

27810-27830 23 Mile Rd

CHESTERFIELD | MICHIGAN



**PREMIER MULTI-TENANT
RETAIL STRIP CENTER FOR SALE**



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Cosmo Prof

CHIPOTLE

27810





EXECUTIVE SUMMARY

CBRE is pleased to present the opportunity to acquire the retail property located at 27810-27830 23 Mile Road (the "Property") in Chesterfield, Michigan. This modern asset, built in 2016, encompasses 7,098 square feet across 1.53 acres and is strategically situated along 23 Mile Road, a key commercial thoroughfare.

The Property boasts 100% occupancy with a strong tenant lineup including Chipotle Mexican Grill, Savvy Sliders, and Cosmo Prof, providing stable income and diverse service offerings. The location benefits from significant traffic, with counts of 30,955 vehicles per day on 23 Mile Road, ensuring high visibility and accessibility for tenants.

Chesterfield Township and the broader Macomb County area represent a growing and affluent market. The median household income in Macomb County was \$77,837 in 2024, while Chesterfield Township specifically reports a median household income of \$92,377 as of 2025, indicating a robust consumer base. The township's population is projected to be 48,623 in 2026, growing at an annual rate of 1.79%.

This unique opportunity allows investors to acquire a fully occupied, modern retail property with established national and regional tenants in a thriving Macomb County submarket, offering long-term stability and growth potential. The property is being offered free and clear of existing financing. All inquiries should be directed to CBRE.

2016
Year Built

7,098
Square Feet

\$3,811,476
Sale Price

6.3%
Cap Rate



LOCAL MAP



meijer

DOLLAR TREE

Gordon
FOOD SERVICE

Panera
BREAD®

Pizza
Hut

QDOBA
Jersey
Mikes
SUBS
The Pita Pit

Citizens Bank®

Little
Caesars

WING STOP

Walgreens

27810-27830
23 Mile Rd.

