



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

Acreage: 3.78

Improvements: N/A

Zoning: O-1, Professional

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Gas: Yes

Storm Sewer: No

Outside Storage: No

Water: Yes

Rail Siding: No

ADJACENT LAND

North: Comm/Industrial

East: Comm./Retail

South: Residential

West: Residential

PRICING INFORMATION

Asking Price: \$525,000.00

Per Acre: \$138,888.89

Parcel #: 1509-21-226-004

Per SqFt : \$3.19

Assessor Number: N/A

Terms: Cash

Taxes: \$8,487.11 (2024)

TRAFFIC INFORMATION

Yr: 2025 Count: 37,250 23 Mile Rd. E. of I-94

Yr: 2025 Count: 31,910 23 Mile Rd. W. of I-94

Yr: 2025 Count: 57,200 I-94 N. of 23 Mile Rd.

Yr: 2025 Count: 78,822 I-94 S. of 23 Mile Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	9,135	\$77,546
3 Mile Radius	48,079	\$88,258
5 Mile Radius	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):

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