

AVAILABLE

CHESTERFIELD SHOPPE'S | CHESTERFIELD, MICHIGAN



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CHESTERFIELD SHOPPE'S

PROPERTY SUMMARY



PROPERTY INFORMATION

Property Address	36560 Twenty-Six Mile Road
City/Township	Chesterfield
Land Size	5.10 AC
Available Pads	Pad A: 0.75 Acres Pad B: 1 AC Pad C: 3.25 AC
Asking Rental Rate	Contact Broker
Land Lease Price	Contact Broker
Zoning	C-3 (General Commercial)

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION 111,243 PEOPLE



MEDIAN AGE 39.3 YEARS OLD



HOUSEHOLDS 40,356



CONSUMER SPENDING \$1.4 BILLION ANNUALLY



AVG HOUSEHOLD INCOME \$98,234/ANNUALLY



DAYTIME EMPLOYEES 33,207 EMPLOYEES

AREA TENANTS













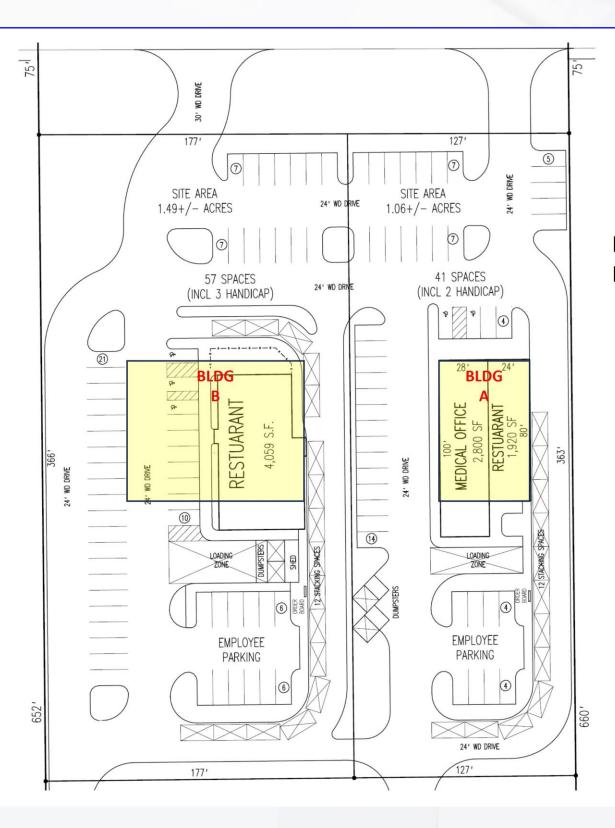




PROPERTY HIGHLIGHTS

- New development with multiple options including build to suit, land lease and/or sales of individual pad sites.
 - Located across the street from Meijer and the recently developed
- Beaumont Outpatient Campus on Twenty-Six Mile Road just east of the I-94 freeway.
- Ascension St. John Hospital (Lenox Campus) which delivers emergency, primary & specialty care is operating just east of this site.
- The 26 Mile/I-94 trade area services several small communities which includes New Baltimore, Chesterfield, Algonac, Marine City and Richmond.
- Excellent opportunity for an array of uses for this site including multi-family,
- hotels, freestanding restaurants, muilt-unit development, medical buildings or storage.
- The site has a curb cut that is directly across the street from the curb cut to
- Meijer. The site also benefits from the traffic light that services both curb cuts.





Building A: 4,160 SF Building B: 8,320 SF



ALTA/NSPS LAND TITLE SURVEY 36560 26 MILE ROAD, CHESTERFIELD TOWNSHIP, MI 48047 FOR: MKIEZI PROPERTIES LLC 26 MILE ROAD (66 FT. WIDE) HOUSE GOOD frie . COME STANGED BROWN ON LABOUR WAY NOT - HARRY - CHINNES SHOT BLENKING (HARR SHRYNCE) - HARR - CHINNES SHOT BLENKING (CAT SHRYNCE) - HARR - HOUSE SHOW (MAY BLENKING) - STATE SHOT - HARROW MADE BLENKING - HARROW MADE BLENKING - HARROW - HARR O sometimes near son 15-08-01-200-032 THE REAL PROPERTY. NORTHSTAR BANK C mesos personarous O' ME HORAT 15-09-01-200-002 -EAST BAY INDUSTRIAL CORP. M oc wine E GENERAL METER D STEAM OWE d upor muc III THEPRE PROFILE (C) and Received O CHEST SAID @ 1000 man O DEEDET CARE OUT (i) amost (wood) O DES PROPERTY. Date (section) TITTE MINER - mar 15-09-01-200-002 EAST BAY INDUSTRIAL CORP



Land in the Township of Chesterfield, Macomb County, MI, described as follows

Town 3 North, Range 14 East, Section 1 commencing at the North 114 post of Section 1: there is North 88 degrees 48 minutes 45 seconds East 1950. If Seet along the North section like to the point of beginning the north section like to the point of beginning the north section like 10 the point of beginning and invales 21 seconds East 734. 50 North Instead Form 88 degrees 47 minutes 45 seconds West 364. 14 North 88 degrees 45 minutes 21 seconds (1950) and 1950 of the point of beginning and 1950 of the 1950 of the 1950 of the point of beginning and 1950 of the 1950 of the point of beginning and 1950 of the 1950 of the point of beginning and 1950 of the 1950 of the point of beginning and 1950 of the 1950 of th

COMPAIR IN EXECUTION 2

2. An oil and gas takes executed by John D. Offlood and Jane H. Offlood, fusible of and wife as lessor and Schrubs and People on Associates as lessors, recorded as Liber 2466, Page 279 of Official Records. As affected by Assignment of the Lessors or Lessee's interest under the lessee. Early, [Cannot determine, document (leights).

