



For Lease | Chesterfield Square

Rent Abatement - First Month of Each Calendar Year During the Term

Property Highlights

51347-51405 Gratiot Avenue | Chesterfield, MI

- 3,462 and 3,843 SF Available
- Excellent Opportunity at the Intersection of Gratiot Ave & 23 Mile Rd.
- Well-Established Community Center in a Densely Populated Sub-Regional Market.
- Located in the Heart of One of Macomb County's Major Retail Corridors.
- Traffic Counts in Excess of 37,000 Vehicles Per Day.



Gary P. Grochowski, SIOR
248 226 1856
gary.grochowski@colliers.com



Bryan Barnas
248 226 1638
bryan.barnas@colliers.com

PROPERTY PHOTOS

For Lease | Chesterfield Square

51347-51405 Gratiot Avenue | Chesterfield, MI



PROPERTY PHOTOS

For Lease | Chesterfield Square

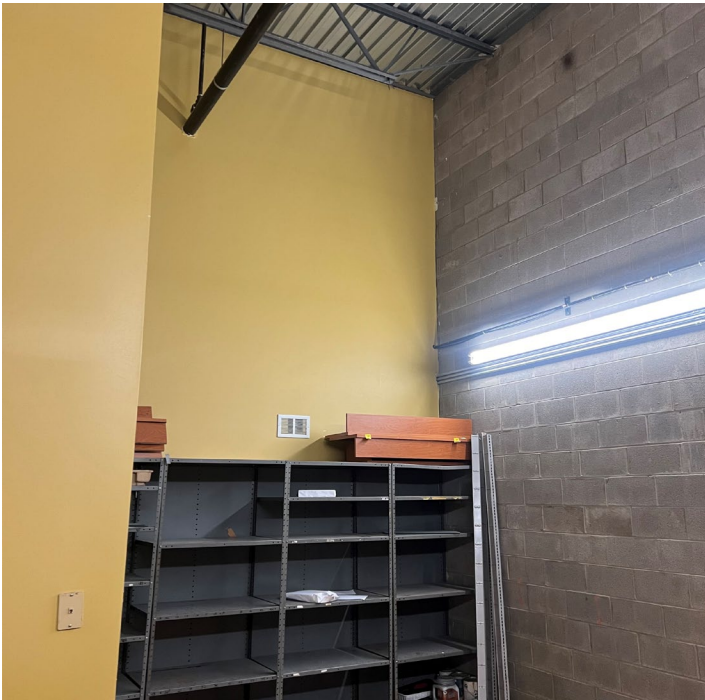
51347-51405 Gratiot Avenue | Chesterfield, MI



