

BUILDING FOR SALE - REDEVELOPMENT OR REUSE
46000 Sugarbush Road
Chesterfield Township, MI 48047



AGENT CONTACT INFO

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Offices in Sterling Heights and Port Huron to serve you
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PROPERTY GROUP

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All properties are subject to change, or withdraw without notice.

PROPERTY SUMMARY

46000 SUGARBUSH ROAD CHESTERFIELD TOWNSHIP, MI 48047

- Former Chesterfield Township Youth Center
- Existing building suitable for potential reuse or redevelopment
- Water, sewer and electric available

Property Type: Flex or Redevelopment

Cross Streets: East side of Sugarbush, South of 21 Mile

Total Square Footage: 4,116

Parcel Size: 5.799 Acres

Zoning: R-1-B

<https://ecode360.com/CH3504/document/563228489.pdf>

Ceiling Height: 16'

Parking Spaces: Approx. 40

Parcel Number: 15-09-32-351-002

Sale Price: \$395,000.00



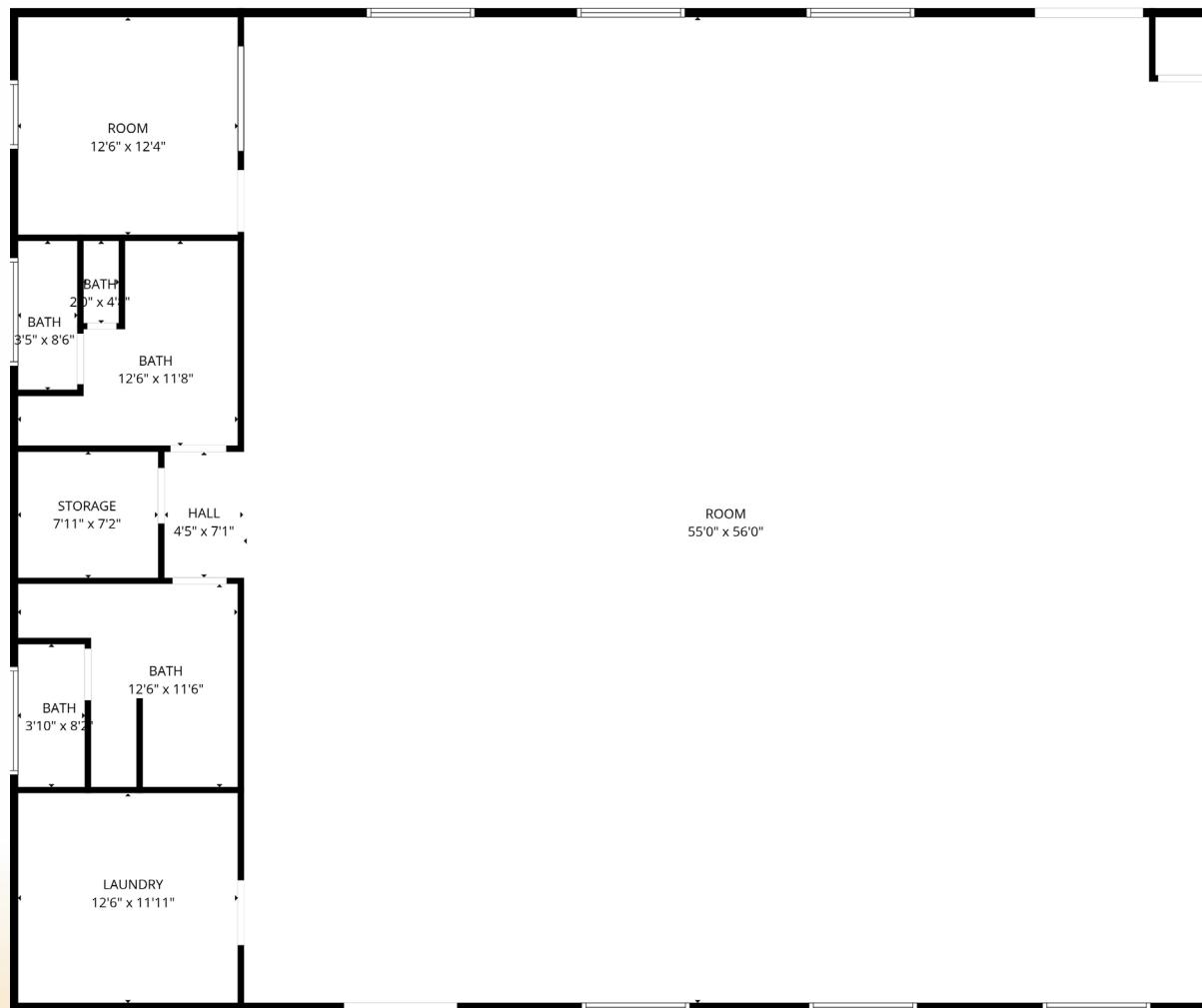
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FLOOR PLAN



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AREA & DEMOGRAPHICS

CHESTERFIELD TOWNSHIP

Chesterfield Township is in eastern Macomb County and is bordered on the north by Lenox Township and the village of New Haven; on the east by Ira Township in St. Clair County, and by the village of New Baltimore; on the southeast by Anchor Bay, which is a part of Lake St. Clair; on the south by Harrison Township; and on the west by Macomb Township.

According to the United States Census Bureau, the township has a total area of 30.6 square miles. Much of Chesterfield Township is dominated by suburban subdivisions and shopping developments. Anchor Bay influences the southeastern part of the community, where many pleasure boats, docks, and marine-related businesses can be found.



DEMOGRAPHICS & TRAFFIC

	2 MILE	5 MILES	10 MILES
2024 POPULATION	18,828	137,218	443,260
2024 HOUSEHOLDS	7,347	55,928	181,316
2024 AVERAGE INCOME	\$113,930	\$108,196	\$102,946
TRAFFIC COUNTS	13,501 VPD ON 21 MILE		



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GALLERY



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