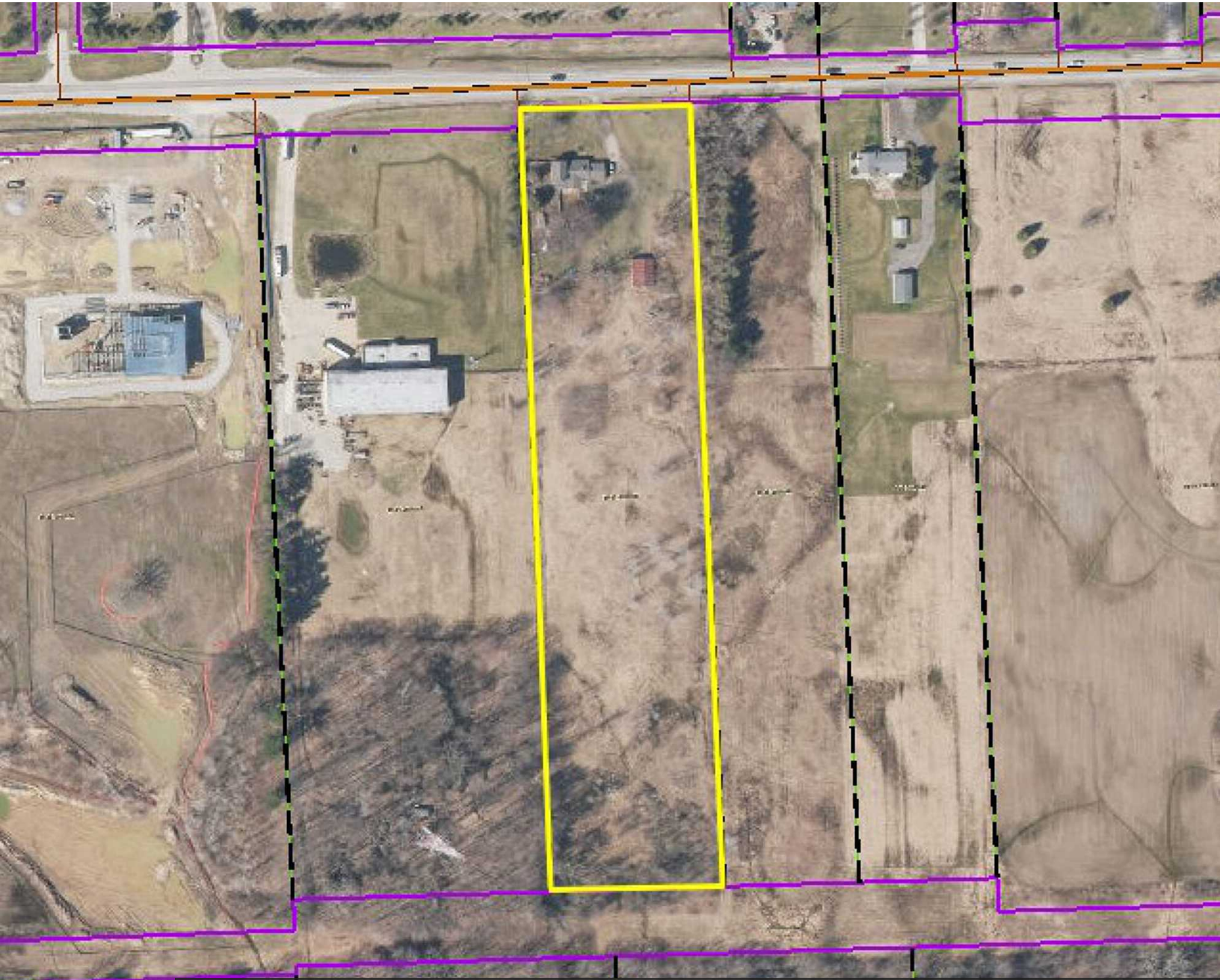


DEVELOPMENT OPPORTUNITY

37320 26 MILE RD

CHESTERFIELD TWP, MI 48047



# DEVELOPMENT OPPORTUNITY

**KELLER WILLIAMS PLATINUM**  
31525 23 Mile Road  
New Baltimore, MI 48047

*PRESENTED BY:*

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# Land Executive Summary



## Property Highlights

- 259± Feet of Frontage on 26 Mile Road – Direct frontage along a major east–west arterial providing strong visibility and access.
- Mixed-Use 2 (MX-2) Zoning – Zoning allows for a variety of potential uses including, retail, office, hospitality, service commercial and medium-density residential development.
- Located in a Growing Commercial Corridor – Positioned near major area drivers including Ascension St Johns Hospital and Meijer, with continued retail and service development along 26 Mile Road.
