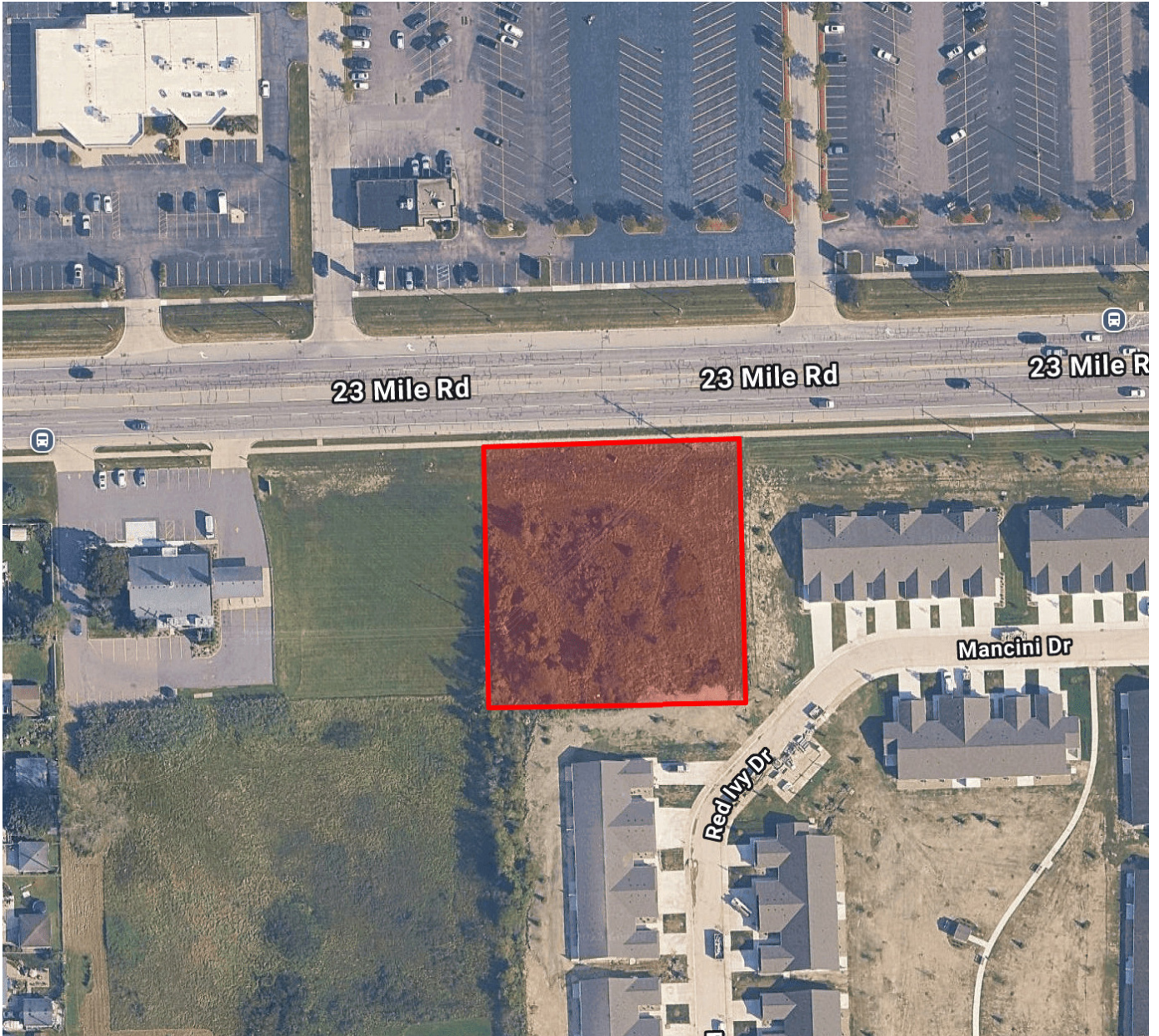


1.04 +/- ACRES 23 MILE RD

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

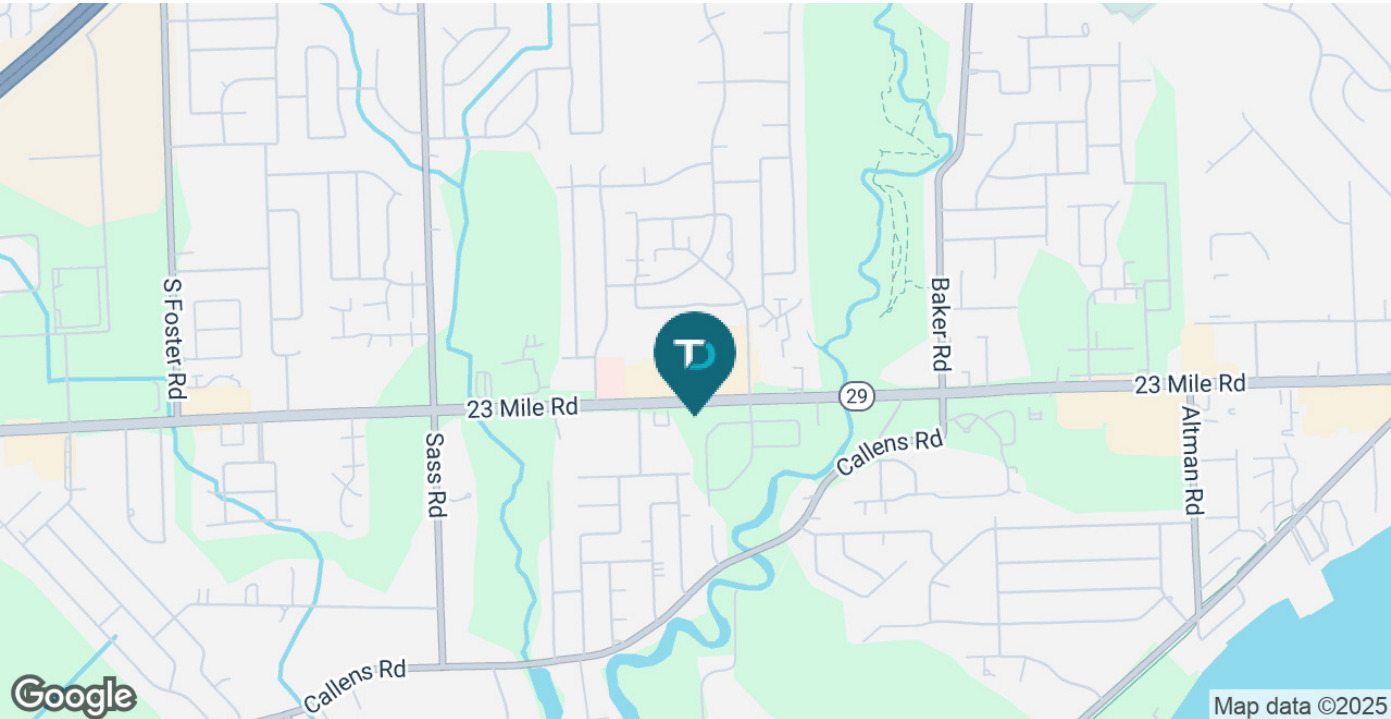
- 1.04 acres vacant land
- Lot dimensions 205 ft x 220 ft
- Zoned C-1 (LOC) – Local Commercial District, enabling a broad range of neighborhood-oriented commercial and service uses (per township zoning codes)
- Exceptional visibility and frontage: immediately in front of a newly constructed condo development,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

