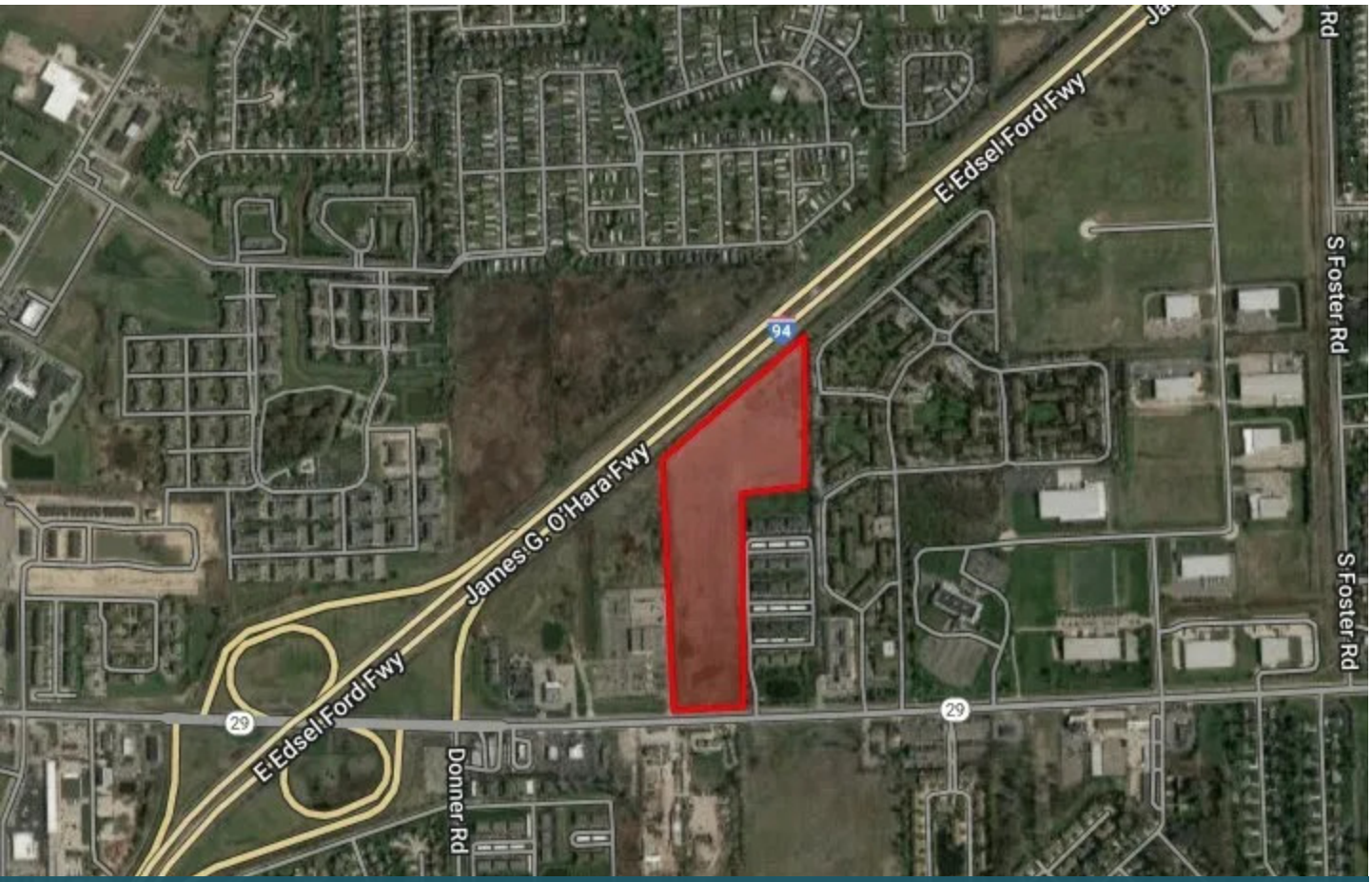
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

