FOR LEASE

VACANT LAND / RETAIL OPPORTUNITIES

CMP



26 Mile Road | **Chesterfield, MI**

CHESTERFIELD CROSSING

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	26 Mile Road & Burdon Road
City/Township	Chesterfield, MI
Land Size	27.47 AC
Zoning	C-3
Development Rental Rate	Contact Broker
Ground Lease	$100,000/Acre – Annual

DEMOGRAPHICS *(5-MILE RADIUS)*

56,453
PEOPLE

$104,673
AVG. HOUSEHOLD INCOME

20,840
HOUSEHOLDS

$691 M
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

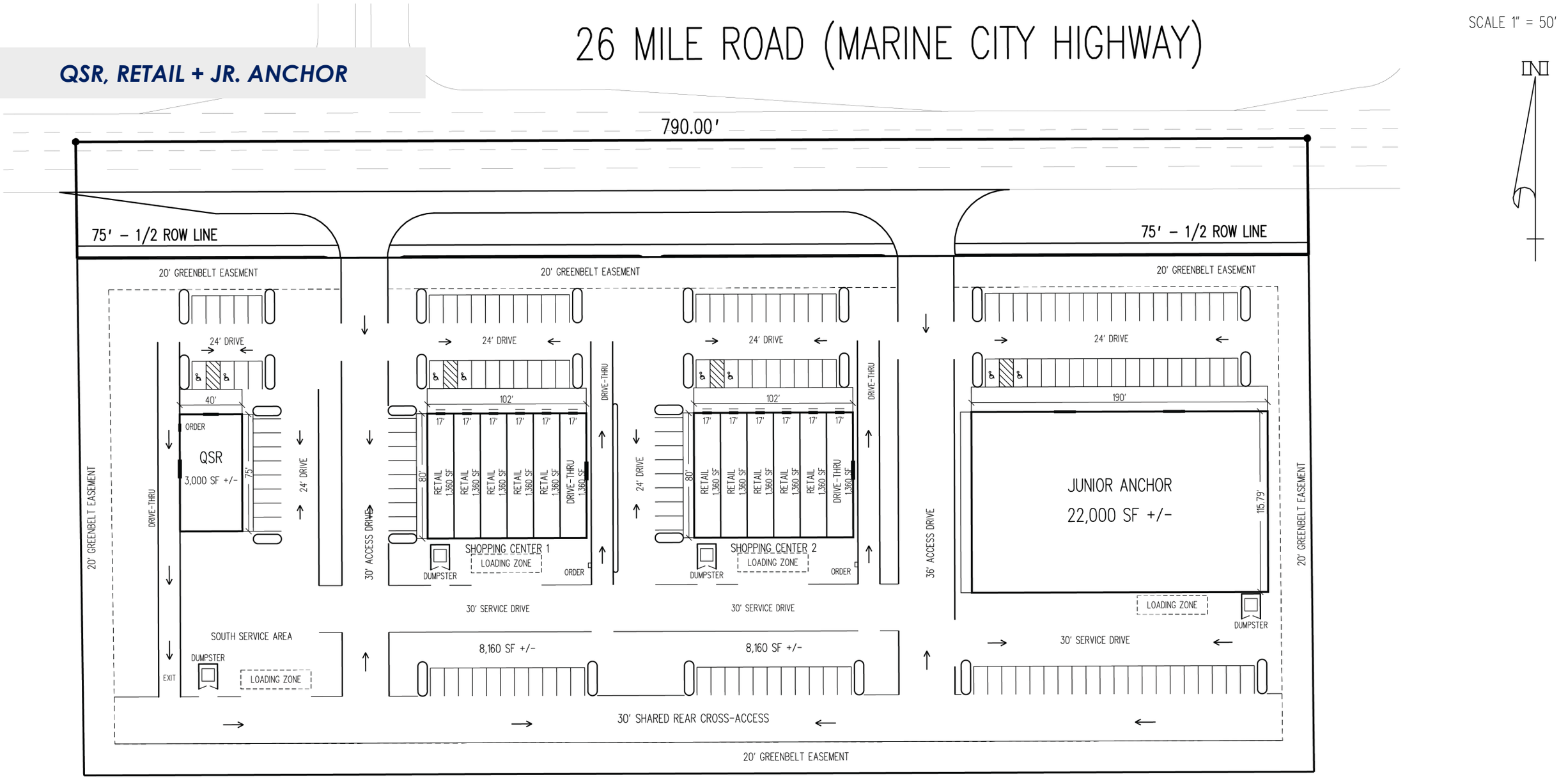
- Meijer, Beaumont Health, Taco Bell, Ascension St. John's Healthcare.
- Development opportunity available for lease in Chesterfield Township.
- Available options include Lease, Ground Lease, or Build-to-Suit.
- Recent developments in the immediate area include Meijer, Beaumont Health, Ascension St John Health, Mclaren Health, Taco Bell, and Jiffy Lube totaling over 350,000 SF of development.
- Situated immediately east of I-94 Freeway, 26 Mile Road features over 20,000 VPD.
- Opportunity awaits for Multi-Family, Residential, Hotel, Big Box and small shop Retail developers.