PROPERTY PHOTOS

For Lease | Chesterfield Square

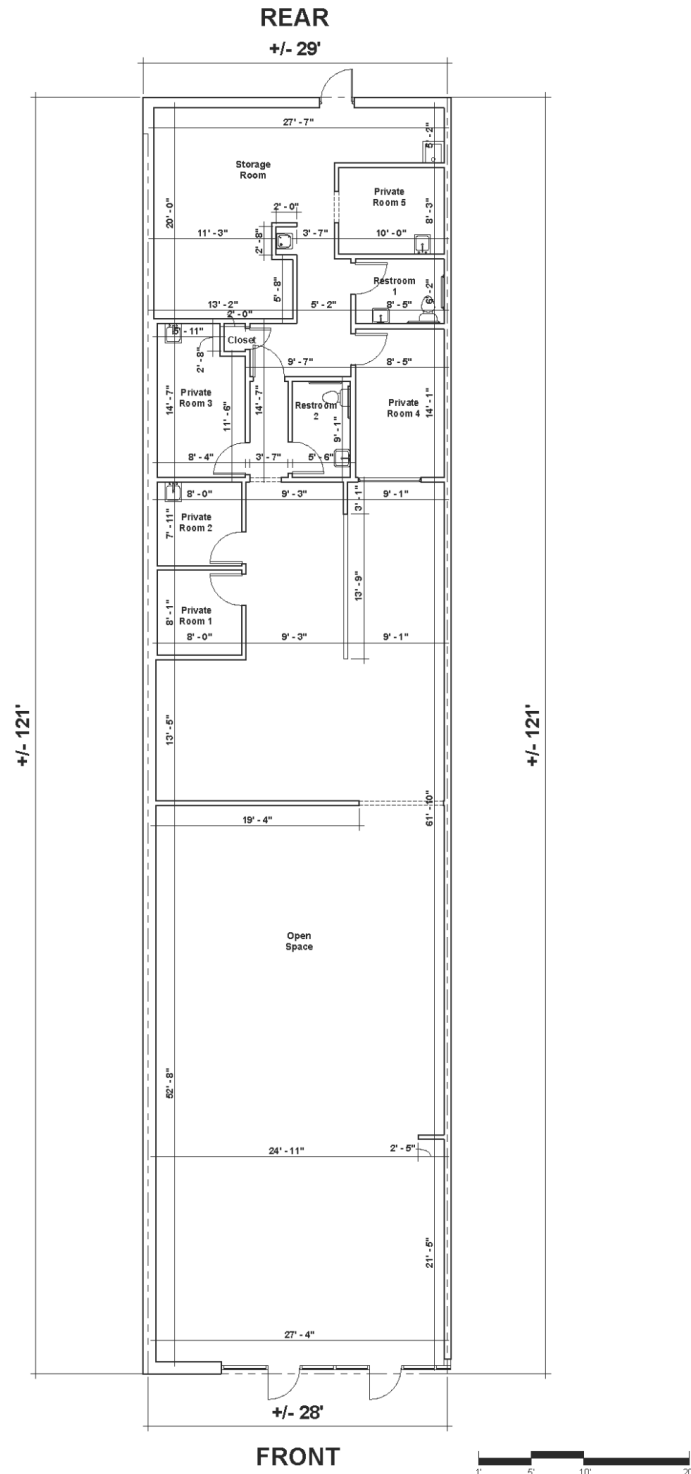
51347-51405 Gratiot Avenue | Chesterfield, MI



