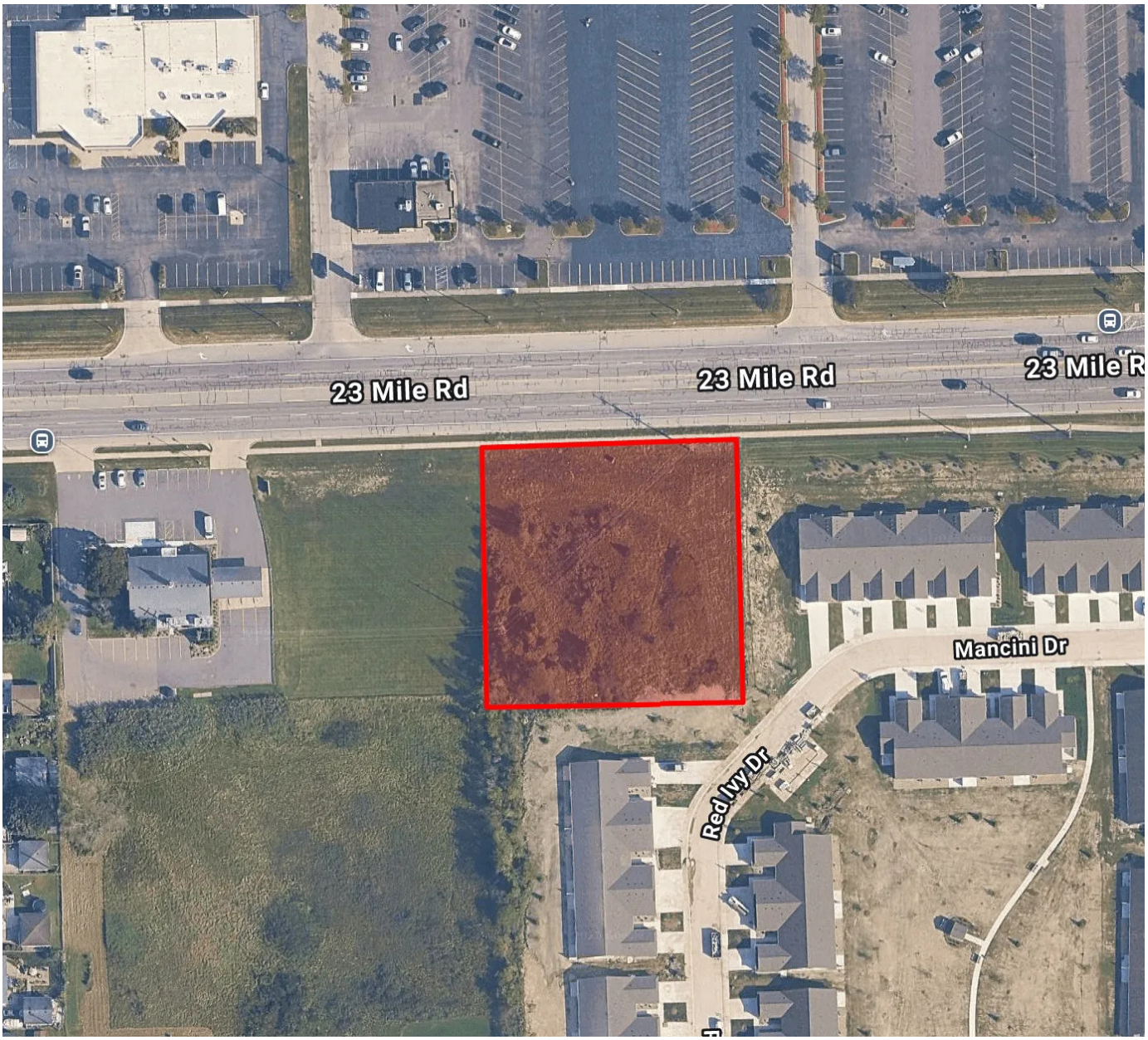
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1.04 +/- ACRES 23 MILE RD