25.44 Acres 23 Mile Rd

29579 23 Mile Rd Chesterfield, MI 48087



FOR SALE

GetReal *quality*
248.476.3700

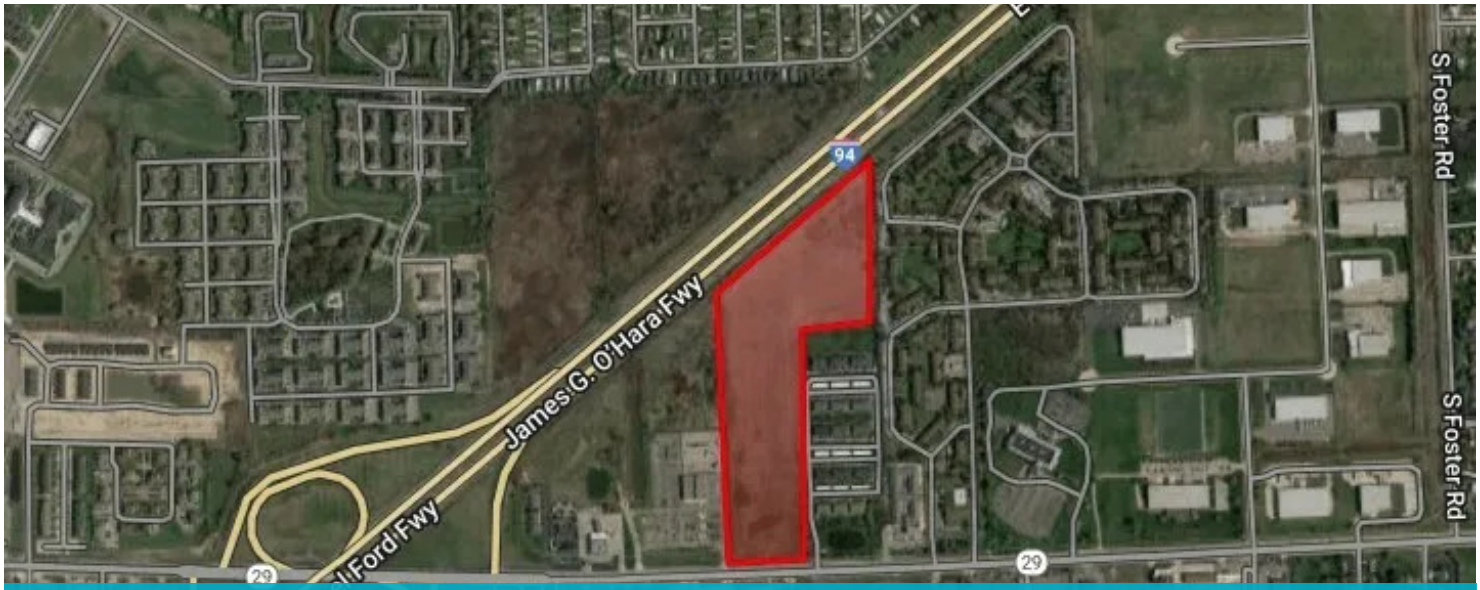
LISTED BY:
Dave Tesch
Vice President
dtesch@thomasduke.com

WWW.THOMASDUKE.COM

FOR SALE

25.44 Acres 23 Mile Rd

29579 23 Mile Rd Chesterfield, MI 48087



Sale Price: $3,500,000

DESCRIPTION

Highly sought after land near the major freeway interchange of I-94 and 23 Mile Rd in Chesterfield Twp. The property offers extensive frontage along I-94 and 23 Mile Rd, making it an ideal mixed use development.

PROPERTY HIGHLIGHTS

- Over 1,100 ft of I-94 frontage and over 400 ft of frontage on 23 Mile Rd
- C3 general commercial zoning allows for several uses
- High visibility from 23 Mile Rd & I-94
- Strong traffic counts
- Utilities at 23 Mile Rd

For more information, please contact: Dave Tesch / 248.476.3700 / dtesch@thomasduke.com
Jordan Schafer / 248.479.0130 x1105 / jschafer@thomasduke.com