FLOOR PLAN – Suite 51355

For Lease | Chesterfield Square

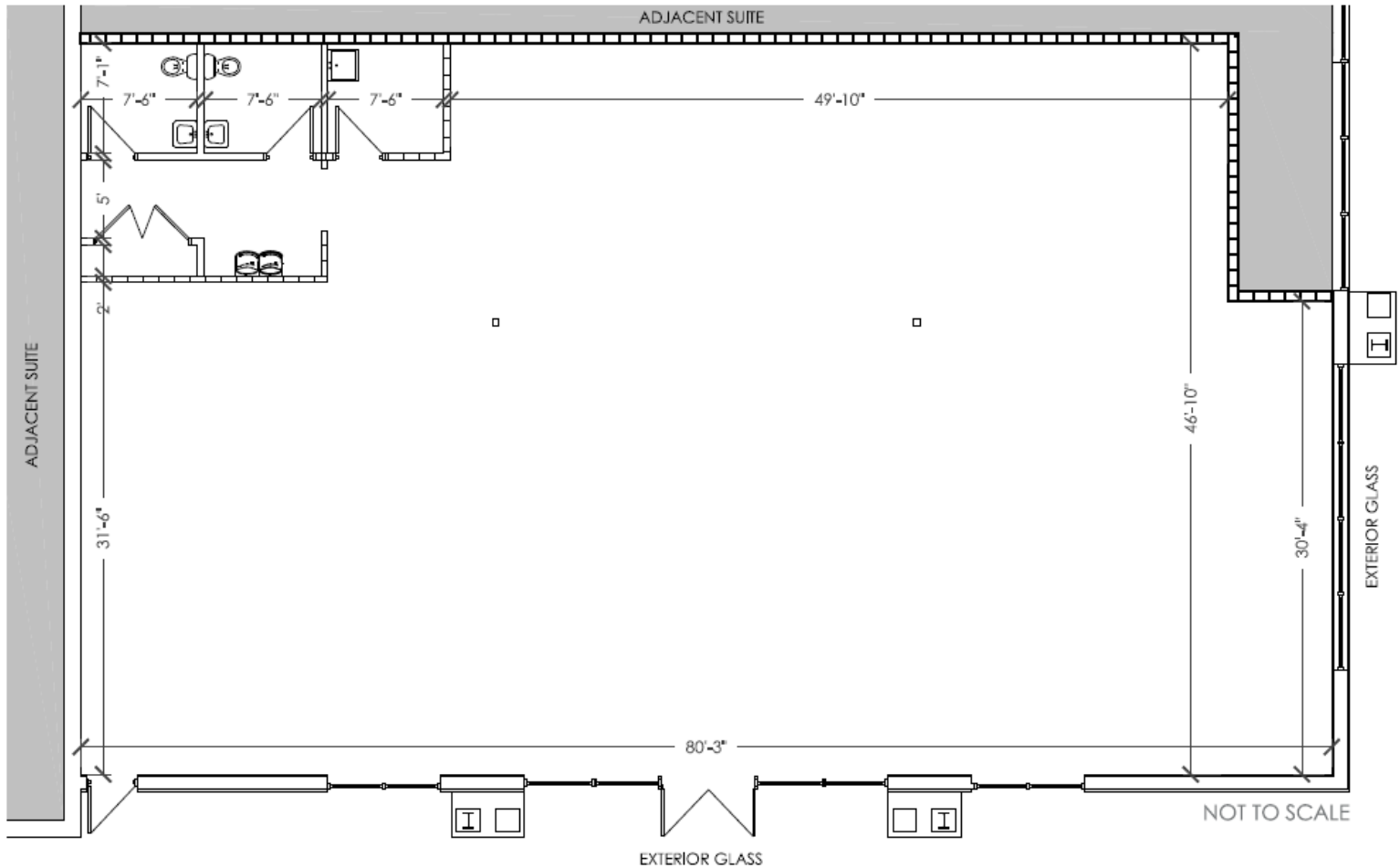
51347-51405 Gratiot Avenue | Chesterfield, MI