33070 23 Mile Rd, Chesterfield, MI 48047



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

DAVE TESCH
Vice President
dtesch@thomasduke.com

JORDAN SCHAFER
Associate
jschafer@thomasduke.com

OFFERING SUMMARY: 33070 23 Mile Rd | Chesterfield, MI 48047



PROPERTY OVERVIEW

Discover a prime development opportunity: a 1.04-acre vacant land parcel strategically located along 23 Mile Road in Chesterfield Township, MI. Positioned on a high-visibility main corridor, this site sits directly in front of a new condominium community and enjoys excellent proximity to retail anchors. Zoned C-1 (LOC) — local commercial — within the township's zoning framework, the property is well-suited for a variety of neighborhood and community-serving commercial uses. Whether you're considering retail, service, professional offices or another permitted commercial development, this offering presents a blank-canvas opportunity in a highly visible suburban market.

OFFERING SUMMARY

Sale Price:	$549,000
Lot Size:	1.04 Acres
Price / Acre:	$527,885
Zoning:	C-1 LOC

PROPERTY HIGHLIGHTS

- 1.04 acres vacant land
- Lot dimensions 205 ft x 220 ft
- Zoned C-1 (LOC) – Local Commercial District, enabling a broad range of neighborhood-oriented commercial and service uses (per township zoning codes)
- Exceptional visibility and frontage: immediately in front of a newly constructed condo development, and across from established retail centers, delivering built-in traffic and synergy
- Easy access to I-94

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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BUILDING/PROPERTY INFORMATION: 33070 23 Mile Rd | Chesterfield, MI 48047

GENERAL INFORMATION

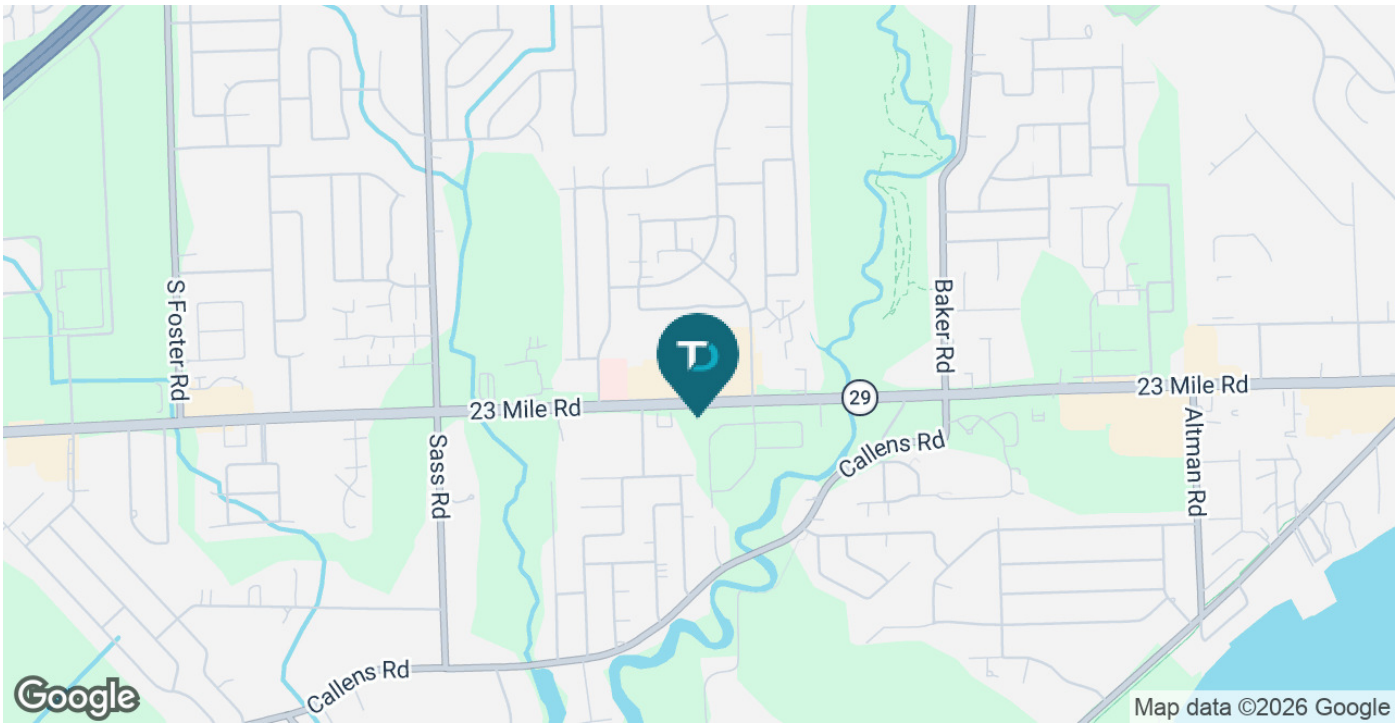
Price/AC:	$527,885
Utilities:	-
2025 Summer Tax:	$1,252.92
2024 Winter Tax:	$991.76

