

FOR LEASE

# CHESTERFIELD SHOPPING CENTER

51305-51313 GRATIOT AVE, CHESTERFIELD, MI 48051



1,000 SF  
AVAILABLE

1,200 SF  
AVAILABLE  
(FORMER RESTAURANT)

MOTHER EARTH  
NATURAL HEALTH

H&R BLOCK

Miracle-Ear

EXISTING RESTAURANT SPACE AVAILABLE

# PROPERTY DETAILS

<b>LOCATION:</b>	51305-51313 Gratiot Ave, Chesterfield, MI 48051
<b>PROPERTY TYPE:</b>	Shopping Center
<b>DATE AVAILABLE:</b>	Immediately
<b>RENT:</b>	\$25.00/SF NNN
<b>NNN EXPENSE:</b>	\$4.00/SF
<b>BUILDING SIZE:</b>	8,679 SF
<b>AVAILABLE SPACE:</b>	1,000 SF & 1,200 SF (Former Restaurant Space)
<b>ZONING:</b>	C-2
<b>TRAFFIC COUNT:</b>	Gratiot Ave (28,010 CPD) 23 Mile Rd (27,993 CPD)

\$25.00/SF

\$4.00/SF

**RENT**

**NNN**

## ANCHOR



## DESCRIPTION

- Former Restaurant Space Available with all FF&E Included.
- Chesterfield Square features an excellent opportunity to locate at the vibrant intersection of Gratiot Avenue and 23 Mile Road. This well-established community center is situated in a densely populated sub-regional market in the heart of one of Macomb County's major retail corridors which boasts traffic counts in excess of 100,000 cars-per day. Chesterfield Square is located in the immediate area of other retailers such as Target, Meijer, Kohl's and many more.