FOR SALE

25.44 Acres 23 Mile Rd

29579 23 Mile Rd Chesterfield, MI 48087

BUILDING INFORMATION

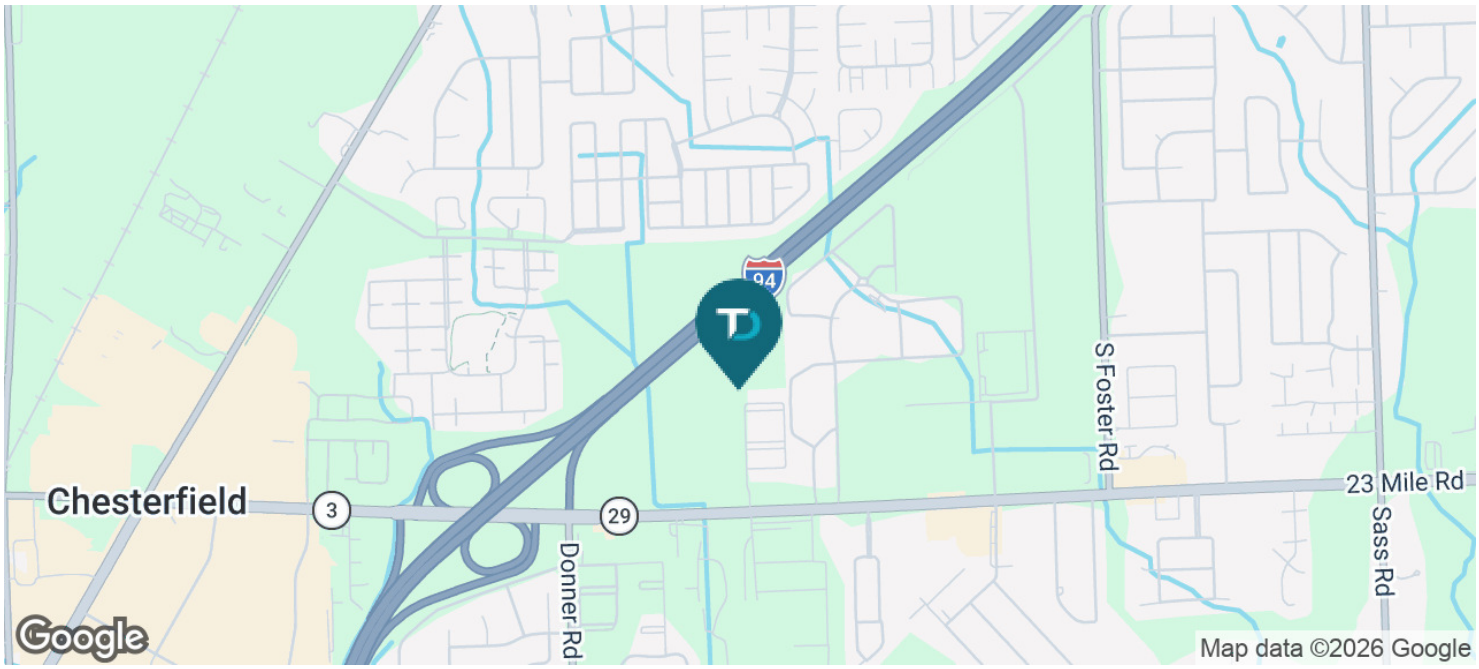
Price/AC:	$137,579
2024 Summer Tax:	$5,580.68
2024 Winter Tax:	$2,571.13

PROPERTY INFORMATION

Lot Size:	25.44 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	C3 GEN
Traffic Count:	35,309 Vehicles/Day on 23 Mile Rd; 72,877 Vehicles/Day on I-94 (Costar, 2022)
Legal Description:	Available upon request
APN:	15-09-16-300-008