PROPERTY INFORMATION

Lot Size:	1.04 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	C-1 LOC
Traffic Count:	33,831 Vehicles/Day (Costar, 2024)
Legal Description:	Available upon request
APN:	15-09-23-101-004 & 15-09-23 101-005

LOCATION INFORMATION

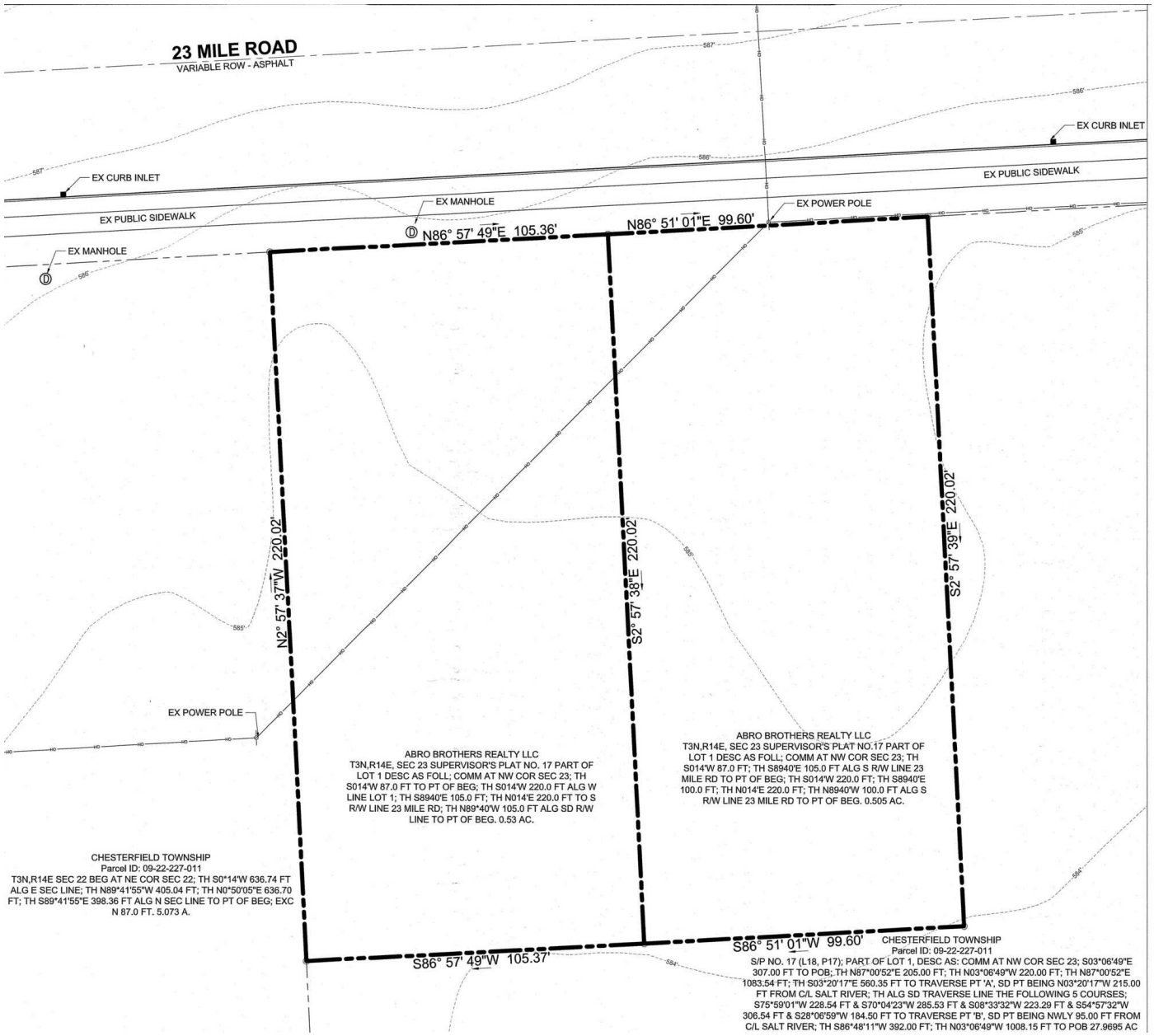
Located on the south side of 23 Mile Rd, 2 miles east of I-94 in Chesterfield Township.



