



## LAND For Sale or Lease

**Location:** 30670 Twenty-Three Mile Road  
**Side of Street:** South  
**City:** Chesterfield Twp., MI  
**Cross Streets:** E. of I-94/W. of Sass Rd.  
**County:** Macomb

<b>Acreage:</b>	3.78	<b>Improvements:</b>	N/A
<b>Zoning:</b>	O-1, Professional	<b>Dimensions:</b>	

### UTILITIES

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

### ADJACENT LAND

<b>North:</b>	Comm/Industrial	<b>East:</b>	Comm./Retail
<b>South:</b>	Residential	<b>West:</b>	Residential

### PRICING INFORMATION

<b>Asking Price:</b>	\$525,000.00	<b>Parcel #:</b>	1509-21-226-004
<b>Per Acre:</b>	\$138,888.89	<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>	\$3.19	<b>Taxes:</b>	\$8,487.11 (2024)
<b>Terms:</b>	Cash		

### TRAFFIC INFORMATION

<b>Yr: 2025</b>	<b>Count:</b> 37,250	23 Mile Rd. E. of I-94
<b>Yr: 2025</b>	<b>Count:</b> 31,910	23 Mile Rd. W. of I-94
<b>Yr: 2025</b>	<b>Count:</b> 57,200	I-94 N. of 23 Mile Rd.
<b>Yr: 2025</b>	<b>Count:</b> 78,822	I-94 S. of 23 Mile Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	9,135	\$77,546
<b>3 Mile Radius</b>	48,079	\$88,258
<b>5 Mile Radius</b>	83,362	\$93,993

**Comments:** Great main road frontage, currently zoned office, possible rezoning commercial - multi family. Possible retail development.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

Paul Saad, (248) 359-0652, psaad@signatureassociates.com  
 Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.