- Surrounding Development Activity – Recent and planned projects include a newly constructed car wash, a new AutoZone under construction, and a new Sheetz fuel station has been approved nearby.
- Future Infrastructure Improvements – Township plans include potential road widening along 26 Mile Road, and extension of municipal sewer infrastructure.

## Property Overview

The subject property is located at 37320 26 Mile Road in Chesterfield Township, Michigan, along the south side of 26 Mile Road within a growing commercial corridor in northern Macomb County. The parcel features approximately 259 feet of frontage on 26 Mile Road, providing direct access and visibility along a major east–west arterial.

The property is currently zoned Mixed-Use 2 (MX-2), which allows for a variety of potential uses including retail, office, service commercial, hospitality, and medium-density residential development. The site is also identified within Chesterfield Township’s master plan as part of a future village-scale mixed-use development area.

## Location Overview

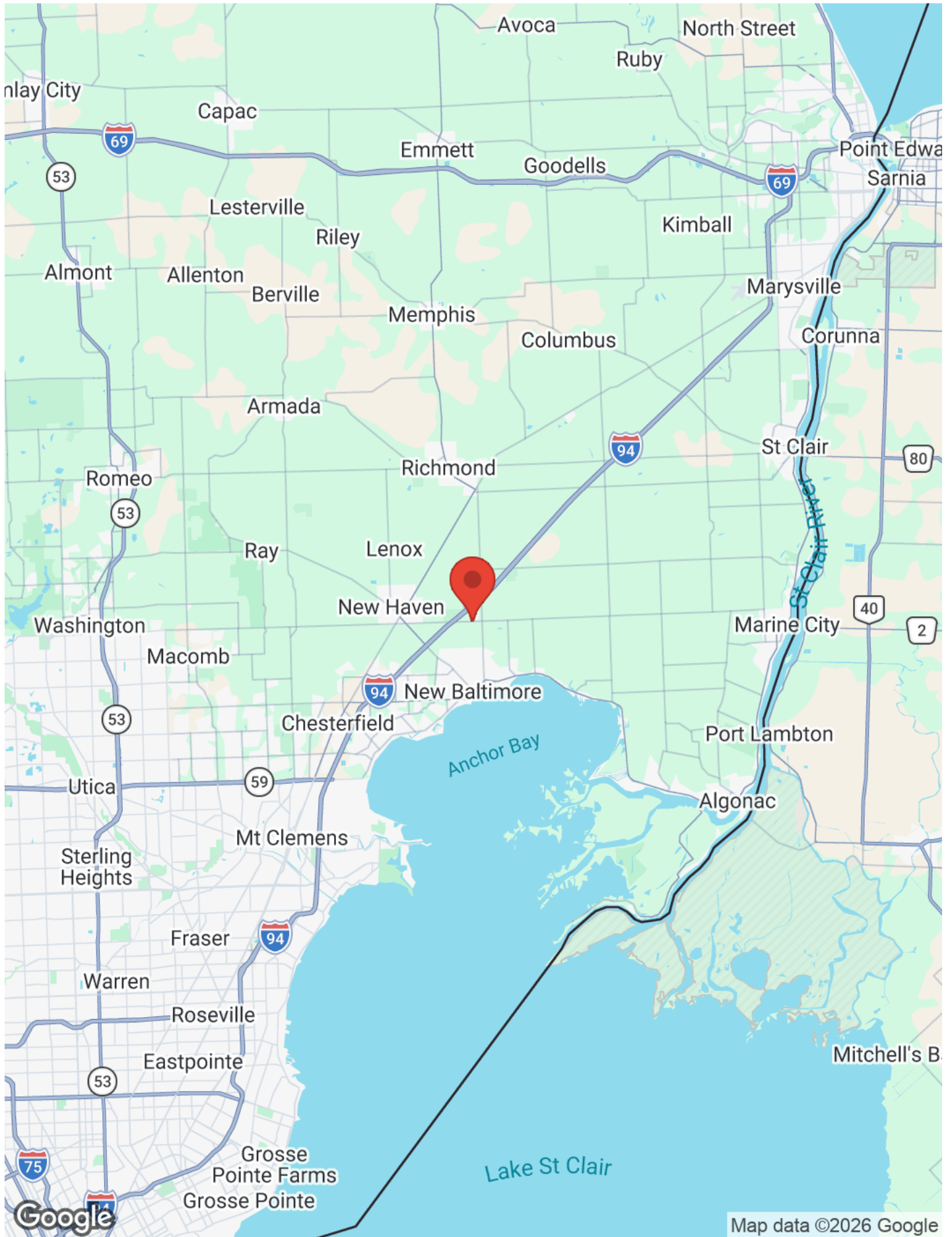
The surrounding corridor continues to experience significant commercial growth, reflecting strong investor and developer confidence in the area. The property is ideally positioned just east of Ascension St. John Hospital, a major demand driver that generates consistent daily traffic from patients, visitors, and a large medical workforce. The site also benefits from proximity to Meijer, a dominant retail anchor that draws a broad and loyal consumer base from throughout the region.