CHASE

WFC

3

Chick-fil-A

Wendy's

PANDA EXPRESS

BURGER
KING

White
Castle

Arbys

PNC

McDonald's

DEL TACO

Huntington

ALDI

Gratiot Ave

Chesterfield Rd

L Vergate

KOHL'S

five
BEL'W

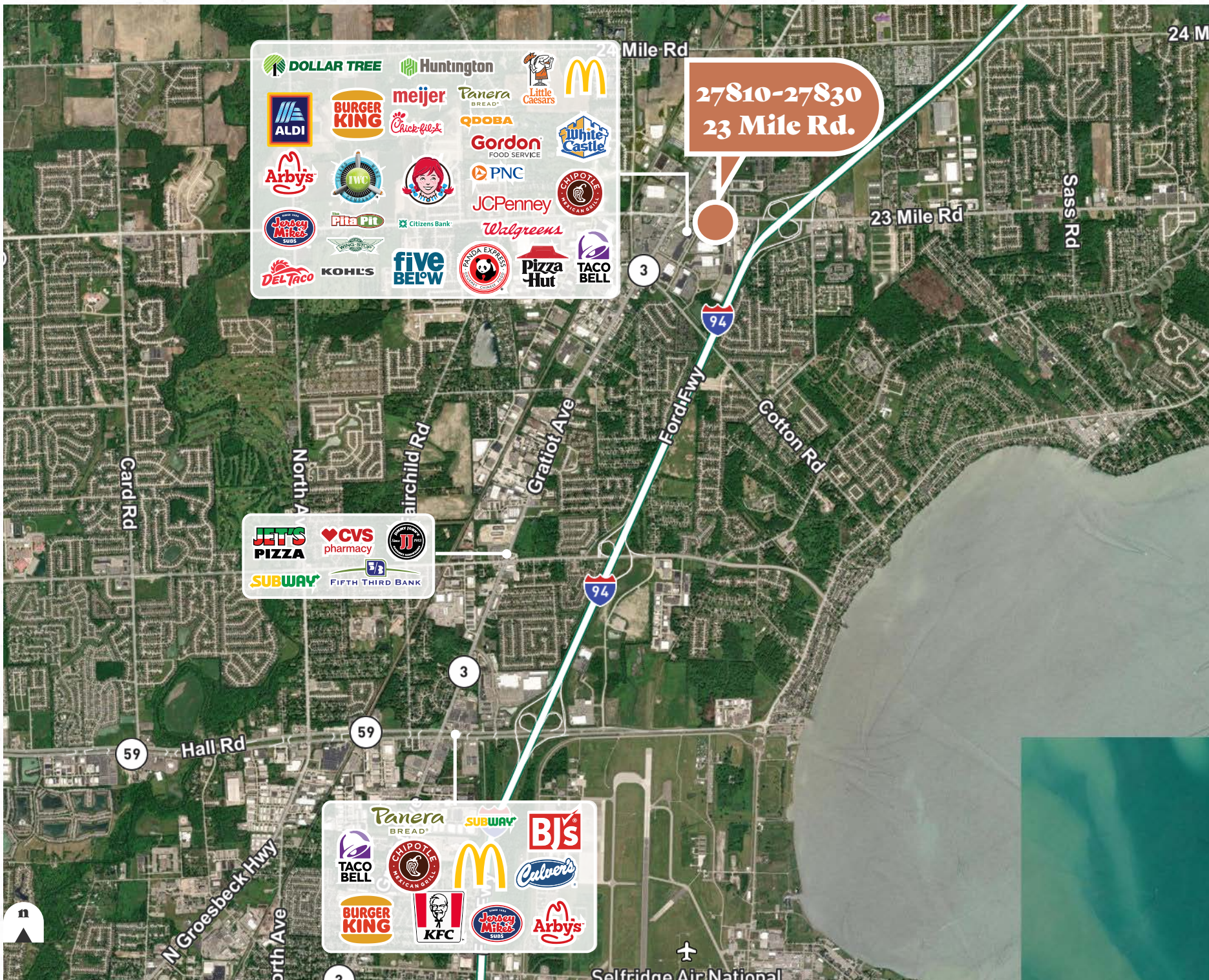
JCPenney

W Vergate Dr

Metzen

94





ASSET OVERVIEW

ADDRESS	27810-27830 23 Mile Rd
COUNTY	Macomb
YEAR BUILT	2016
CONSTRUCTION TYPE	Masonry
TOTAL AREA	7,098 SF
LAND AREA	1.53 AC
PARKING SPACES	60
ZONING	C3 GEN
PARCEL ID #	15-09-20-126-014
TRAFFIC COUNTS	30,955 VPD



TENANT OVERVIEW

SAVVY SLIDERS

Savvy Sliders is a private fast-casual restaurant chain specializing in sliders and chicken fingers, which began in 2018 as a spin-off from the Happy's Pizza concept. While not publicly traded, it focuses on a franchise model, with individual owners operating each location. As of December 2025, Savvy Sliders operates 51 locations across the United States, with a significant concentration of 36 in Michigan. The brand reported systemwide sales of \$71 million in 2024, demonstrating a 52% year-over-year sales growth.

CHIPOTLE MEXICAN GRILL

Chipotle Mexican Grill is a publicly traded, multinational fast-casual restaurant chain, specializing in Mexican-inspired dishes like burritos, bowls, and tacos. The company's stock is listed on the New York Stock Exchange under the ticker symbol CMG and is a component of the S&P 500. As of April 2026, Chipotle operates over 4,036 restaurants in the United States, with a total of 4,051 locations across 49 states. Globally, it expects to reach 4,000 locations by December 2025. Chipotle's latest financial reports indicate a trailing twelve-month (TTM) revenue of \$12.13 billion USD as of March 31, 2026.

COSMOPROF

CosmoProf is a private company and a brand under Sally Beauty Holdings, Inc., which is a publicly traded international specialty retailer and distributor of professional beauty supplies (NYSE: SBH). CosmoProf focuses on distributing professional beauty products exclusively to licensed beauty professionals. As of April 2023, there were 1,043 CosmoProf Beauty locations in the United States. Another source states Beauty Systems Group (which includes CosmoProf) has over 1,300 stores and approximately 500 direct sales consultants in North America. Sally Beauty Holdings, the parent company, reported over \$3.7 billion in annual revenue as of 2025. CosmoProf Beauty's estimated annual revenue varies between sources, with one reporting it as approximately \$986.1 million per year, and another estimating it at \$310 million for 2024.



RENT ROLL



Suite/Unit #	Tenant Name	Area Leased	Lease Type	Lease Start	Lease Expiration	Lease Term (Mo.)	Base Rent (Annual)	Base Rent (Monthly)	Base Rent (PSF/Yr)	Renewal Options Remaining
27810	Chipotle Mexican Grill	2,400	NNN	3/1/2017	2/29/2032	60	\$84,000.00	\$7,000.00	\$35.00	Four Five-Year
27830	Savvy Sliders	2,448	NNN	6/1/2021	5/31/2031	120	\$94,248.00	\$7,854.00	\$38.50	Two Five-Year
27820	CosmoProf	2,250	NNN	11/20/2017	11/30/2027	120	\$61,875.00	\$5,156.25	\$27.50	Two Five-Year
		7,098					\$240,123.00	\$20,010.25		

NNN- The tenant reimburses monthly with yearend reconciliation.