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

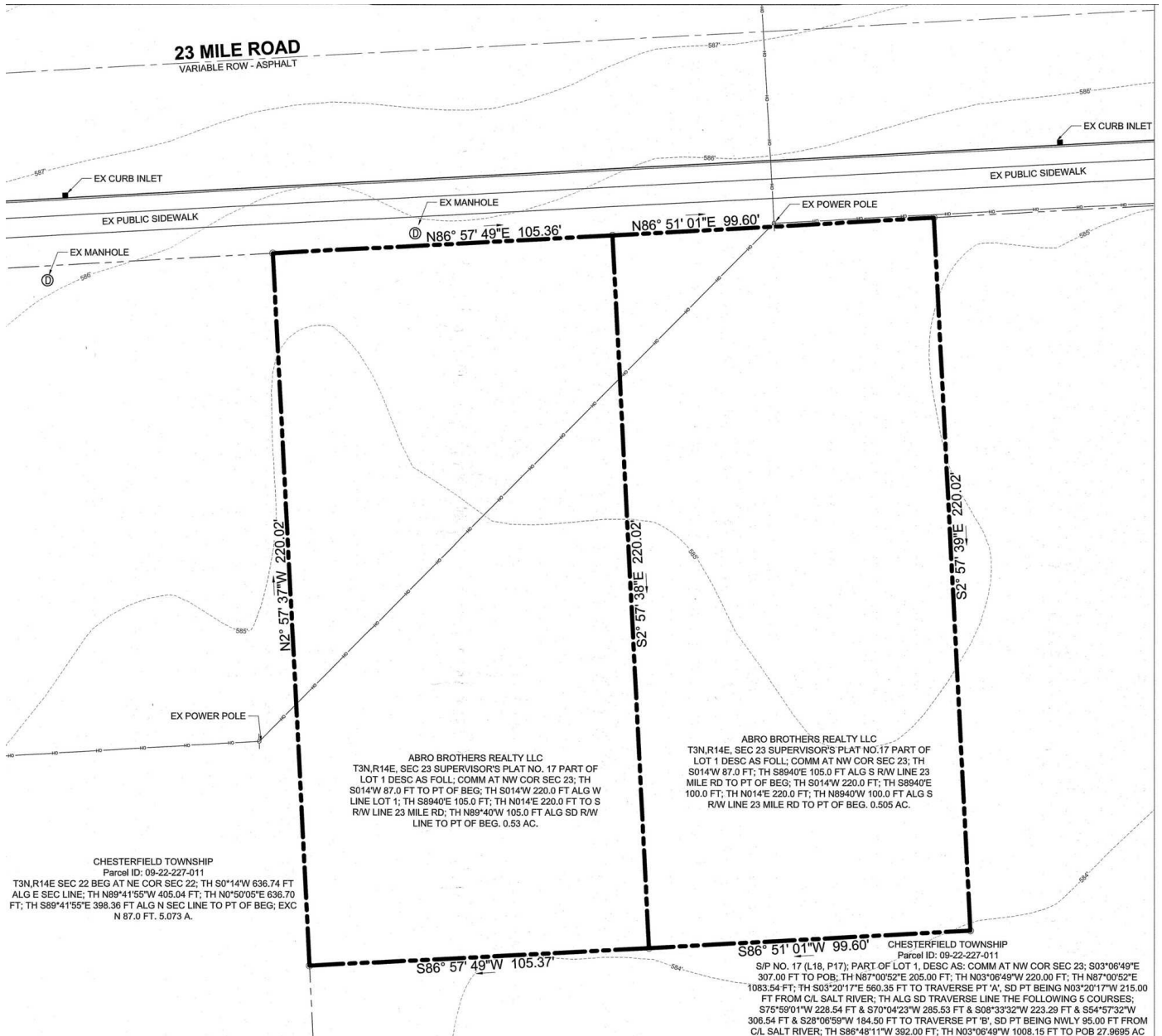
GENERAL INFORMATION		PROPERTY INFORMATION	
Price/AC:	\$527,885	Lot Size:	1.04 Acres
Utilities:	-	Property Type:	Land
2025 Summer Tax:	\$1,252.92	Property Subtype:	Retail
2024 Winter Tax:	\$991.76	Zoning	C-1 LOC
		Traffic Count:	33,831 Vehicles/Day (Costar, 2024)
		Legal Description:	Available upon request
		APN:	15-09-23-101-004 & 15-09-23-101-005

