,667 |

# 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 Caesars       | 1,429 SF   |
| 23A        | Viscount Pools       | 3,562 SF   |
| 23B        | AVAILABLE            | 3,561 SF   |
| 24         | AVAILABLE            | 5,000 SF   |
| 25         | Applebees            | 5,415 SF   |
| Total GLA: |                      | 159,519 SF |



## CHESTERFIELD VILLAGE PHOTOS



**2,835 - 7,302 SF AVAILABLE**