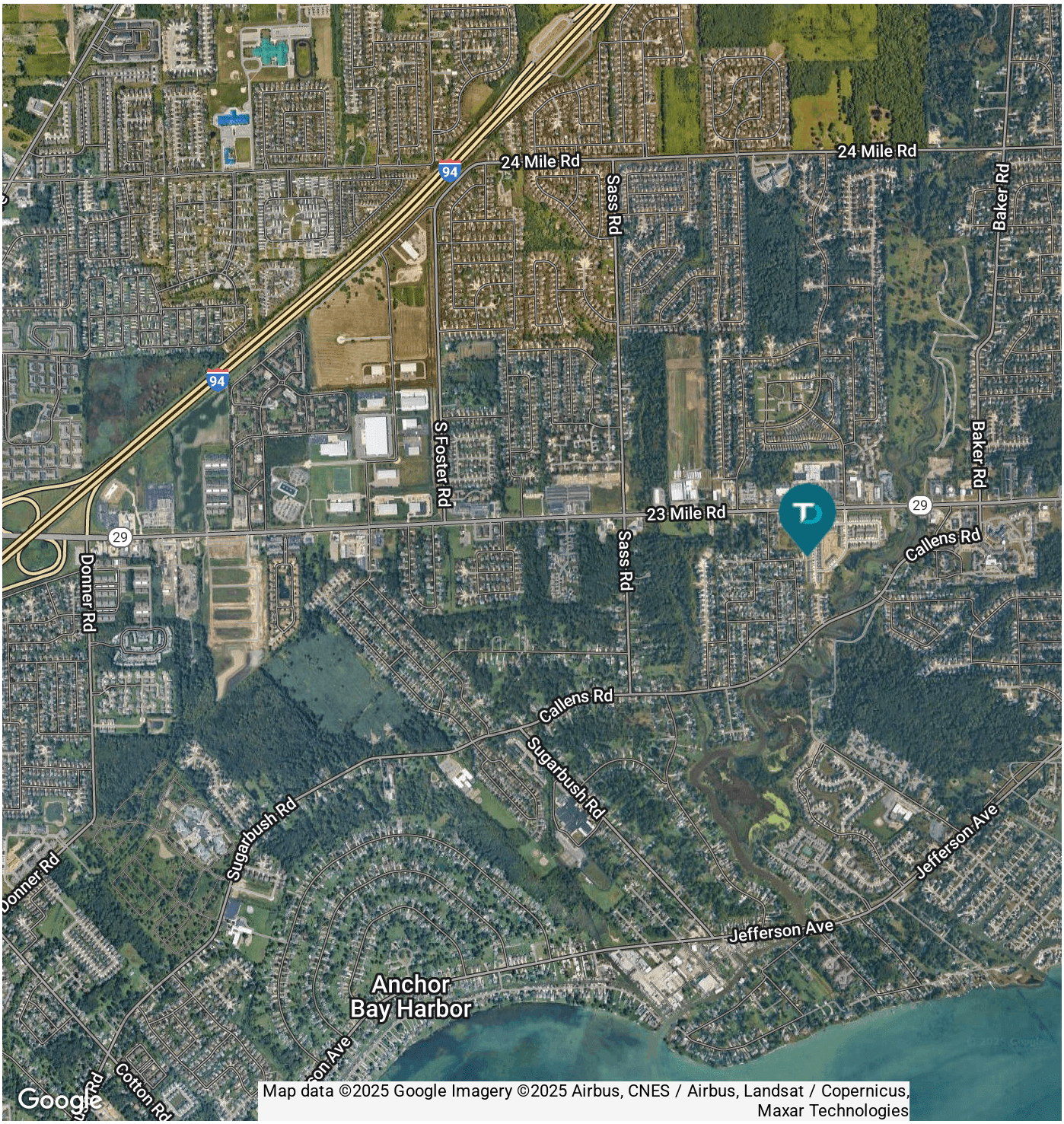
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SITE PLAN: 33070 23 Mile Rd | Chesterfield, MI 48047



