

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
- 1,225 SF available – Former Salon Space
- 1,923 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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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 | AVAILABLE | 1,225 SF |
| 16 | Advance America | 1,190 SF |
| 17 | AVAILABLE | 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

