

# 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
- 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)

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Friedman Real Estate. All rights reserved.

FOR MORE INFORMATION PLEASE CONTACT:



**ALAN STERN**  
alan.stern@freg.com



**BRIANNA JOHNSTON**  
brianna.johnston@freg.com

**248.848.4119**

**eCODE 158**



# 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	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