AERIAL MAP: 33070 23 Mile Rd | Chesterfield, MI 48047



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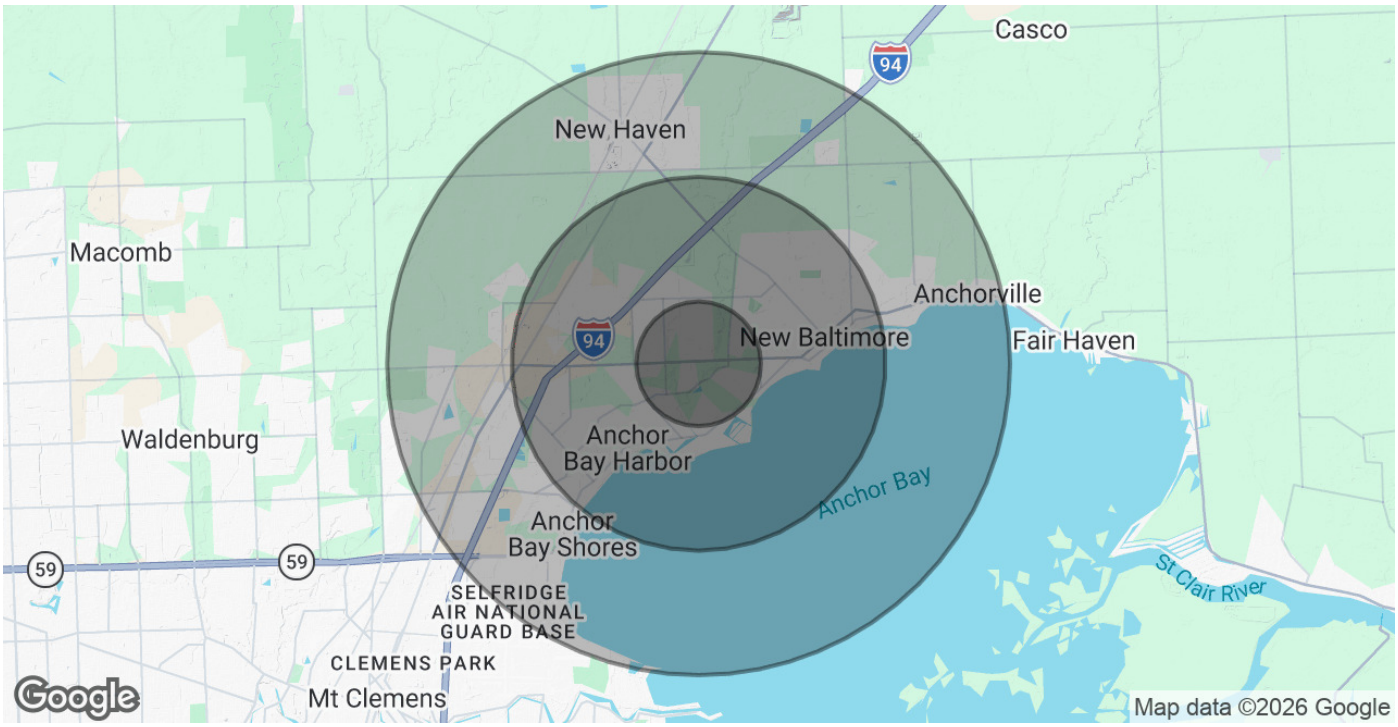
RETAILER MAP: 33070 23 Mile Rd | Chesterfield, MI 48047