Recent and planned developments along the corridor further underscore the area’s momentum. A newly constructed car wash reflects the strength of the convenience and service retail sector along this stretch. An AutoZone is currently under construction, adding to the corridor’s growing base of automotive-related services — a category that has historically performed well in Macomb County’s owner-occupied, vehicle-dependent communities. Perhaps most notably, a new Sheetz convenience store and fuel station has been approved at the southwest corner of 26 Mile Road and Burdon Road. Sheetz is a well-capitalized, regionally expanding operator known for its high-volume fuel sales and food service offerings, and its commitment to this intersection signals strong confidence in the long-term trajectory of the trade area.

Collectively, these developments point to a corridor that is actively transitioning into a more dense and diverse commercial node, making this an opportune time to position assets along 26 Mile Road.

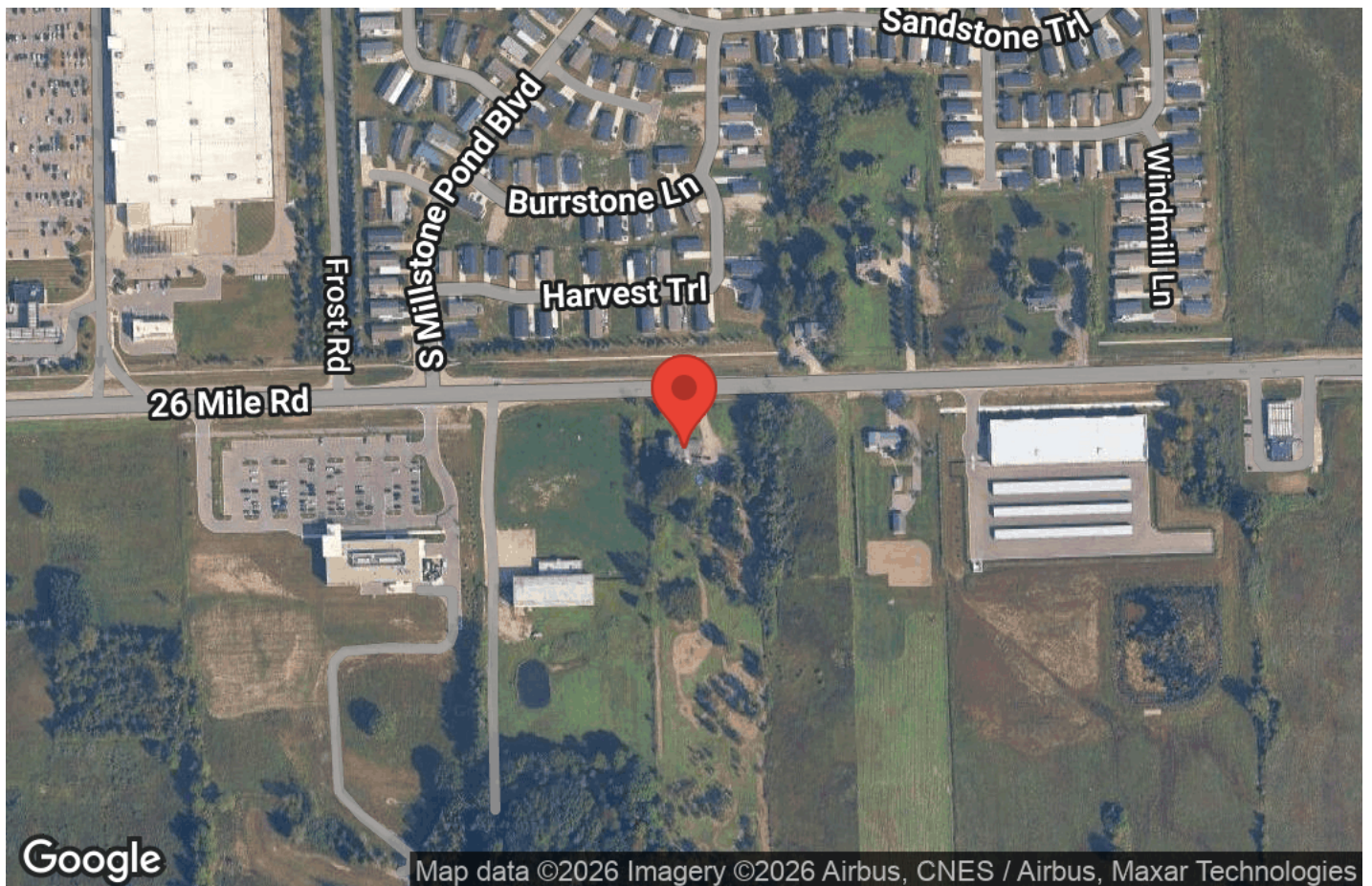
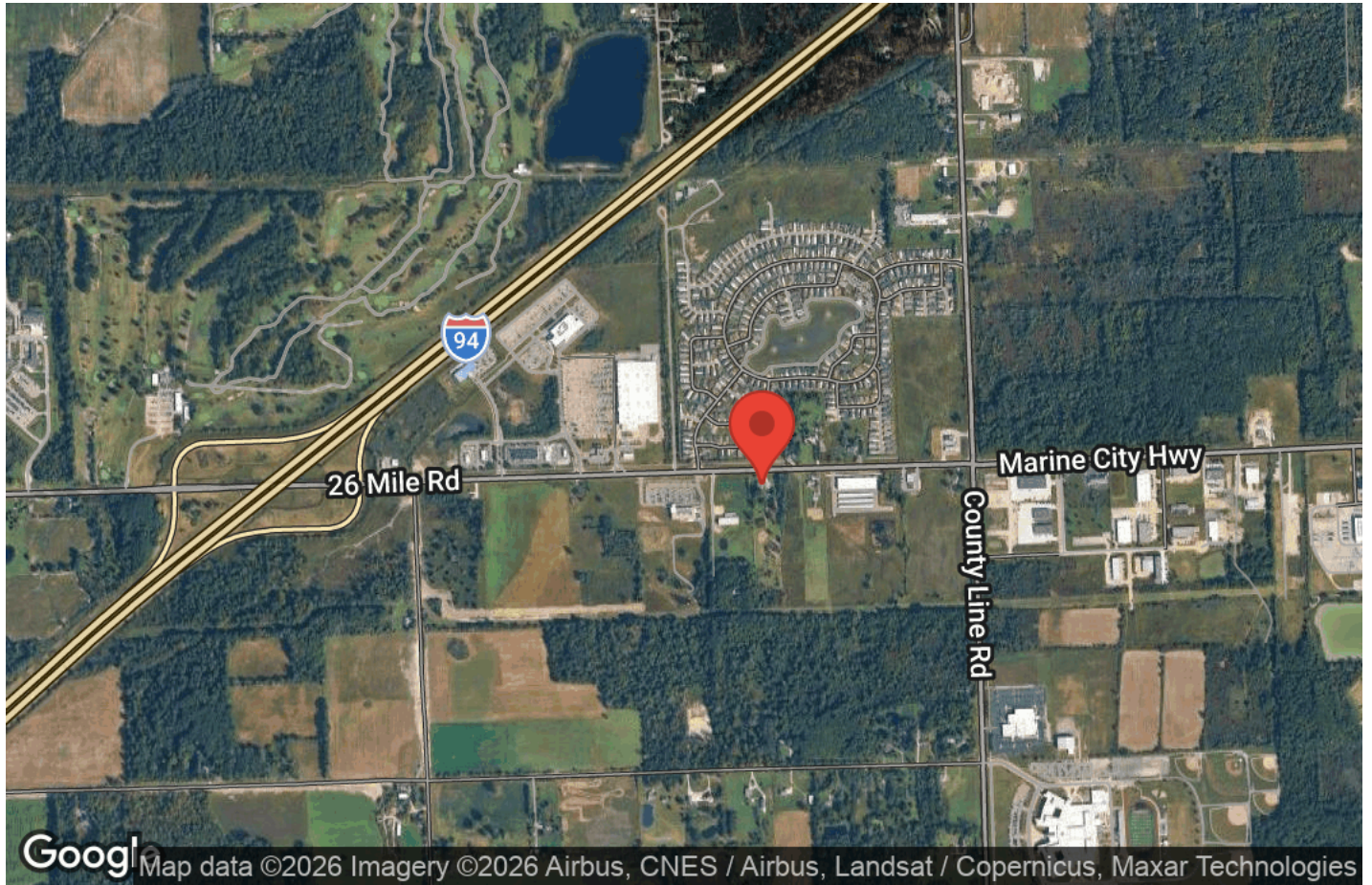
<b>Price:</b>	\$750,000
<b>Lot Size:</b>	304,920 SF
<b>Price / Acre:</b>	\$107,143
<b>Frontage:</b>	259
<b>Traffic Count:</b>	20k + VPD
<b>Utilities:</b>	Water and Septic
<b>Zoning:</b>	MX-2
<b>APN:</b>	15-09-01-200-008