AREA TENANTS

meijer · Corewell Health · Ascension · Taco Bell · Wendy's · Subway · Tim Hortons · T-Mobile

CONCEPTUAL SITE PLANS

QSR, RETAIL + JR. ANCHOR



FRONTAGE AREA ONLY - REAR DEVELOPMENT NOT SHOWN

PRELIMINARY CONCEPT - NOT FOR CONSTRUCTION

EACH CENTER - SIX 17' X 80' SUITES - 1,360 SF EACH, INCLUDING DRIVE-THRU ENDCAP.

TWO FRONT PARKING ROWS, SIDE PARKING, LOADING AND DUMPSTERS SHOWN.

20' PERIMETER GREENBELT. ACCESS CROSSINGS SHOWN. SUBJECT TO ENGINEERING.

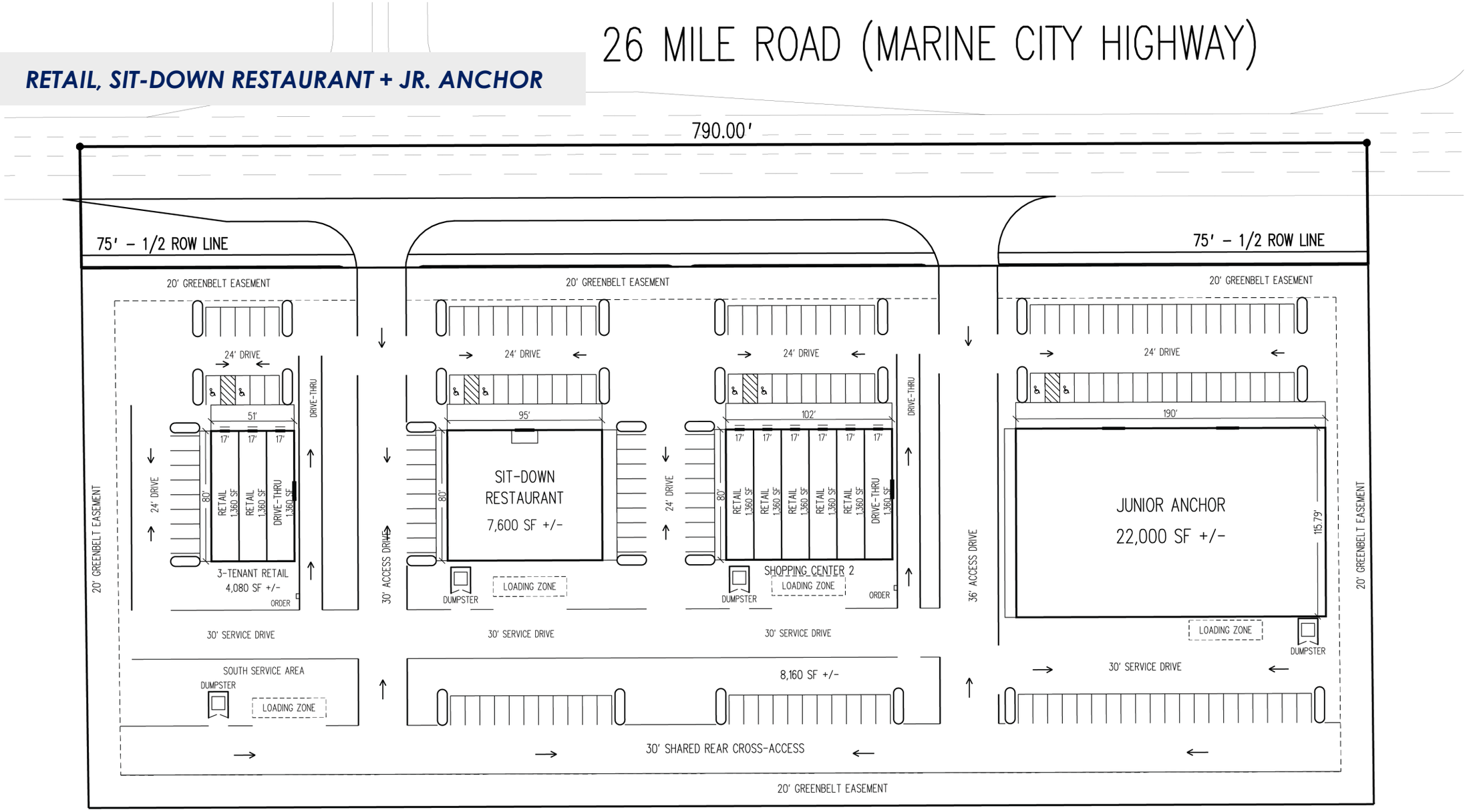
QSR, TWO SHOPPING CENTERS AND JUNIOR ANCHOR

41,320 SF +/- TOTAL BUILDING AREA

10-20-26 OPTION 2

CONCEPTUAL SITE PLANS

RETAIL, SIT-DOWN RESTAURANT + JR. ANCHOR



FRONTAGE AREA ONLY - REAR DEVELOPMENT NOT SHOWN

PRELIMINARY CONCEPT - NOT FOR CONSTRUCTION

WEST CENTER - THREE 17' X 80' SUITES INCLUDING DRIVE-THRU ENDCAP.

FREESTANDING 7,600 SF +/- SIT-DOWN RESTAURANT WITH FRONT, SIDE AND REAR PARKING.

20' PERIMETER GREENBELT. ACCESS AND FINAL LAYOUT SUBJECT TO ENGINEERING.