LOCATION INFORMATION

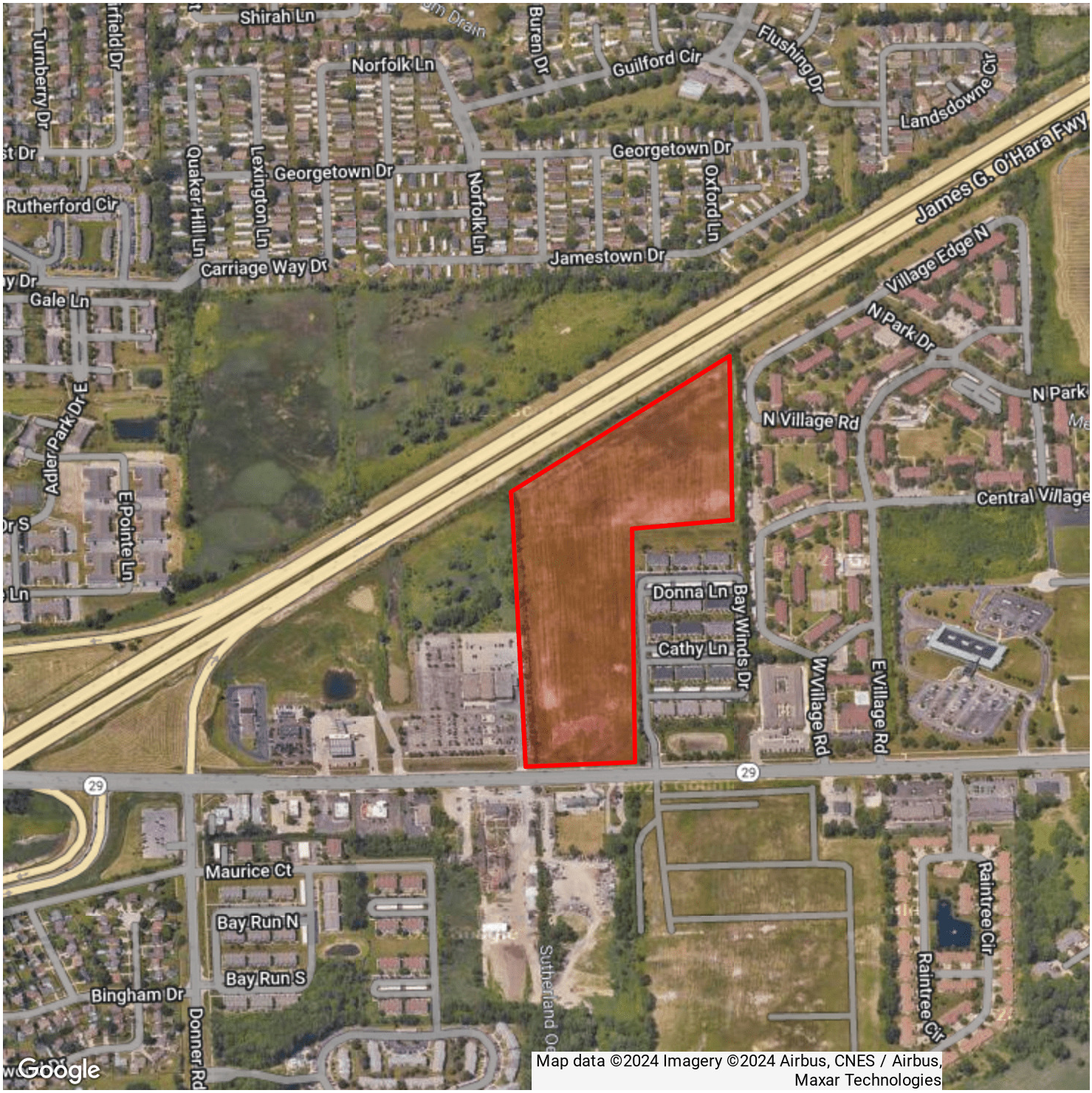
Located on the north side of 23 Mile Rd, just east of the I-94 interchange in Chesterfield Twp, MI



FOR SALE

25.44 Acres 23 Mile Rd

29579 23 Mile Rd Chesterfield, MI 48087



Use Matrix

4. Non-Residential Use Matrix

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult Section 3.1 as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in Section 3.1, the latter will control. Some districts restrict uses by floor or maximum floor area. See applicable district for details.

P = Principal Permitted Use
S = Special Land Use
* = Refer to the district

NON-RESIDENTIAL USE MATRIX											
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1
Adult Bookstores, Adult Motion Picture Theaters, Adult Minimotion Picture Theaters, Group D Cabarets, Hotels or Motels, Pawnshops, Pool or Billiard Halls, Public Lodginghouses, Secondhand Stores, Shoeshine Parlors and Taxi Dance Halls					S						
Amusement Device Centers				S	S	P					
Apartments						P					
Artist studios and galleries		P	P	P	P	P					*
Automotive Dealerships and Rentals					P						
Automobile Service and Repair Garages				S	S				S	S	
Banks, Credit Unions, Similar Uses											*
Bed and Breakfast Inns											
Brewery or Distillery, small-scale											*
Building Materials Store				P							
Car Washes					S						
Cemeteries	P										
Cemeteries, Existing	P										
Cluster Housing	P										
Coin-Operated Service Machines				P							
Colleges and Universities	P	S									
Community and Regional Retail Service				P	P	P					
Community Center											*
Convalescent or Nursing Homes		S									
Day Care and Nursery Schools	P	S	S		P	P					*
Drive-Through Facilities				S	S	P					

