27810-27830 23 Mile Rd

CHESTERFIELD | MICHIGAN

PREMIER MULTI-TENANT
RETAIL STRIP CENTER FOR SALE

CBRE

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.
If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. NO COOPERATING BROKER FEE IS AVAILABLE IN THE TRANSACTION OF THE PROPERTY. BUYER TO BE RESPONSIBLE FOR THE MICHIGAN TRANSFER TAX**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

EXECUTIVE SUMMARY

CBRE is pleased to present the opportunity to acquire the retail property located at 27810-27830 23 Mile Road (the "Property") in Chesterfield, Michigan. This modern asset, built in 2016, encompasses 7,098 square feet across 1.53 acres and is strategically situated along 23 Mile Road, a key commercial thoroughfare.

The Property boasts 100% occupancy with a strong tenant lineup including Chipotle Mexican Grill, Savvy Sliders, and Cosmo Prof, providing stable income and diverse service offerings. The location benefits from significant traffic, with counts of 30,955 vehicles per day on 23 Mile Road, ensuring high visibility and accessibility for tenants.

Chesterfield Township and the broader Macomb County area represent a growing and affluent market. The median household income in Macomb County was $77,837 in 2024, while Chesterfield Township specifically reports a median household income of $92,377 as of 2025, indicating a robust consumer base. The township's population is projected to be 48,623 in 2026, growing at an annual rate of 1.79%.

This unique opportunity allows investors to acquire a fully occupied, modern retail property with established national and regional tenants in a thriving Macomb County submarket, offering long-term stability and growth potential. The property is being offered free and clear of existing financing. All inquiries should be directed to CBRE.

2016
Year Built

7,098
Square Feet

$4.1M
Sale Price

5.85%
Cap Rate

27810-27830
23 Mile Rd.
23 Mile Rd
23 Mile Rd
3
3
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ASSET OVERVIEW

ADDRESS	27810-27830 23 Mile Rd
COUNTY	Macomb
YEAR BUILT	2016
CONSTRUCTION TYPE	Masonry
TOTAL AREA	7,098 SF
LAND AREA	1.53 AC
PARKING SPACES	60
ZONING	C3 GEN
PARCEL ID#	15-09-20-126-014
TRAFFIC COUNTS	30,955 VPD

TENANT OVERVIEW

SAVVY SLIDERS

Savvy Sliders is a private fast-casual restaurant chain specializing in sliders and chicken fingers, which began in 2018 as a spin-off from the Happy's Pizza concept. While not publicly traded, it focuses on a franchise model, with individual owners operating each location. As of December 2025, Savvy Sliders operates 51 locations across the United States, with a significant concentration of 36 in Michigan. The brand reported systemwide sales of $71 million in 2024, demonstrating a 52% year-over-year sales growth.

CHIPOTLE MEXICAN GRILL

Chipotle Mexican Grill is a publicly traded, multinational fast-casual restaurant chain, specializing in Mexican-inspired dishes like burritos, bowls, and tacos. The company's stock is listed on the New York Stock Exchange under the ticker symbol CMG and is a component of the S&P 500. As of April 2026, Chipotle operates over 4,036 restaurants in the United States, with a total of 4,051 locations across 49 states. Globally, it expects to reach 4,000 locations by December 2025. Chipotle's latest financial reports indicate a trailing twelve-month (TTM) revenue of $12.13 billion USD as of March 31, 2026.

COSMOPROF

CosmoProf is a private company and a brand under Sally Beauty Holdings, Inc., which is a publicly traded international specialty retailer and distributor of professional beauty supplies (NYSE: SBH). CosmoProf focuses on distributing professional beauty products exclusively to licensed beauty professionals. As of April 2023, there were 1,043 CosmoProf Beauty locations in the United States. Another source states Beauty Systems Group (which includes CosmoProf) has over 1,300 stores and approximately 500 direct sales consultants in North America. Sally Beauty Holdings, the parent company, reported over $3.7 billion in annual revenue as of 2025. CosmoProf Beauty's estimated annual revenue varies between sources, with one reporting it as approximately $986.1 million per year, and another estimating it at $310 million for 2024.

AREA DEMOGRAPHICS

POPULATION	1 MILE		3 MILE		5 MILE	
2025 Population - Current Year Estimate	7,386		45,662		104,851	
2030 Population - Five Year Projection	7,419		46,555		106,213	
2020 Population - Census	7,408		43,805		102,407	
2010 Population - Census	7,419		39,809		91,923	
2020-2025 Annual Population Growth Rate	-0.06%		0.79%		0.45%	
2025-2030 Annual Population Growth Rate	0.09%		0.39%		0.26%	
HOUSEHOLDS						
2025 Households - Current Year Estimate	3,374		18,430		38,887	
2030 Households - Five Year Projection	3,443		19,070		39,965	
2020 Households - Census	3,298		17,345		37,228	
2010 Households - Census	2,993		14,942		32,412	
2020-2025 Compound Annual Household Growth Rate	0.43%		1.16%		0.83%	
2025-2030 Annual Household Growth Rate	0.41%		0.69%		0.55%	
2025 Average Household Size	2.19		2.47		2.65	
HOUSEHOLD INCOME						
2025 Average Household Income	$85,570		$112,823		$114,652	
2030 Average Household Income	$92,936		$123,925		$126,242	
2025 Median Household Income	$72,263		$93,211		$92,721	
2030 Median Household Income	$78,080		$103,349		$104,152	
2025 Per Capita Income	$39,289		$45,125		$42,882	
2030 Per Capita Income	$43,382		$50,300		$47,871	
HOUSING UNITS						
2025 Housing Units	3,532		19,137		40,161	
2025 Vacant Housing Units	158	4.5%	707	3.7%	1,274	3.2%
2025 Occupied Housing Units	3,374	95.5%	18,430	96.3%	38,887	96.8%
2025 Owner Occupied Housing Units	2,339	66.2%	15,430	80.6%	32,557	81.1%
2025 Renter Occupied Housing Units	1,035	29.3%	3,000	15.7%	6,330	15.8%
EDUCATION						
2025 Population 25 and Over	5,448		33,097		73,795	
HS and Associates Degrees	3,493	64.1%	21,555	65.1%	47,158	63.9%
Bachelor's Degree or Higher	1,496	27.5%	9,644	29.1%	22,149	30.0%
PLACE OF WORK						
2025 Businesses	389		1,169		2,588	
2025 Employees	5,209		14,519		31,046	

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*Contact Listings Agents For Confidentiality Agreement & Offering Memorandum

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