# Regional Map

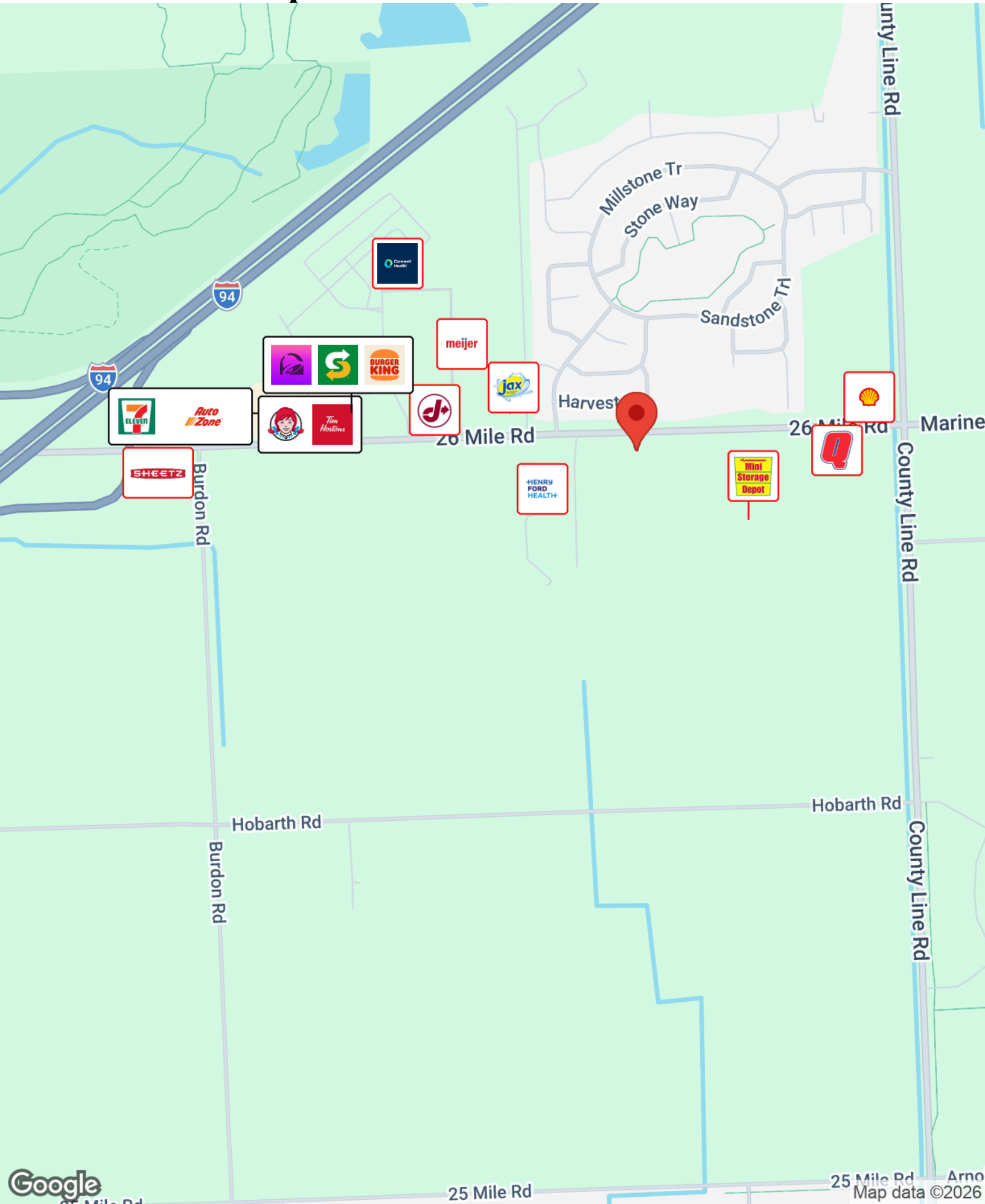


Map data ©2026 Google

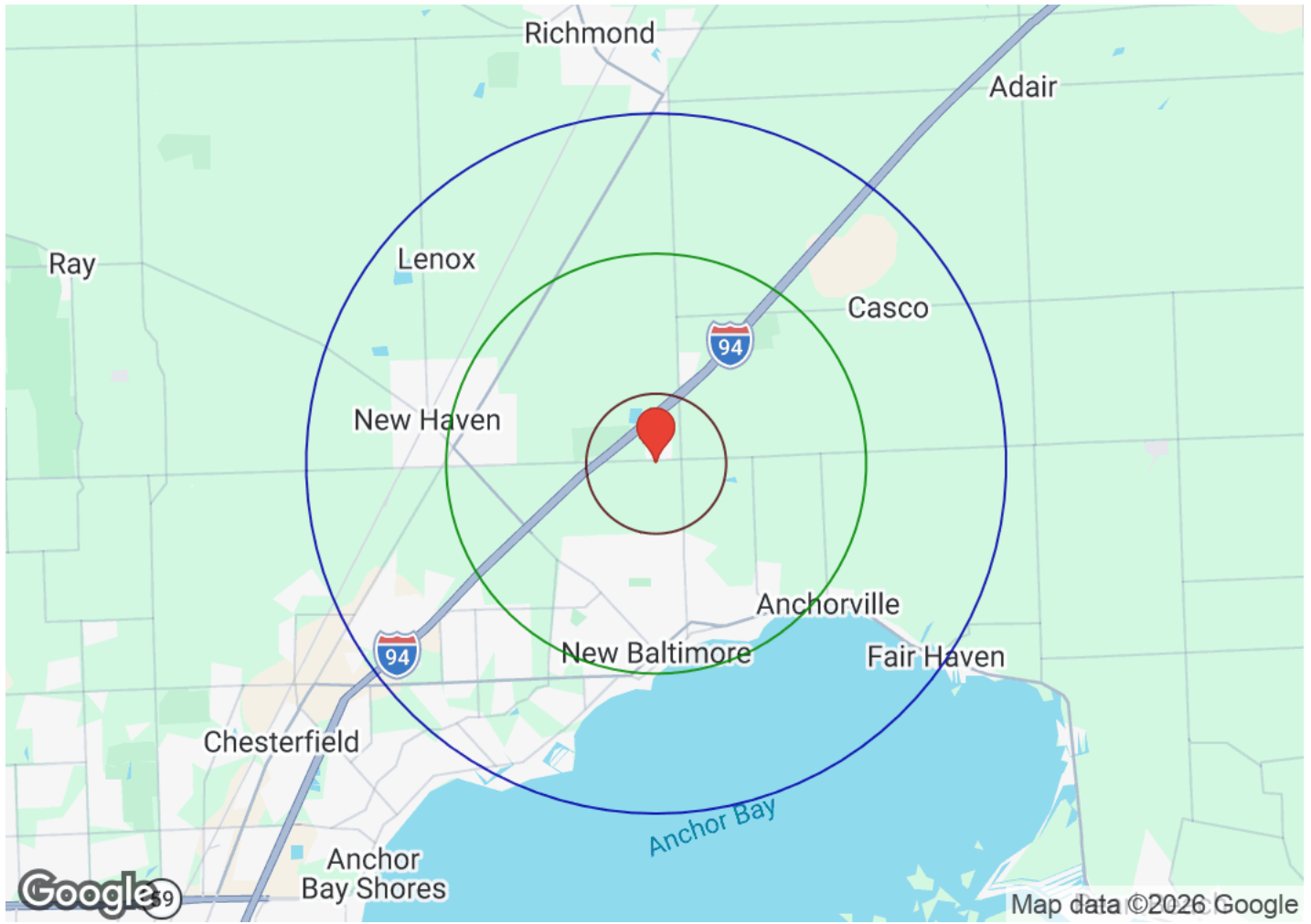
# Location Maps



# Business Map



# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	600	12,596	27,688
	Female	299	11,612	26,965
	Total Population	899	24,208	54,653
<b>Housing</b>	Total Units	225	8,645	21,386
	Occupied	215	8,266	20,426
	Owner Occupied	169	6,634	16,114
	Renter Occupied	46	1,632	4,312
	Vacant	10	379	961
<b>Age</b>	Ages 0 - 14	95	4,093	9,147
	Ages 15 - 24	109	3,139	6,696
	Ages 25 - 54	446	10,288	22,108
	Ages 55 - 64	122	3,118	7,295
	Ages 65+	126	3,570	9,407
<b>Income</b>	Median	\$67,677	\$91,599	\$88,484
	Under \$15k	5	534	1,003
	\$15k - \$25k	7	329	1,016
	\$25k - \$35k	22	416	1,250
	\$35k - \$50k	18	736	2,239
	\$50k - \$75k	65	1,269	3,073
	\$75k - \$100k	26	1,280	3,025
	\$100k - \$150k	48	1,848	4,256
	\$150k - \$200k	11	932	2,359
	Over \$200k	13	923	2,204

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Exclusively Listed by

**Evan Lyszczyk - CRE Advisor**

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