## EXCLUSIVELY LISTED BY:



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# MICRO AERIAL





# MACRO AERIAL

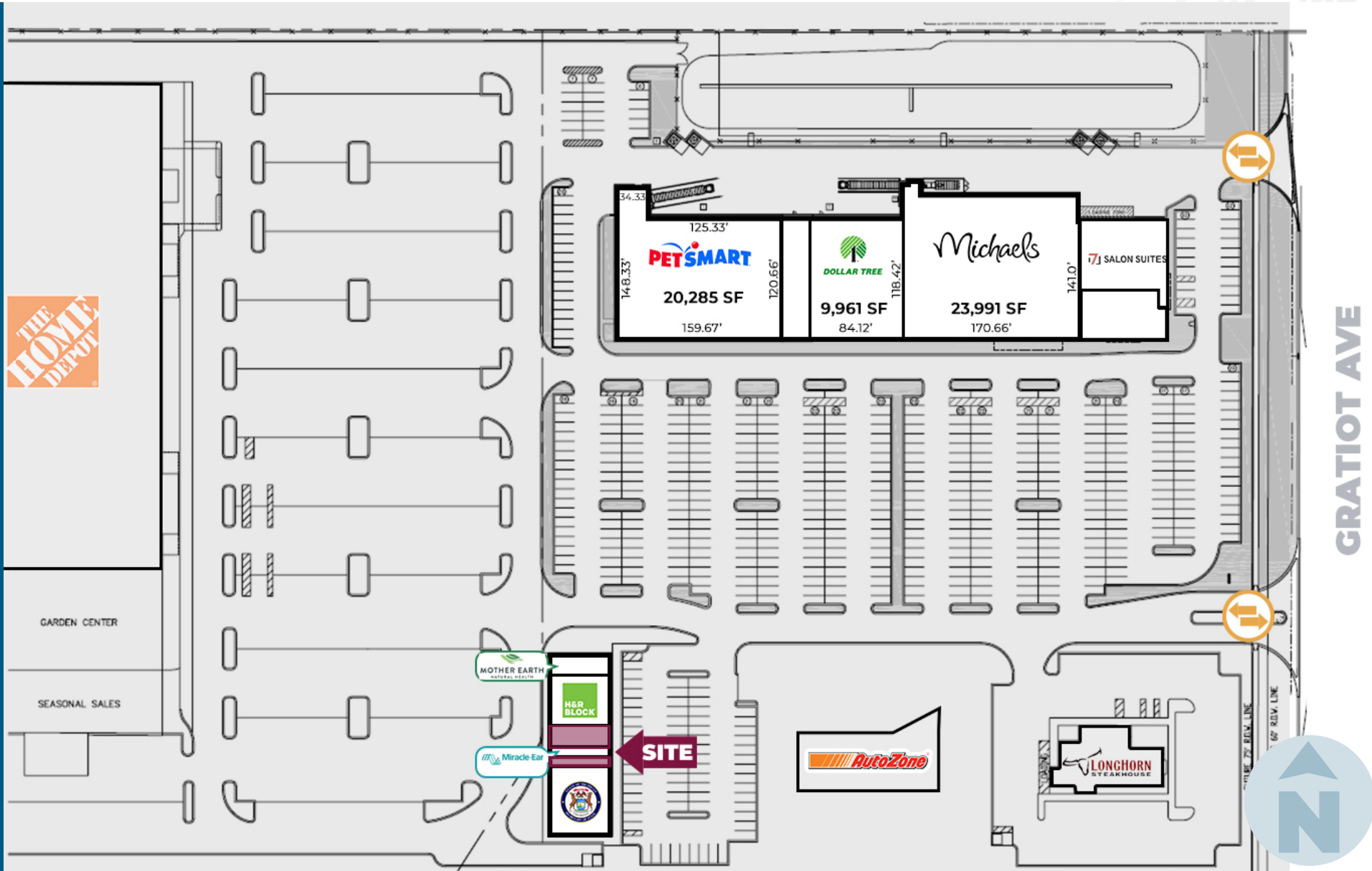


Google

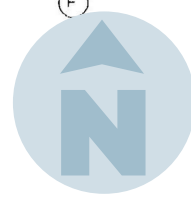
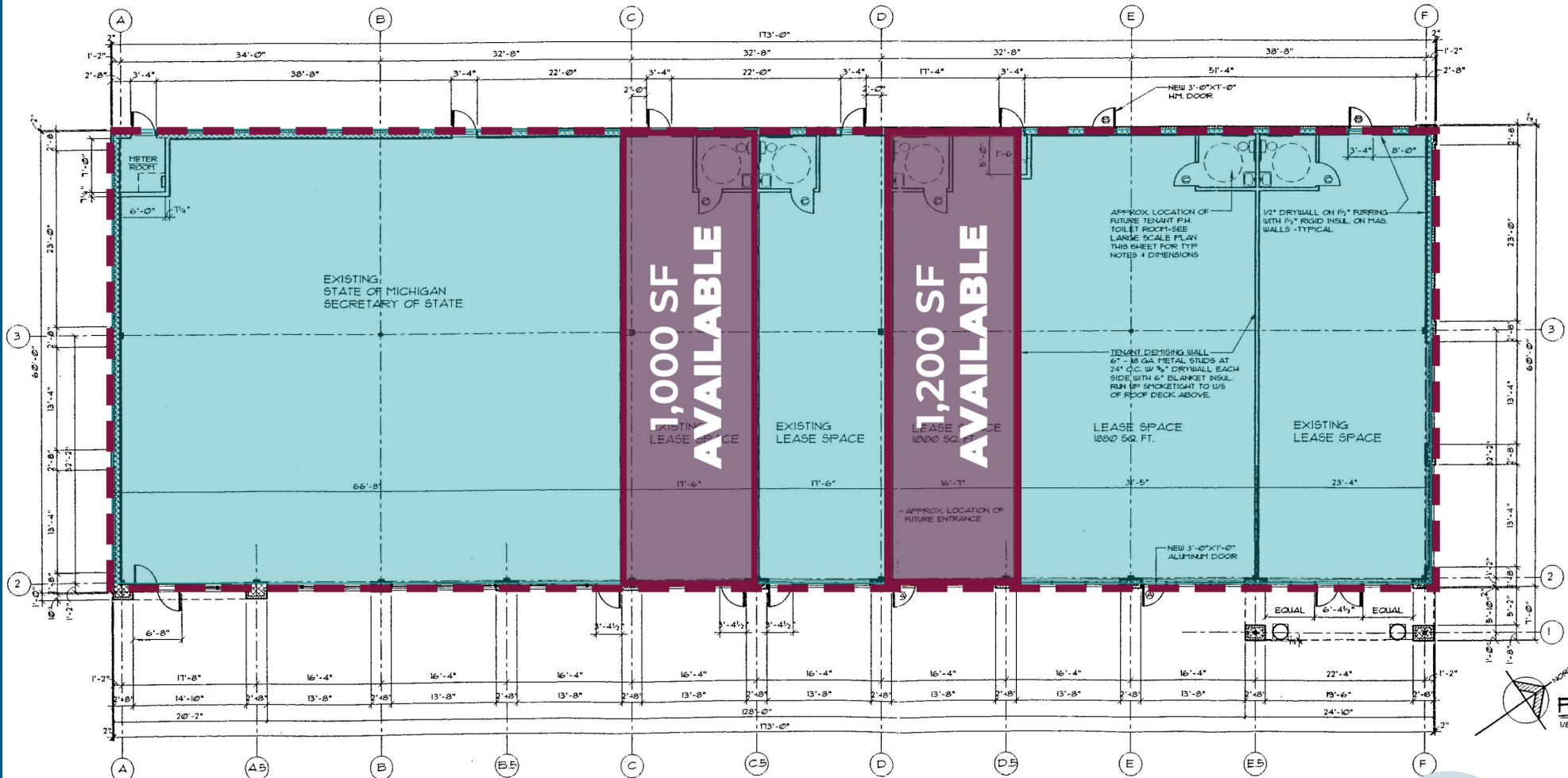
Map data ©2020