FLOOR PLAN – Suite 51405

For Lease | Chesterfield Square

51347-51405 Gratiot Avenue | Chesterfield, MI



SITE PLAN

For Lease | Chesterfield Square

51347-51405 Gratiot Avenue | Chesterfield, MI



AERIAL MAP

For Lease | Chesterfield Square

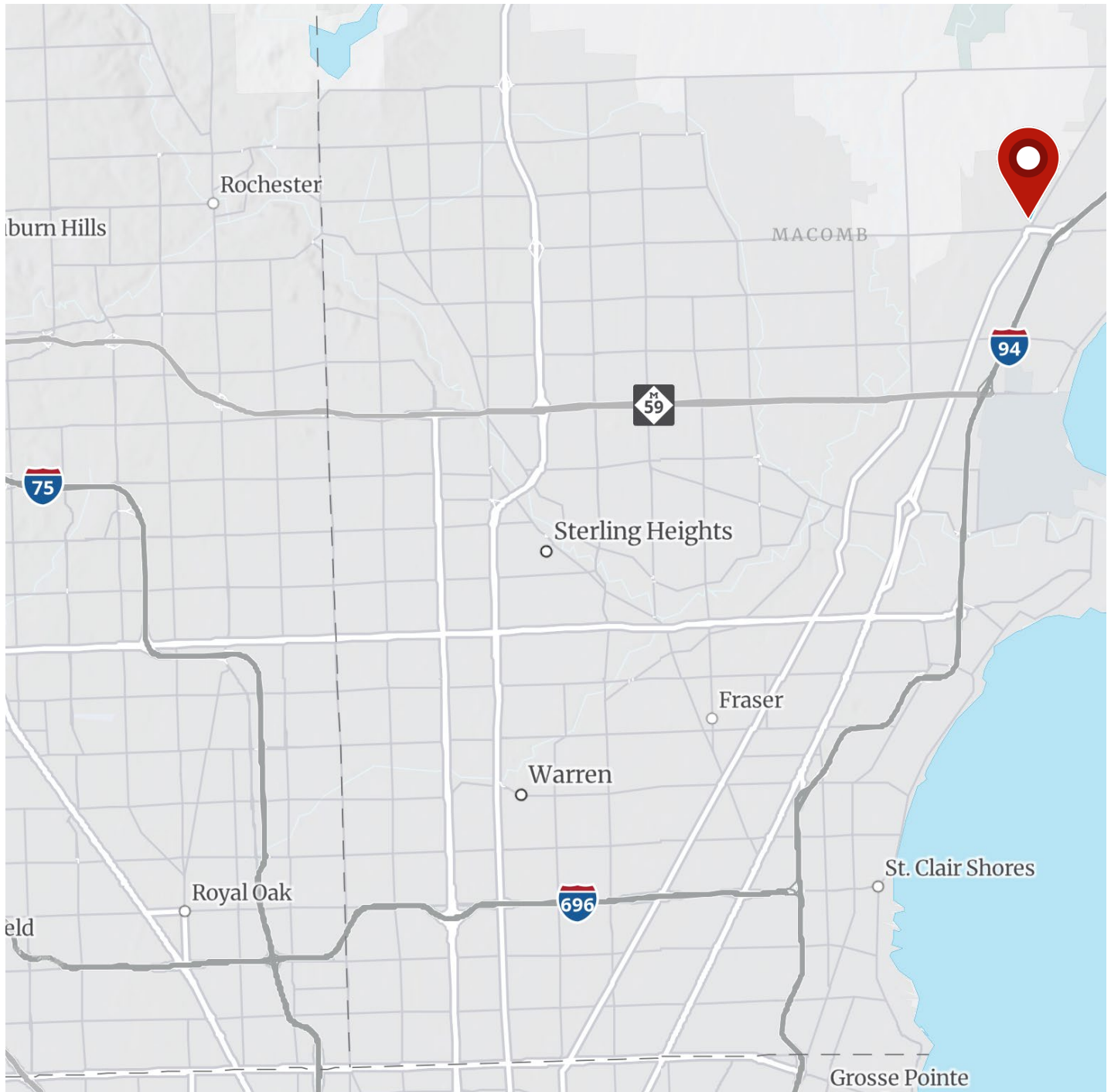
51347-51405 Gratiot Avenue | Chesterfield, MI