LOCATION INFORMATION

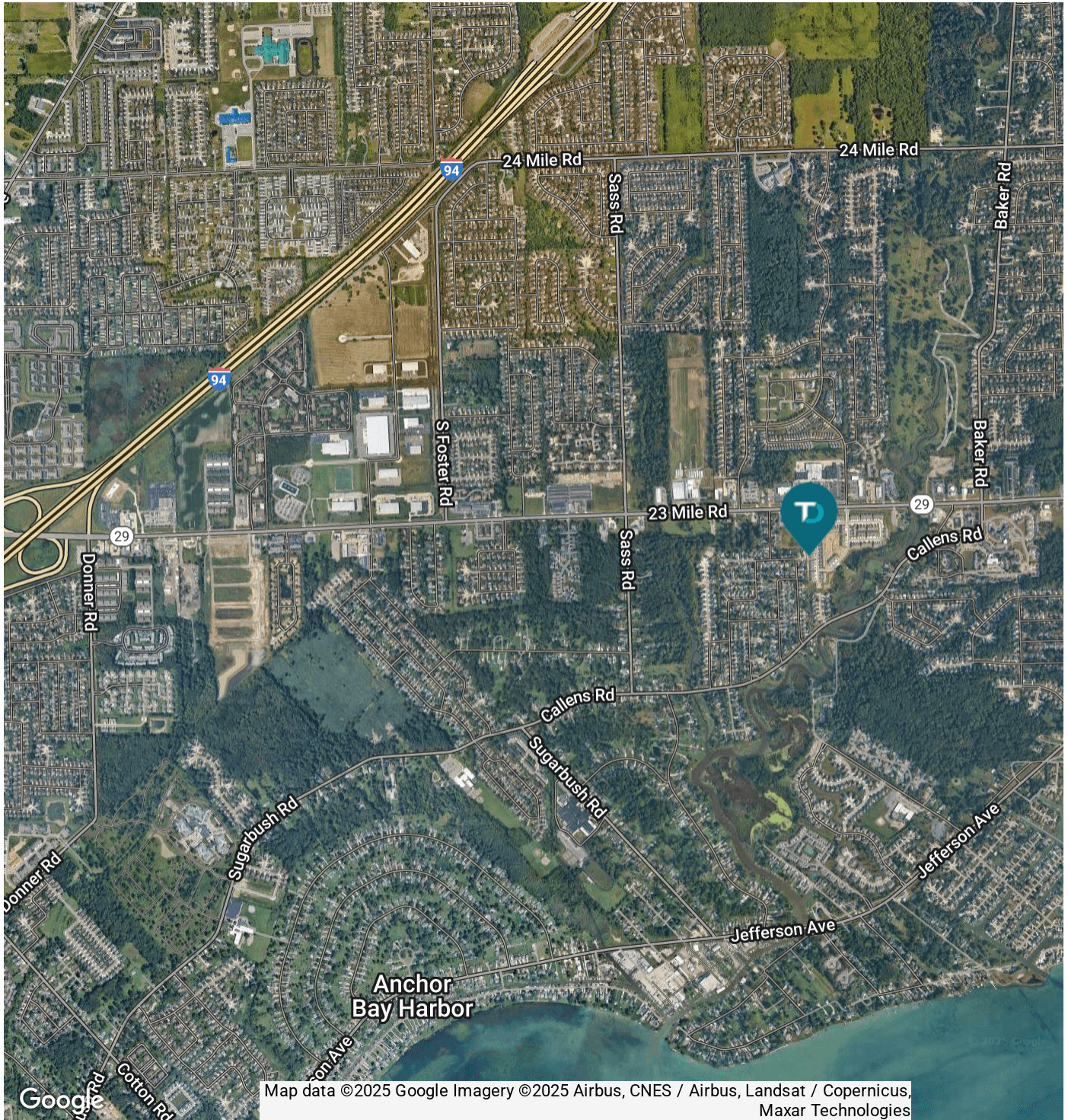
Located on the south side of 23 Mile Rd, 2 miles east of I-94 in Chesterfield Township.



