

FOR LEASE

NEW RETAIL DEVELOPMENT - CHESTERFIELD



GRATIOT AVENUE AND CARRIAGE WAY CHESTERFIELD, MI 48051

PROPERTY HIGHLIGHTS:

- Brand new retail development at 23 Mile Road & Gratiot Ave
- Join Leo's Coney Island
- 1,000 SF to 50,000 SF available
- Multiple build-to-suit and drive-thru options available
- Located in the heart of Chesterfield's growth boom
- Surrounded by brand new commercial and residential developments
- Very strong traffic counts and retail demographics in the immediate area
- Easy access to both I-94 and M-59
- Lease Rates: Contact Broker

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NEW RETAIL DEVELOPMENT - CHESTERFIELD

LOCATION OVERVIEW



TRAFFIC COUNTS

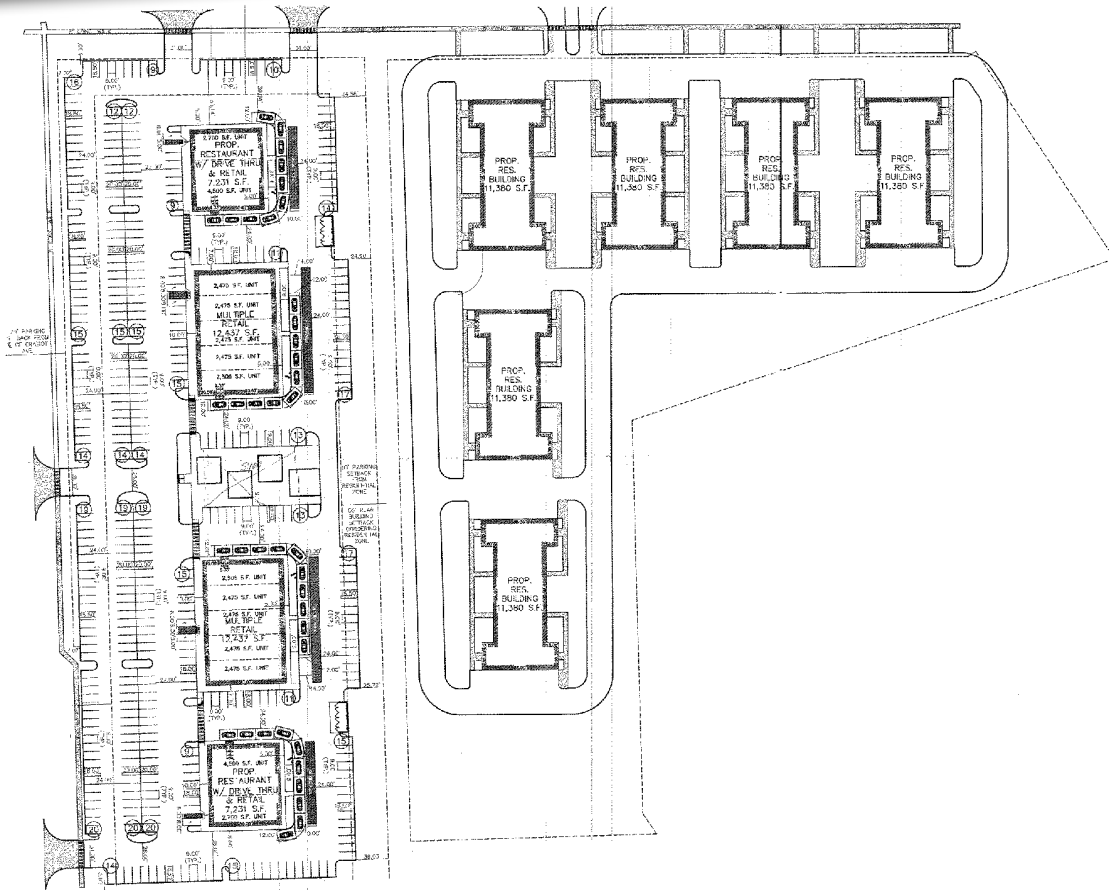
INTERSECTION	CARS PER DAY
Gratiot Ave & Carriage Way Dr SW	20,573
Gratiot Ave & 23 Mile Road SW	11,678
23 Mile Road & Gratiot Ave W	30,586
23 Mile Road & Metzen E	30,400

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	38,638	70,454	251,402
Total Households	14,265	25,148	95,086
Average HH Income	\$74,646	\$75,764	\$72,072

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SITE PLAN



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