

FOR SALE
VACANT LAND

51531 GRATIOT AVE, CHESTERFIELD, MI 48051



PROPERTY DETAILS

\$799,000.00

±7.5 AC

SALES PRICE

AVAILABLE

LOCATION:	51531 Gratiot Ave Chesterfield, MI 48051
PROPERTY TYPE:	Vacant Land
SALES PRICE:	\$799,000.00
PROPERTY TAXES:	\$15,000.00 (Estimated)
LOT SIZE:	±9.6 AC
LOT DIMENSIONS:	29' X 1,100'
AVAILABLE SPACE:	±7.5 AC
ZONING:	M-2
GLA:	10.2 AC
TRAFFIC COUNT:	Gratiot Ave (28,038 CPD) 23 Mile Rd (30,881 CPD)

HIGHLIGHTS

- Vacant Land behind New Tidal Wave Auto Spa
- Located along Gratiot Ave & 23 Mile Rd
- Access to Property, will be Provided by/via Shared Curb-Cut along Gratiot Ave. Will be Provided by Seller.
- Viable for Future Storage Facilities
- Drawing Shown is only a Conceptual Plan

EXCLUSIVELY LISTED BY:



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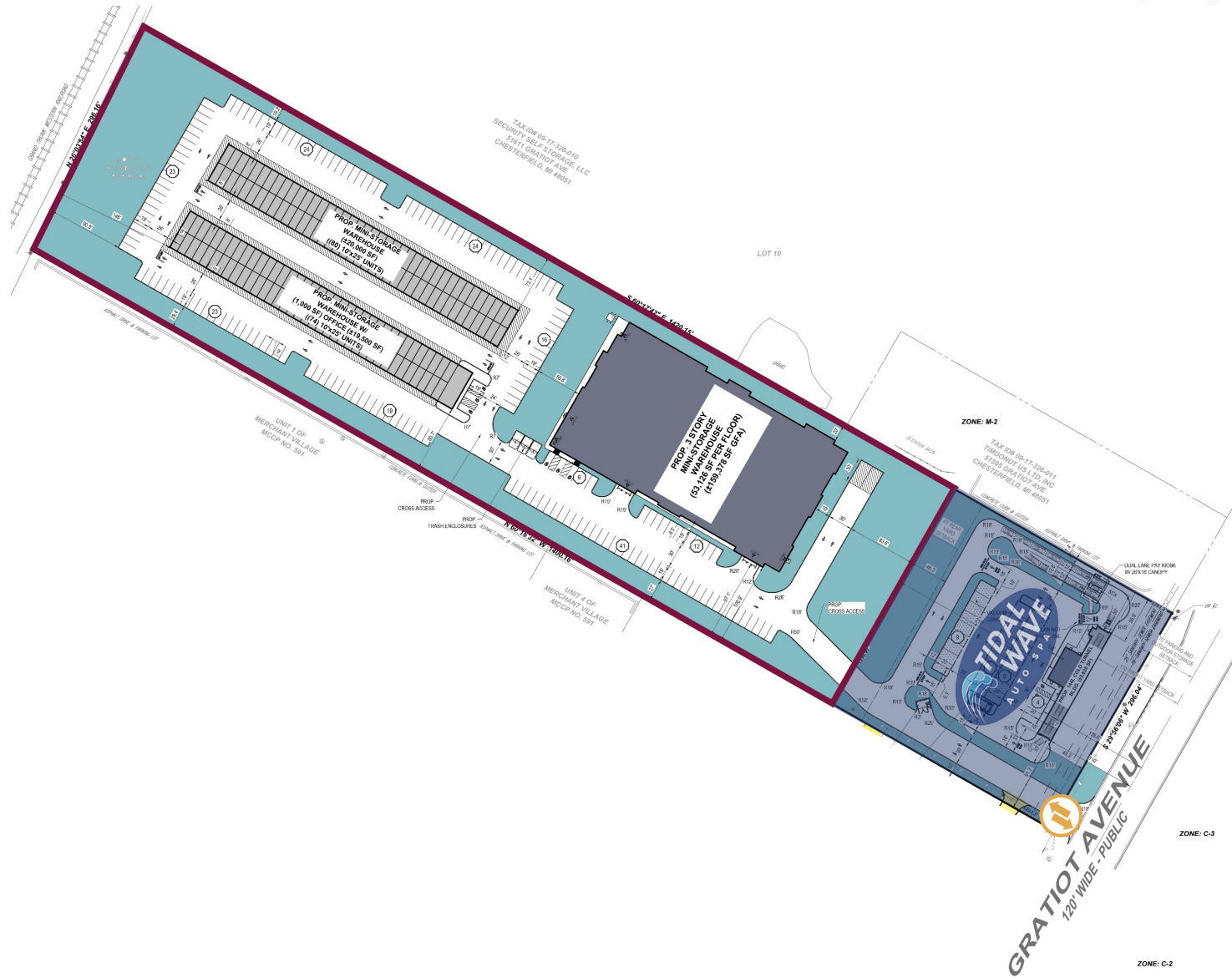


