

## LAND For Sale

**Location:** 51231 Chesterfield Road  
**Side of Street:** West  
**City:** Chesterfield Twp., MI  
**Cross Streets:** NWC of 23 Mile Road  
**County:** Macomb

<b>Acreage:</b>	8.84	<b>Improvements:</b>	N/A
<b>Zoning:</b>	M2	<b>Dimensions:</b>	660.00 x 603.00

### UTILITIES

<b>Sanitary Sewer:</b>	Yes	<b>Gas:</b>	Yes
<b>Storm Sewer:</b>	Yes	<b>Outside Storage:</b>	No
<b>Water:</b>	Yes	<b>Rail Siding:</b>	No

### ADJACENT LAND

<b>North:</b>	<b>East:</b>
<b>South:</b>	<b>West:</b>

### PRICING INFORMATION

<b>Asking Price:</b>	\$825,000.00	<b>Parcel #:</b>	15-09-18-476-003
<b>Per Acre:</b>	\$93,325.79	<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>	\$2.14	<b>Taxes:</b>	\$4,329.72 (2022)
<b>Terms:</b>			

### TRAFFIC INFORMATION

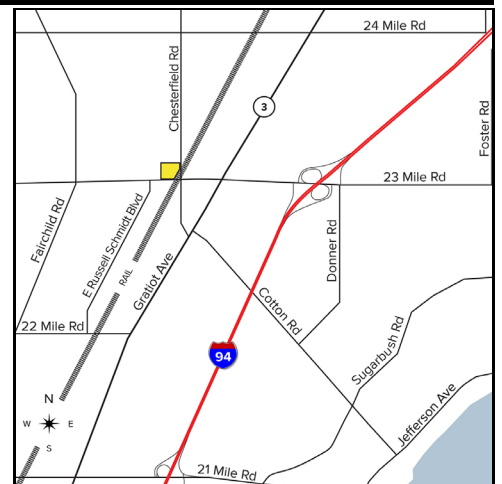
<b>Yr:</b> 2022	<b>Count:</b> 22,013	23 Mile Rd. W. of Chesterfield Rd.
<b>Yr:</b> 2022	<b>Count:</b> 19,743	23 Mile Rd. E. of Chesterfield Rd.
<b>Yr:</b> 2022	<b>Count:</b> 2,966	Chesterfield Rd. N. of 23 Mile Rd.
<b>Yr:</b> 2022	<b>Count:</b> 2,769	Chesterfield Rd. S. of 23 Mile Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	3,776	\$67,954
<b>3 Mile Radius</b>	43,380	\$92,138
<b>5 Mile Radius</b>	109,232	\$95,148

### Comments:

The area has strong retail gravity, high traffic, and good residential density. Excellent opportunity for small, mid-size and big box retailers, Company Headquarters, church and many other uses. Possible multi-family development. Close access to I-94. Excellent Visibility.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com