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



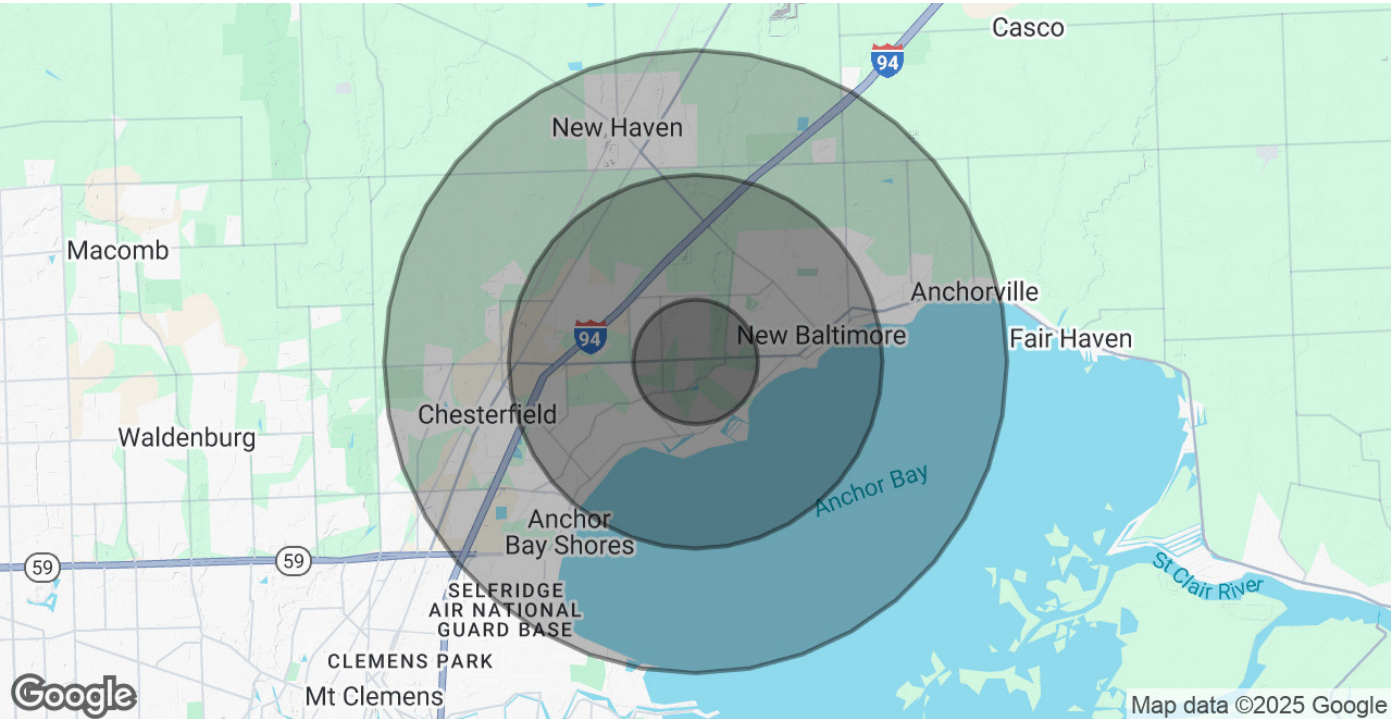
AERIAL MAP: 33070 23 Mile Rd | Chesterfield, MI 48047



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



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

Demographics data derived from AlphaMap

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 ¹	P	P	P	P	P			P	P	P
Adult Bookstores, Adult Motion Picture Theaters, Adult Minimation Picture Theaters, Group D Cabarets, Hotels or Motels, Pawnshops, Pool or Billiard Halls, Public Lodginghouses, Secondhand Stores, Shoeshine Parlors and Taxi Dance Halls ¹					S					
Amusement Device Centers ¹				S	S	P				
Apartments ¹						P				
Automotive Dealerships and Rentals					P					
Automobile Service and Repair Garages ¹				S	S				S	S
Building Materials Store				P						
Car Washes ¹					S					
Cemeteries	P									
Cemeteries, Existing	P									
Cluster Housing	P									
Coin-Operated Service Machines				P						
Colleges and Universities	P	S								
Community and Regional Retail Service ¹				P	P	P				
Convalescent or Nursing Homes ¹		S								
Day Care and Nursery Schools ¹	P	S	S		P	P				
Drive-Through Facilities ¹				S	S	P				
Drycleaning and Laundry Services			S		P					
Drycleaning Pick Up Services			P		P					
Engine and Hull Repair Shops ¹							S			
Fuel stations for boats							S			
Funeral Homes and Mortuaries					P					
Gasoline Service Stations ¹			P	P	S	S				

clearzoning

CHESTERFIELD TOWNSHIP Chapter 76
 Effective: September 21, 2020



15

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 ¹						S			P	P
Industrial, General ¹										P
Indoor Storage of Boats in a Permanent Structure.							P			
Inverted Residential Floor Area ¹	P	P								
Junkyards ¹										S
Landfills										S
Large Scale Recreation	P	P								
Libraries						P				
Local retail and service ¹		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 ¹	P	P	P	P	P					
Office, Professional ¹	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 ¹						P				

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 ¹									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 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
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 ⁽¹⁾			S							
Restaurants, Standard ⁽¹⁾		S					S			
Restaurants, Fast Food, Drive-Through ⁽¹⁾					S					
Restaurants, Fast Food, Non-Freestanding, Enclosed ⁽¹⁾				S		P				
Restaurants (excluding Drive Throughs and Fast Food)				P	P					

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

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
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 ^{MA}									P	P
Watch and Jewelry Repair			P							
Wireless Communication Towers ^{MA}								S	S	S
Yard Clippings Compost Facilities ^{MA}										S