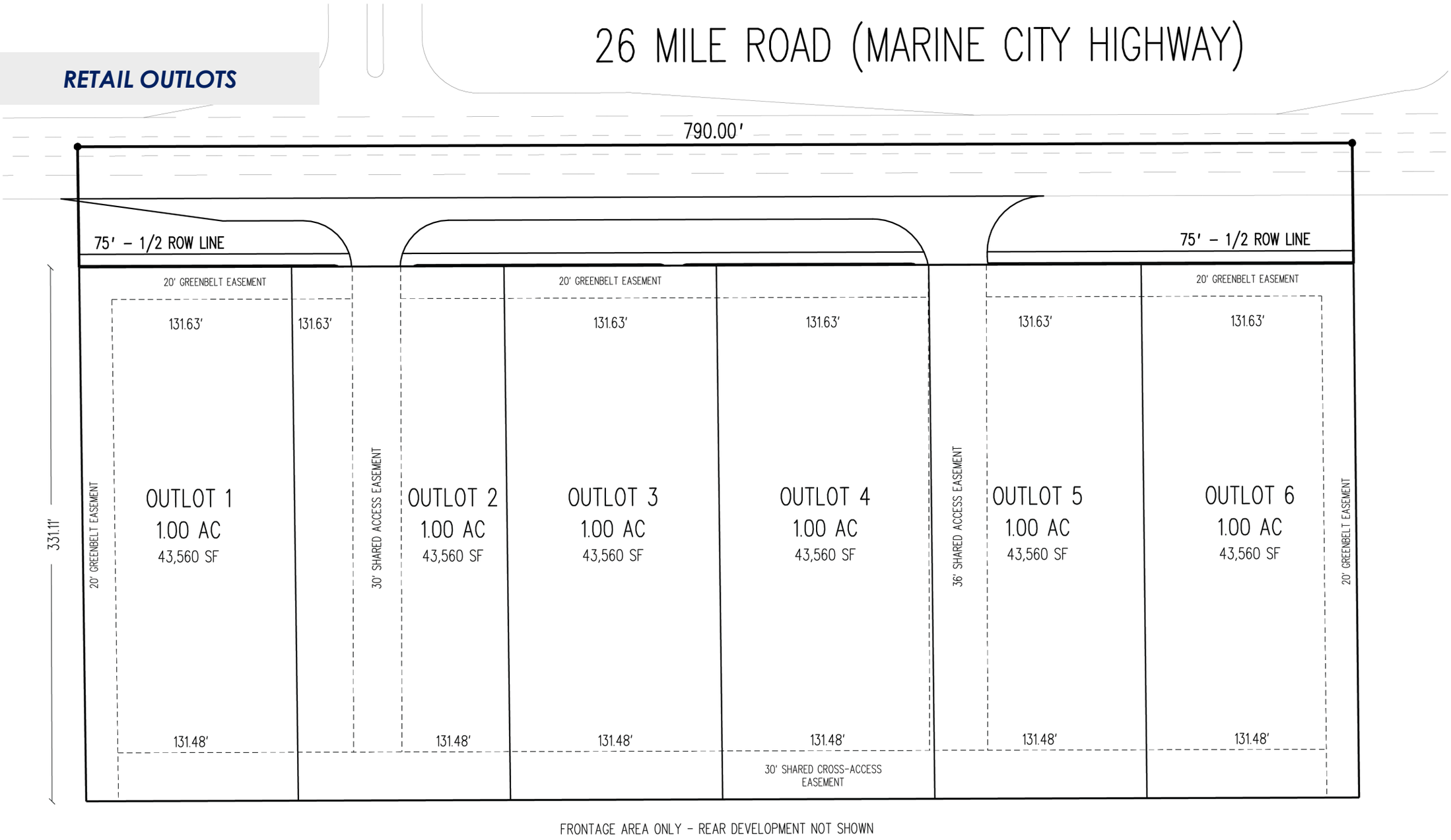
RETAIL CENTERS, SIT-DOWN RESTAURANT AND JUNIOR ANC

41,840 SF +/- TOTAL BUILDING A

10-20-26 OPTION 3

CONCEPTUAL SITE PLANS

RETAIL OUTLOTS



PRELIMINARY CONCEPT - NOT FOR CONSTRUCTION

LOT AREAS EXCLUDE THE 75' HALF-ROW AND INCLUDE ACCESS AND GREENBELT EASEMENTS.
20' GREENBELT AT ROAD FRONTAGE AND BOTH SIDES. ACCESS CROSSINGS SHOWN.
LOT LINES, EASEMENTS AND DIMENSIONS SUBJECT TO SURVEY AND ENGINEERING.

SIX ONE-ACRE RETAIL OUTL
6.00 AC GROSS - ROAD RIGHT-OF-WAY EXCL

10-20-26 OPTION 1

AERIAL


INTERSTATE 94
Corewell Health
meijer
healthcare network
31,861 VDP
SUBWAY
T-Mobile
TACO BELL
Great Clips
Wendy's
Tim Hortons
7 ELEVEN
jiffy lube
20,230 VDP
26 MILE RD
SITE
Ascension
N

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	1,863	24,581	53,449
2025 Population	1,989	26,026	56,453
2030 Population Projection	2,036	26,572	57,590
Annual Growth 2020-2025	1.4%	1.2%	1.1%
Annual Growth 2025-2030	0.5%	0.4%	0.4%

HOUSEHOLDS			
2020 Households	428	8,227	19,666
2025 Households	471	8,718	20,840
2029 Household Projection	485	8,906	21,284
Annual Growth 2020-2025	2.2%	1.8%	1.6%
Annual Growth 2025-2030	0.6%	0.4%	0.4%
Avg Household Size	2.70	2.80	2.60
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$82,962	$107,873	$104,673
Median Household Income	$62,550	$88,686	$84,566

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$144,318	$282,527	$286,673
Median Year Built	2004	1998	1994
Owner Occupied Households	382	7,261	16,846
Renter Occupied Households	103	1,645	4,438

HOUSING COMPOSITION			
1-Person Households	103	1,782	5,154
2-Person Households	156	2,682	6,750
3-Person Households	96	1,631	3,649
4-Person Households	63	1,544	3,248
5-Person Households	31	694	1,419
6-Person Households	14	278	439
7-Person Households	7	106	181

EMPLOYMENT			
Civilian Employed	646	12,680	28,251
Civilian Unemployed	29	550	1,274
Civilian Non-Labor Force	1,100	7,820	16,532

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