CHESTERFIELD MARKET OVERVIEW

Chesterfield Township is a rapidly growing suburban community located in Macomb County in Southeast Michigan, approximately 25 miles northeast of downtown Detroit within the broader Detroit metropolitan area. Benefiting from direct access to Interstate 94 and proximity to Lake St. Clair, the township offers strong regional connectivity while maintaining a suburban, family-oriented environment. The population has grown steadily to approximately 47,700 residents as of 2025, reflecting more than 5% growth since 2020 and highlighting its appeal as an affordable and accessible alternative to neighboring counties.

Demographically, Chesterfield is characterized by stable, middle- to upper-middle-income households and high rates of homeownership, exceeding 82%, which supports long-term community stability. The median household income is approximately \$91,500, well above state and national averages, while poverty levels remain comparatively low at roughly 7%.

The township also maintains a well-educated and active workforce, with over 67% labor force participation and strong educational attainment levels, reinforcing its position as an attractive location for families and professionals alike.

Economically, Chesterfield benefits from its integration within Macomb County and the broader Detroit region, which is anchored by a diverse mix of manufacturing, healthcare, retail, and professional services industries. Manufacturing remains a key regional driver, supported by major employers such as General Motors, Ford Motor Company, Stellantis, and General Dynamics, alongside leading healthcare systems like Henry Ford Health and Ascension. Locally, Chesterfield generates over \$1.0 billion in annual retail sales, underscoring its role as a key commercial hub within the county. Overall, the township offers a compelling combination of population growth, economic stability, and strategic location, positioning it for continued residential and commercial expansion.

47,700

Residents as of 2025

\$91,500

Median Household Income

67%

Labor Force Participation

\$1 Billion

In Annual Retail Sales



27810-27830
23 Mile Rd.

Macomb
Township

Anchor Bay



AREA DEMOGRAPHICS

POPULATION	1 MILE		3 MILE		5 MILE	
2025 Population - Current Year Estimate	7,386		45,662		104,851	
2030 Population - Five Year Projection	7,419		46,555		106,213	
2020 Population - Census	7,408		43,805		102,407	
2010 Population - Census	7,419		39,809		91,923	
2020-2025 Annual Population Growth Rate	-0.06%		0.79%		0.45%	
2025-2030 Annual Population Growth Rate	0.09%		0.39%		0.26%	
HOUSEHOLDS						
2025 Households - Current Year Estimate	3,374		18,430		38,887	
2030 Households - Five Year Projection	3,443		19,070		39,965	
2020 Households - Census	3,298		17,345		37,228	
2010 Households - Census	2,993		14,942		32,412	
2020-2025 Compound Annual Household Growth Rate	0.43%		1.16%		0.83%	
2025-2030 Annual Household Growth Rate	0.41%		0.69%		0.55%	
2025 Average Household Size	2.19		2.47		2.65	
HOUSEHOLD INCOME						
2025 Average Household Income	\$85,570		\$112,823		\$114,652	
2030 Average Household Income	\$92,936		\$123,925		\$126,242	
2025 Median Household Income	\$72,263		\$93,211		\$92,721	
2030 Median Household Income	\$78,080		\$103,349		\$104,152	
2025 Per Capita Income	\$39,289		\$45,125		\$42,882	
2030 Per Capita Income	\$43,382		\$50,300		\$47,871	
HOUSING UNITS						
2025 Housing Units	3,532		19,137		40,161	
2025 Vacant Housing Units	158	4.5%	707	3.7%	1,274	3.2%
2025 Occupied Housing Units	3,374	95.5%	18,430	96.3%	38,887	96.8%
2025 Owner Occupied Housing Units	2,339	66.2%	15,430	80.6%	32,557	81.1%
2025 Renter Occupied Housing Units	1,035	29.3%	3,000	15.7%	6,330	15.8%
EDUCATION						
2025 Population 25 and Over	5,448		33,097		73,795	
HS and Associates Degrees	3,493	64.1%	21,555	65.1%	47,158	63.9%
Bachelor's Degree or Higher	1,496	27.5%	9,644	29.1%	22,149	30.0%
PLACE OF WORK						
2025 Businesses	389		1,169		2,588	
2025 Employees	5,209		14,519		31,046	





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CHUCK GINSTER

Senior Vice President
Advisory & Transaction Services
+1 248 351 2063
chuck.ginster@cbre.com

JAKE GINSTER, SIOR

Senior Associate
Advisory & Transaction Services
+1 248 633 6119
jake.ginster@cbre.com

PETER FUREST

Senior Vice President
Capital Markets
+1 (646) 531-2496
peter.furest@cbre.com

RYAN WALLACE

Associate
Capital Markets
+1 248 936 6803
ryan.wallace@cbre.com



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