NON-RESIDENTIAL USE MATRIX											
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1
Drycleaning and Laundry Services			S		P						*
Drycleaning Pick Up Services			P		P						*
Duplex🕮											*
Engine and Hull Repair Shops🕮							S				
Fuel Stations for Boats							S				
Funeral Homes and Mortuaries					P						
Gasoline Service Stations🕮			S								*
General Merchandise Stores		P	P	P	P	P					*
Health and Athletic Club						P					*
Hotels🕮 and Motels🕮					P						
Industrial, Light Manufacturing Uses🕮						S			P	P	
Industrial, General🕮										P	
Indoor Storage of Boats in a Permanent Structure.							P				
Inverted Residential Floor Area🕮	P	P									
Junkyards🕮										S	
Landfills										S	
Large Scale Recreation	P	P									
Libraries						P					*
Local retail and service🕮		P	P	P	P	P					*
Makerspaces											*
Marine Construction and Maintenance Equipment Use and Storage							S				
Membership Organizations				P							
Multiple Family Units🕮											*
Museums		P	P	P	P	P					*
Non-Commercial Recreation	P	S									
Nurseries and Greenhouses🕮	P	P		P					S	S	
Office, Medical🕮	P	P	P	P	P						*
Office, Professional🕮	P	P	P	P	P						*

4. Non-Residential Use Matrix

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NON-RESIDENTIAL USE MATRIX											
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1
Offices for Contractors with Garages and Outdoor Storage								P	P	P	
Office Retail Businesses		P									
One-Family Dwelling	P										
One-Family Dwelling (existing)								P	P	P	
One-Family Dwelling (non-residential)	P		S	S	S	S	S	S	S	S	
Open-Air Business					S						
Open Space						P					
Outdoor Dining											*
Outdoor Merchandising											*
Outdoor Storage									S	S	
Outdoor Storage of Recreational Boats							P				
Outdoor Retail Sales of Plants				S							
Outdoor Sales of Vehicles and Mobile Homes					S						
Paint, Glass and Wallpaper Store				P							
Pilot Plants set up to demonstrate creative technologies that can serve as the basis for enlarged facilities elsewhere								P	P	P	
Places of Worship	P	P		P	P	P					*
Planned Unit Development	P	S	S	S	S		S	S	S	S	*
Private Clubs, Fraternal Organizations	P	S					S				
Private Schools	P	P									
Production of Prototype Products								P	P	P	

NON-RESIDENTIAL USE MATRIX											
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1
Production Facilities and Operations with a High Degree of Technological Input, and determined to be an integral part of or essential to a permitted operation								P			
Public Beaches and Recreation Areas Directly Related to the Waterfront.							P				
Public buildings and recreation	P	P									*
Public or Private Facilities for the berthing, launching, handling or servicing of recreational boats							P				
Public Utility🕮 Building with Storage									S	S	*
Public Utility🕮 Building without Storage	P	S	S	P	S	S			P	P	*
Quilting for Individuals		P	P	P	P	P					*
Racetracks										S	
Recreation, Indoors					S	P					*
Recreation Services					S						
Recreation Space (as part of planned development)				S		P					
Refuse Disposal Incinerators and Transfer Stations										S	
Rental of Tools/Household Goods				P							
Repair Shops for Appliances					P						
Research, Development and Testing Facilities for Industrial, Scientific and Business Establishments								P			
Restaurants, Carry Out🕮			S							*	
Restaurants, Standard🕮		S					S			*	
Restaurants, Fast Food, Drive-Through🕮					S						
Restaurants, Fast Food, Non-Freestanding, Enclosed🕮				S		P				*	
Restaurants (excluding Drive Throughs and Fast Food)				P	P						

4. Non-Residential Use Matrix

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NON-RESIDENTIAL USE MATRIX											
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1
Single-family dwelling											*
Sleeping Quarters for Security and Maintenance Personnel. Such quarters shall not be constructed as permanent housekeeping facilities or units for family living										P	
Small retail/service uses (live/work) within a primarily residential building. (Home occupations §4.25)											*
Stack Storage📖							S				
Stadiums, Auditoriums, Outdoor Theaters										S	
Storage of Flammables or similar hazardous materials, Bulk										S	
Technical and Business Schools						P					
Theaters, Indoors						P					
Theaters, Motion Picture (excluding adult theaters)				P	P						
Veterinary offices and clinics for small non-farm animals📖											*
Warehousing and Wholesale Establishments, Storage📖									P	P	
Watch and Jewelry Repair			P								
Wireless Communication Towers📖								S	S	S	
Yard Clippings Compost Facilities📖										S	

FOR SALE

25.44 Acres 23 Mile Rd

29579 23 Mile Rd Chesterfield, MI 48087



DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	10,684	43,869	82,794
Median age	35.2	41.3	40.7
Total households	4,696	18,383	32,836
Average HH income	$64,493	$85,748	$93,341
Average house value	$103,981	$194,169	$211,689

For more information, please contact: Dave Tesch / 248.476.3700 / dtesch@thomasduke.com
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