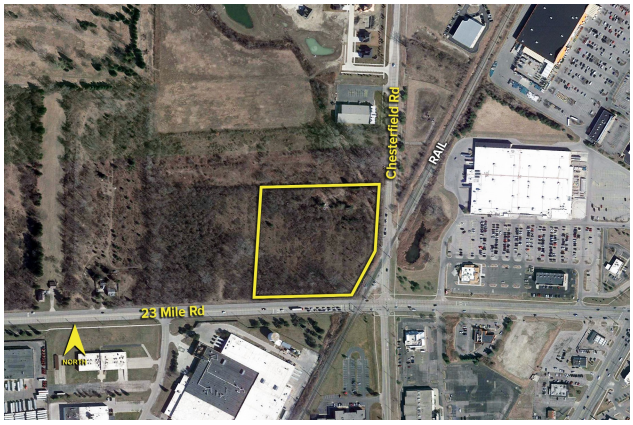


SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

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

Acreage:	8.84	**Improvements:**	N/A
Zoning:	M2	**Dimensions:**	660.00 x 603.00

UTILITIES

Sanitary Sewer:	Yes	**Gas:**	Yes
Storm Sewer:	Yes	**Outside Storage:**	No
Water:	Yes	**Rail Siding:**	No

ADJACENT LAND

North:		**East:**	
South:		**West:**	

PRICING INFORMATION

Asking Price:	$825,000.00		
Per Acre:	$93,325.79	**Parcel #:**	15-09-18-476-003
Per SqFt :	$2.14	**Assessor Number:**	N/A
Terms:		**Taxes:**	$4,812.43 (2024)

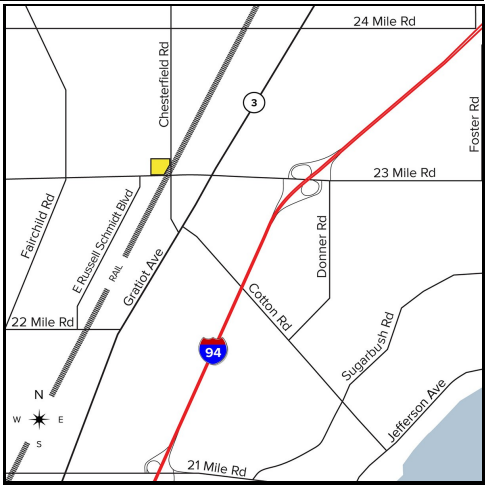
TRAFFIC INFORMATION

Yr: 2025	**Count:** 22,013	23 Mile Rd. W. of Chesterfield Rd.
Yr: 2025	**Count:** 19,743	23 Mile Rd. E. of Chesterfield Rd.
Yr: 2025	**Count:** 2,966	Chesterfield Rd. N. of 23 Mile Rd.
Yr: 2025	**Count:** 2,769	Chesterfield Rd. S. of 23 Mile Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	3,776	$67,954
3 Mile Radius	43,380	$92,138
5 Mile Radius	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

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