

VACANT LAND



FOR SALE

31959 23 Mile Road / Chesterfield, MI



RETAIL OPPORTUNITY

VACANT LAND



Address

31959 23 Mile Road
Chesterfield, MI 48047

Availability

5 AC

Features

Vacant land available for sale at the northwest corner of 23 Mile Road and Sass Road in Chesterfield Township, Michigan. The site is situated 1.5 miles from the I-94 interchange and directly in between downtown New Baltimore and Gratiot Avenue, Chesterfield's main retail corridor. Retailers at the intersection include Chicken Shack, WhiteWater Express Car Wash, and HealthQuest Physical Therapy.

Area Tenants



Demographics (2025)

	1 MILE	2 MILES	3 MILES	5 MILES
POPULATION	9,124	32,857	47,415	77,657
HOUSEHOLDS	3,481	13,178	19,043	29,990
AVG HOUSEHOLD INCOME	\$112,508	\$108,911	\$109,235	\$110,518
DAYTIME POPULATION	7,142	23,402	39,593	65,560

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