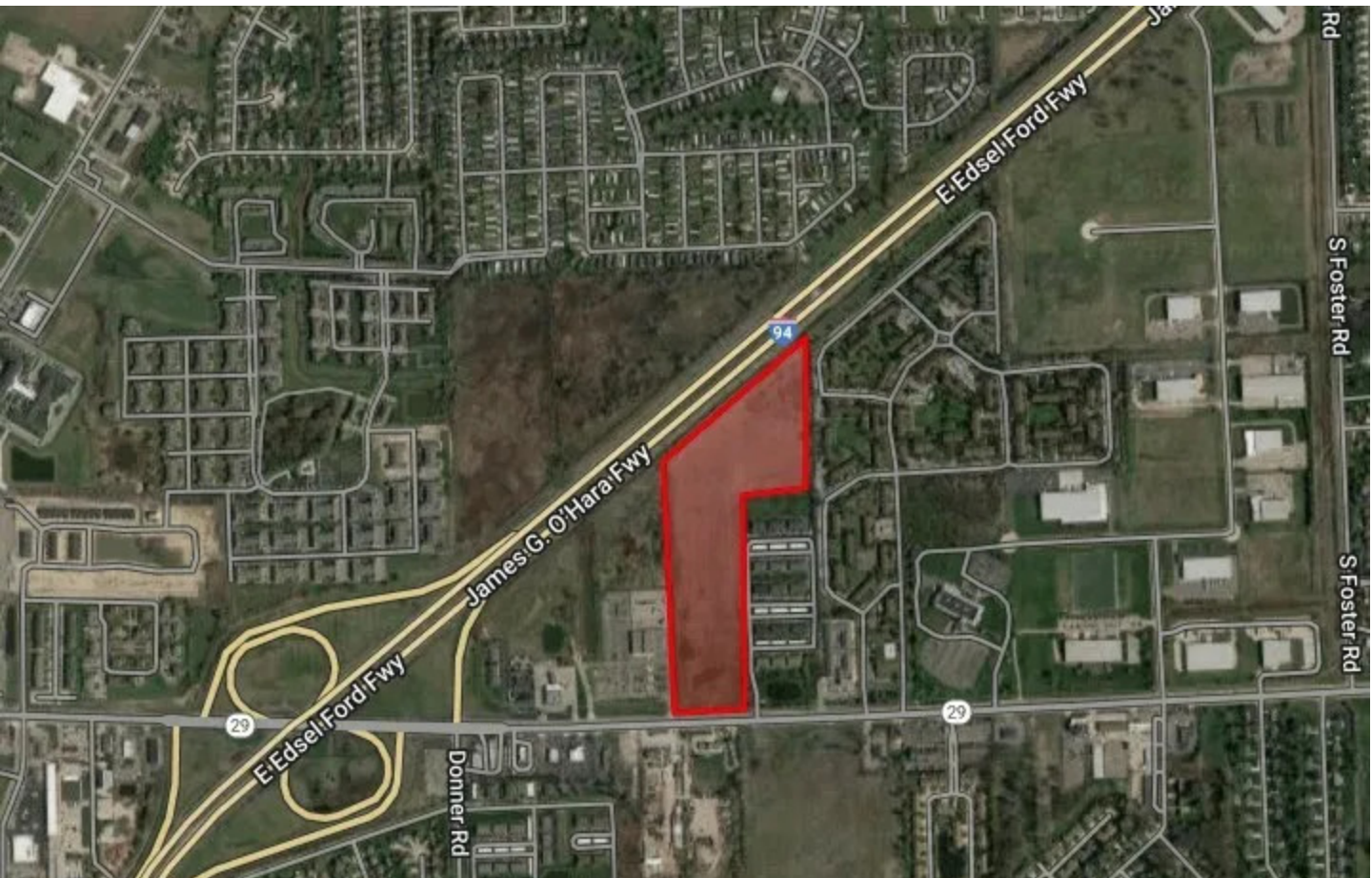




FOR SALE

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248.476.3700

LISTED BY:

Dave Tesch

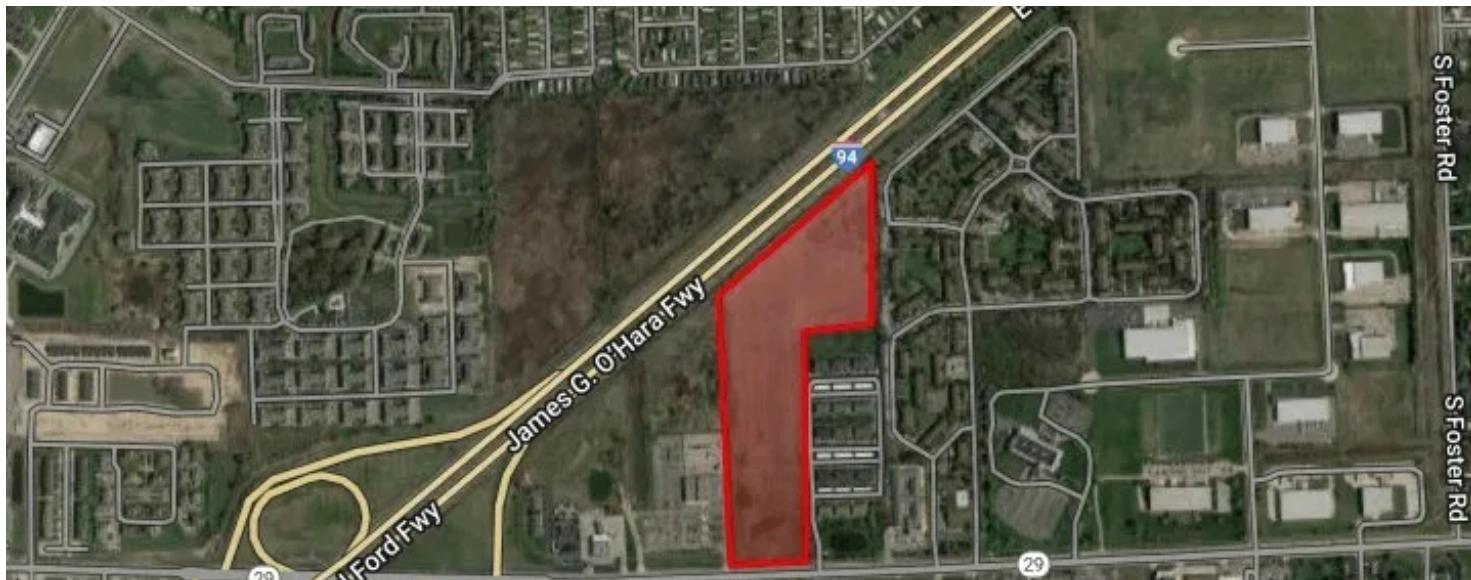
Vice President

dtesch@thomasduke.com

FOR SALE

25.44 Acres 23 Mile Rd

29579 23 Mile Rd Chesterfield Twp, 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 SALE