5. Executed regarded to Channe Towards of Chesterfield declosed by restruence recorded in Liber 17920, Page 466, Maconth Caurily Records. (As shown on the supp.)

5. The invest, provisions and sessored regions of Chesterfield declosed by the Liber 2500, Page 466 of Climb Linder the Matrototic Record till Architectured Federatory 24, 2000 as Liber 17920, Page 466 of Official Records. [Does not affect.]

- map. Measured twelfy of pion burn above grade is 15.3 feet along contently wat at location shown on the rings of the rings of the rings. Seemed in the possess of conducting the feetbeak are shown on the map. 8. No parking spaces observed.

 15. How parking spaces observed.

 15. However, and endergrade distilless shown on the map as per pains provided by client.

 15. Harnes of adjoining owners above, on the map, as shown.

 16. No proposed changes to their right of way lines known, and no evidence of recent street or attenued at the rings of the ri

CERTIFICATION
To MK Properties Chesserfield, LLC, Choice/One Bank and First American Title Insurance Company.

This is to cartify that this map-or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTAASSPS Land Title Surveys, portly established and adopted by ALTA and MSPS, and recludes terms Q. 3, 4, 5, 6a, 7a, 7b1, 7c, 8, 6, 11a, 13, 17 and 18 of Table A thereof. The Soldwark was complained on Howester 2, 2011.

Date of Plat or Map: November 30, 2021.





AERIAL





CHESTERFIELD SHOPPE'S

DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3 MILE	5 MILE	
2010 Population	5,393	40,188	98,781	2010 Households	2,065	14,869	35,48	
2023 Population	5,894	45,441	111,243	2023 Households	2,279	16,838	40,35	
2028 Population Projection	5,971	46,298	113,257	2028 Household Projection	2,312	17,156	41,14	
Annual Growth 2010-2022	0.70%	1.00%	1.00%	Owner Occupied Households	1,871	14,047	33,48	
Annual Growth 2022-2027	0.30%	0.40%	0.40%	Renter Occupied Households	441	3,109	7,65	
Median Age	39.8	39.9	39.3	Avg Household Income	84,305	95,502	98,23	
Bachelor's Degree or Higher	16%	24%	26%	Median Household Income	80,497	82,068	82,82	
POPULATION BY RACE	1 MILE	3 MILE	5 MILE	INCOME	1 MILE	3 MILE	5 MII	
White	5,092	38,271	90,664	\$25,000 - 50,000	302	2,506	6,53	
Black	567	4,771	13,639	\$50,000 - 75,000	377	2,962	6,27	
American Indian/Alaskan Native	18	184	418	\$75,000 - 100,000	614	2,789	5,73	
Asian	82	1,055	3,409	\$100,000 - 125,000	208	2,046	5,10	
Hawaiian & Pacific Islander	5	20	59	\$125,000 - 150,000	292	1,943	4,21	
Two or More Races	129	1,139	3,054	\$150,000 - 200,000	110	1,462	4,09	
Hispanic Origin	261	1,545	4,063	\$200,000+	51	968	2,81	

CHESTERFIELD SHOPPE'S

DAYTIME POPULATION



	ONE MILE			THREE MILE			FIVE MILE		
DAYTIME EMPLOYMENT	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	4,367	358	12	11,573	1,218	10	24,848	2,649	9
Trade Transportation & Utilities	2,235	111	20	4,414	262	17	6,902	520	13
Information	62	9	7	176	26	7	391	55	7
Financial Activities	255	48	5	1,125	161	7	1,958	333	6
Professional & Business Services	241	32	8	756	134	6	2,131	347	6
Education & Health Services	298	58	5	1,922	319	6	6,123	717	9
Leisure & Hospitality	991	56	18	2,086	150	14	3,668	276	13
Other Services	251	42	6	838	150	6	1,740	321	5
Public Administration	34	2	17	256	16	16	1,935	80	24
Goods-Producing Industries	1,355	62	22	3,089	205	15	8,359	568	15
Natural Resources & Mining	1	1	1	13	5	3	43	16	3
Construction	223	16	14	642	92	7	1,576	284	6
Manufacturing	1,131	45	25	2,434	108	23	6,740	268	25
Total	5,722	420	14	14,662	1,423	10	33,207	3,217	10



EXCLUSIVELY LISTED BY:

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Email: <u>info@cmprealestategroup.com</u> Website: <u>www.cmprealestategroup.com</u> The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.



RETAIL LEASING Landlord Representation & New Project Leasing



TENANT REPRESENTATION
Site Selection &
Negotiations



INVESTMENT SALES

STNL & Multi-Tenant, MultiFamily, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS
Single & Full Portfolio
Transactions



MARKET ANALYSIS

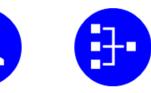
Market Research
& Site Evaluations



NATIONAL RELATIONSHIPS Retailers & Investors across the U.S.



TEAMWORK Innovative Solutions



SHARED DATABASE Retailers & Investors across the U.S.