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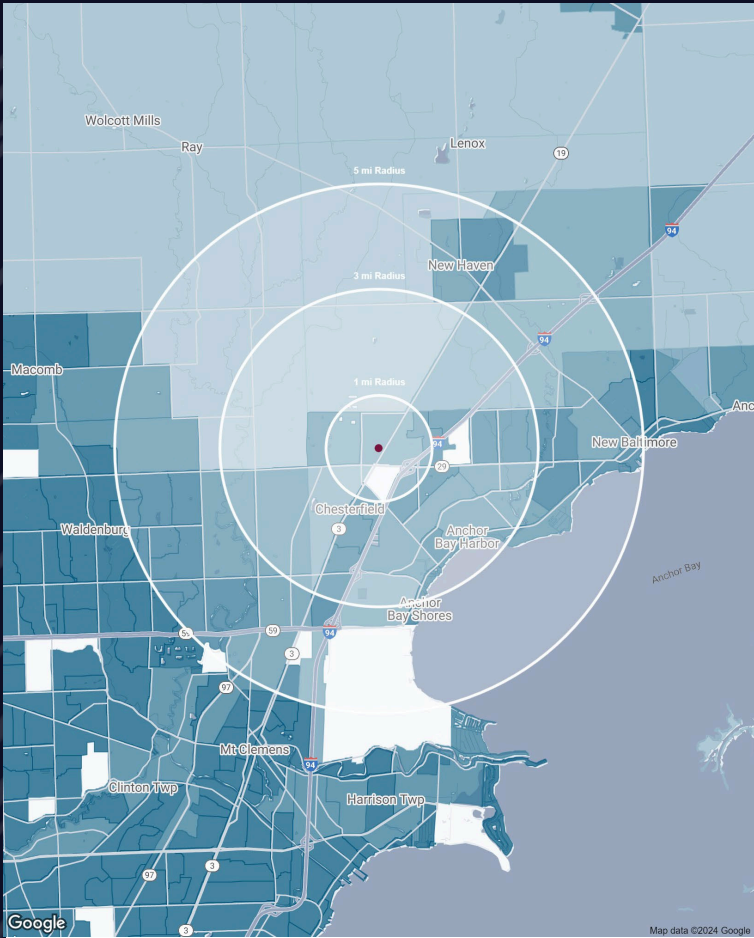
PLAT



PROPOSED SITE PLAN – CONCEPTUAL ONLY



DEMOGRAPHICS



VACANT LAND

51531 Gratiot Ave, Chesterfield, MI 48051

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	5,772	44,291	101,510
2029 Projected Population	6,106	45,515	104,030
2020 Census Population	5,848	43,534	99,333
2010 Census Population	5,298	39,637	89,844
Projected Annual Growth 2023 to 2028	1.2%	0.6%	0.5%
Historical Annual Growth 2010 to 2023	0.6%	0.8%	0.9%

HOUSEHOLDS

2024 Estimated Households	2,514	17,776	37,910
2029 Projected Households	2,680	18,416	39,175
2020 Census Households	2,337	16,797	36,183
2010 Census Households	2,026	14,712	31,801
Projected Annual Growth 2023 to 2028	1.3%	0.7%	0.7%
Historical Annual Growth 2010 to 2023	1.7%	1.5%	1.4%

RACE

2024 Est. White	79.5%	84.4%	82.9%
2024 Est. Black	12.0%	8.3%	9.2%
2024 Est. Asian or Pacific Islander	1.9%	1.9%	2.4%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2024 Est. Other Races	6.5%	5.2%	5.3%

INCOME

2024 Est. Average Household Income	\$91,279	\$117,547	\$122,468
2024 Est. Median Household Income	\$70,984	\$93,579	\$96,302
2024 Est. Per Capita Income	\$39,762	\$47,201	\$45,787

BUSINESS

2024 Est. Total Businesses	278	1,182	2,547
2024 Est. Total Employees	3,046	12,189	28,378

CONTACT US



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