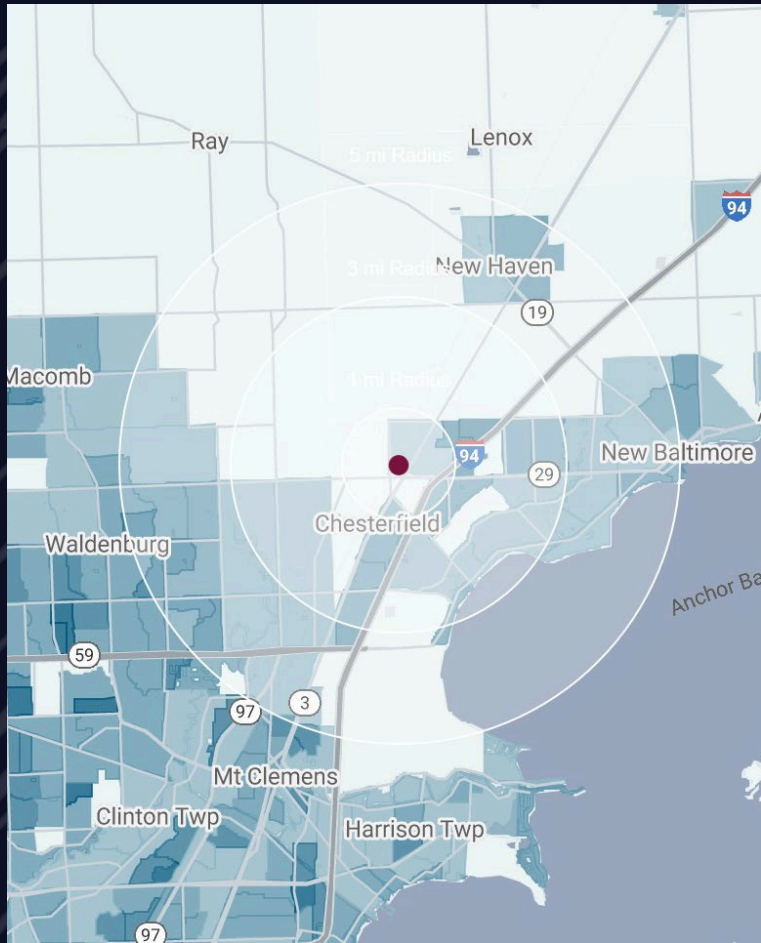
# SITE PLAN



# FLOOR PLAN



# DEMOGRAPHICS



## CHESTERFIELD SQUARE

51305-51313 Gratiot Ave,  
Chesterfield, MI 48051

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Estimated Population	4,906	43,642	103,995
2028 Projected Population	4,970	45,666	108,792
2020 Census Population	5,061	43,314	103,263
2010 Census Population	4,473	39,327	93,460
Projected Annual Growth 2023 to 2028	0.3%	0.9%	0.9%
Historical Annual Growth 2010 to 2023	0.7%	0.8%	0.9%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	2,021	17,026	38,261
2028 Projected Households	2,081	18,095	40,678
2020 Census Households	2,053	16,679	37,538
2010 Census Households	1,733	14,580	33,011
Projected Annual Growth 2023 to 2028	0.6%	1.3%	1.3%
Historical Annual Growth 2010 to 2023	1.3%	1.3%	1.2%
<b>RACE</b>			
2023 Est. White	81.0%	84.7%	82.8%
2023 Est. Black	10.6%	8.0%	9.2%
2023 Est. Asian or Pacific Islander	1.8%	1.7%	2.3%
2023 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2023 Est. Other Races	6.5%	5.5%	5.5%
<b>INCOME</b>			
2023 Est. Average Household Income	\$91,352	\$115,881	\$119,432
2023 Est. Median Household Income	\$67,579	\$92,374	\$94,574
2023 Est. Per Capita Income	\$37,627	\$45,231	\$44,135
<b>BUSINESS</b>			
2023 Est. Total Businesses	345	1,156	2,631
2023 Est. Total Employees	4,054	12,004	29,439

## CONTACT US



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