LOCATION MAP

For Lease | Chesterfield Square

51347-51405 Gratiot Avenue | Chesterfield, MI



MERCHANT MAP

For Lease | Chesterfield Square

51347-51405 Gratiot Avenue | Chesterfield, MI



DEMOGRAPHICS

For Lease | Chesterfield Square

51347-51405 Gratiot Avenue | Chesterfield, MI

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	4,737	32,819	67,404
2010 Total Population	5,769	38,900	89,609
2023 Total Population	6,187	44,892	103,161
2023 Group Quarters	0	65	1,368
2028 Total Population	6,306	46,221	104,795
2023-2028 Annual Rate (CAGR)	0.38%	0.59%	0.31%
2000 to 2010 Population Change	21.8%	18.5%	32.9%
2000 to 2023 Population Change	30.6%	36.8%	53.0%
2010 to 2028 Population Change	9.3%	18.8%	16.9%
2023 to 2028 Population Change	1.9%	3.0%	1.6%
2023 Total Daytime Population	8,121	37,679	86,293
Workers	5,261	16,570	36,173
Residents	2,860	21,109	50,120
2023 Workers % of Daytime Population	64.8%	44.0%	41.9%
2023 Residents % of Daytime Population	35.2%	56.0%	58.1%
Household Summary			
2000 Households	1,640	11,696	23,793
2010 Households	2,177	14,608	31,725
2023 Households	2,540	17,856	37,834
2023 Average Household Size	2.44	2.51	2.69
2028 Households	2,620	18,618	38,909
2023-2028 Annual Rate	0.62%	0.84%	0.56%
2000 to 2010 Household Change	32.7%	24.9%	33.3%
2000 to 2023 Household Change	54.9%	52.7%	59.0%
2010 to 2028 Household Change	20.3%	27.5%	22.6%
2023 to 2028 Household Change	3.1%	4.3%	2.8%
2010 Families	1,441	10,650	23,719
2023 Families	1,592	12,523	27,360
2028 Families	1,627	12,982	27,980
2023-2028 Annual Rate	0.44%	0.72%	0.45%
Housing Unit Summary			
2023 Housing Units	2,721	18,606	39,203
Owner Occupied Housing Units	74.1%	82.6%	84.6%
Renter Occupied Housing Units	25.9%	17.4%	15.4%
Vacant Housing Units	6.7%	4.0%	3.5%
Owner Occupied Median Home Value			
2023 Median Home Value	\$233,989	\$261,510	\$277,195
2028 Median Home Value	\$285,887	\$292,984	\$311,455
Income			
2023 Per Capita Income	\$34,763	\$42,976	\$41,715
2023 Median Household Income	\$65,676	\$85,671	\$87,474
2023 Average Household Income	\$81,611	\$109,183	\$113,216
Household Income Base	2,540	17,856	37,832
<\$15,000	12.9%	6.1%	6.5%
\$15,000 - \$24,999	6.0%	4.5%	4.8%
\$25,000 - \$34,999	6.3%	5.1%	5.0%
\$35,000 - \$49,999	13.4%	10.2%	10.3%
\$50,000 - \$74,999	16.2%	15.9%	15.0%
\$75,000 - \$99,999	18.9%	16.4%	14.8%
\$100,000 - \$149,999	16.9%	21.6%	21.6%
\$150,000 - \$199,999	5.8%	11.8%	11.9%
\$200,000+	3.6%	8.5%	10.1%

DEMOGRAPHICS

For Lease | Chesterfield Square

51347-51405 Gratiot Avenue | Chesterfield, MI

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	34.2	37.4	37.0
2023	38.0	39.5	38.8
2028	39.1	40.3	39.2
2023 Population by Age			
Total	6,186	44,893	103,161
0 - 4	5.8%	5.5%	5.9%
5 - 9	6.2%	6.0%	6.5%
10 - 14	6.4%	6.3%	7.0%
15 - 19	6.3%	6.4%	6.5%
20 - 24	5.9%	5.6%	5.5%
25 - 29	7.6%	7.1%	6.6%
30 - 34	7.3%	7.4%	7.0%
35 - 39	7.4%	6.4%	6.6%
40 - 44	7.4%	6.6%	7.2%
45 - 49	6.2%	6.6%	6.9%
50 - 54	7.3%	7.7%	7.3%
55 - 59	7.1%	7.1%	6.5%
60 - 64	6.5%	6.9%	6.2%
65 - 69	5.0%	5.5%	5.2%
70 - 74	3.6%	4.2%	4.0%
75 - 79	2.1%	2.5%	2.5%
80 - 84	0.9%	1.2%	1.4%
85+	0.8%	1.0%	1.2%
18+	77.8%	78.2%	76.5%
21+	74.0%	74.6%	72.9%
2023 Population by Race/Ethnicity			
Total	6,188	44,891	103,160
White Alone	79.3%	83.9%	82.3%
Black Alone	9.6%	6.5%	7.6%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	1.3%	1.3%	1.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.5%	1.1%	1.2%
Two or More Races	8.1%	6.9%	6.9%
Hispanic Origin	5.1%	3.6%	3.8%
Diversity Index	41.7	33.7	36.3
2023 Population 25+ by Educational Attainment			
Total	4,289	31,521	70,740
Less than 9th Grade	2.2%	1.8%	1.9%
9th - 12th Grade, No Diploma	6.7%	4.8%	5.0%
High School Graduate	24.8%	23.8%	23.6%
GED/Alternative Credential	2.5%	2.3%	3.5%
Some College, No Degree	24.6%	22.4%	21.9%
Associate Degree	14.1%	15.8%	14.0%
Bachelor's Degree	19.3%	18.0%	19.4%
Graduate/Professional Degree	5.7%	11.0%	10.8%

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



Gary P. Grochowski, SIOR
248 226 1856
gary.grochowski@colliers.com



Bryan Barnas
248 226 1638
bryan.barnas@colliers.com