25.44 Acres 23 Mile Rd

29579 23 Mile Rd Chesterfield Twp, MI 48087

BUILDING INFORMATION

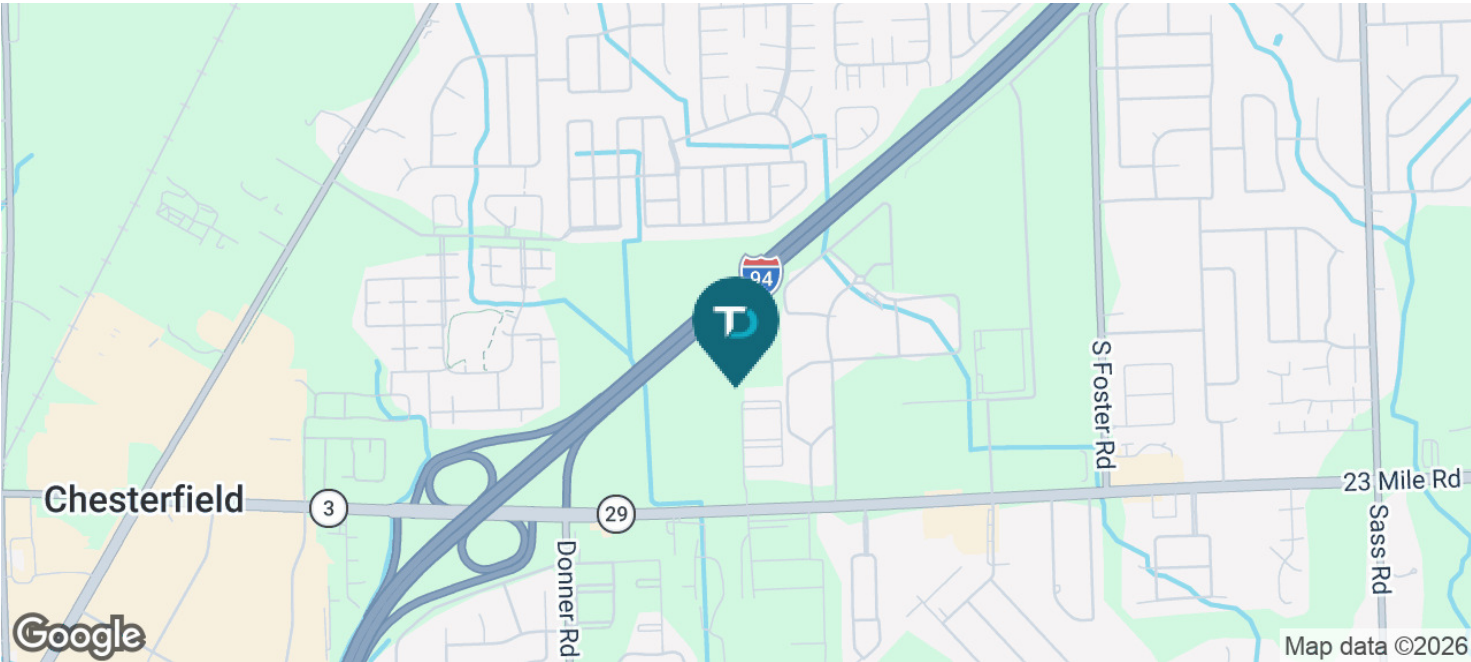
Price/AC:	\$137,579
2024 Summer Tax:	\$5,580.68
2024 Winter Tax:	\$2,571.13

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 Twp, 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

* = Refer to the district

S = Special Land Use

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 ^m					S						
Amusement Device Centers ^m				S	S	P					
Apartments ^m						P					
Artist studios and galleries		P	P	P	P	P					*
Automotive Dealerships and Rentals					P						
Automobile Service and Repair Garages ^m				S	S				S	S	
Banks, Credit Unions, Similar Uses											*
Bed and Breakfast Inns											
Brewery or Distillery, small-scale											*
Building Materials Store				P							
Car Washes ^m					S						
Cemeteries ^m	P										
Cemeteries, Existing ^m	P										
Cluster Housing	P										
Coin-Operated Service Machines				P							
Colleges and Universities	P	S									
Community and Regional Retail Service ^m				P	P	P					
Community Center ^m											*
Convalescent or Nursing Homes ^m		S									
Day Care and Nursery Schools ^m	P	S	S		P	P					*
Drive-Through Facilities ^m				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						*

How to Use This Ordinance

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 ¹	P										
One-Family Dwelling (existing) ¹								P	P	P	
One-Family Dwelling (non-residential)	P		S	S	S	S	S	S	S	S	
Open-Air Business ¹					S						
Open Space ¹						P					
Outdoor Dining											*
Outdoor Merchandising											*
Outdoor Storage ¹									S	S	
Outdoor Storage ¹ 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 ¹	P	P		P	P	P					*
Planned Unit Development ¹	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						

How to Use This Ordinance

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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 Twp, 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