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DEMOGRAPHICS MAP & REPORT: 33070 23 Mile Rd | Chesterfield, MI 48047



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,856	44,154	73,142
Average Age	44	42	41
Average Age (Male)	42	40	40
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,256	17,472	27,803
# of Persons per HH	2.7	2.5	2.6
Average HH Income	$120,062	$108,819	$106,340
Average House Value	$340,684	$307,125	$289,932

2020 American Community Survey (ACS)

ZONING PG 1: 33070 23 Mile Rd | Chesterfield, MI 48047

How to Use This Ordinance

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.

P = Principal Permitted Use
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
Accessory Buildings and Uses	P	P	P	P	P			P	P	P
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				
Automotive Dealerships and Rentals					P					
Automobile Service and Repair Garages				S	S				S	S
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				
Convalescent or Nursing Homes		S								
Day Care and Nursery Schools	P	S	S		P	P				
Drive-Through Facilities				S	S	P				
Drycleaning and Laundry Services			S		P					
Drycleaning Pick Up Services			P		P					
Engine and Hull Repair Shops							S			
Fuel stations for boats							S			
Funeral Homes and Mortuaries					P					
Gasoline Service Stations			P	P	S	S				

ZONING PG 2: 33070 23 Mile Rd | Chesterfield, MI 48047

NON-RESIDENTIAL USE MATRIX										
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2
General Merchandise Stores				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				
Marine Construction and Maintenance Equipment Use and Storage							S			
Membership Organizations				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					
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				

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ZONING PG 3: 33070 23 Mile Rd | Chesterfield, MI 48047

How to Use This Ordinance

4. Non-Residential Use Matrix

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P = Principal Permitted Use
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
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
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			

ZONING PG 4: 33070 23 Mile Rd | Chesterfield, MI 48047

NON-RESIDENTIAL USE MATRIX										
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2
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							
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					

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ZONING PG 5: 33070 23 Mile Rd | Chesterfield, MI 48047

How to Use This Ordinance

4. Non-Residential Use Matrix

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P = Principal Permitted Use
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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
Sleeping Quarters for Security and Maintenance Personnel. Such quarters shall not be constructed as permanent housekeeping facilities or units for family living										P
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					
Warehousing and Wholesale Establishments, Storage									P	P
Watch and Jewelry Repair			P							
Wireless Communication Towers								S	S	S
Yard Clippings Compost Facilities										S

clearzoning
CHESTERFIELD TOWNSHIP Chapter 76
Effective: September 21, 2020

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