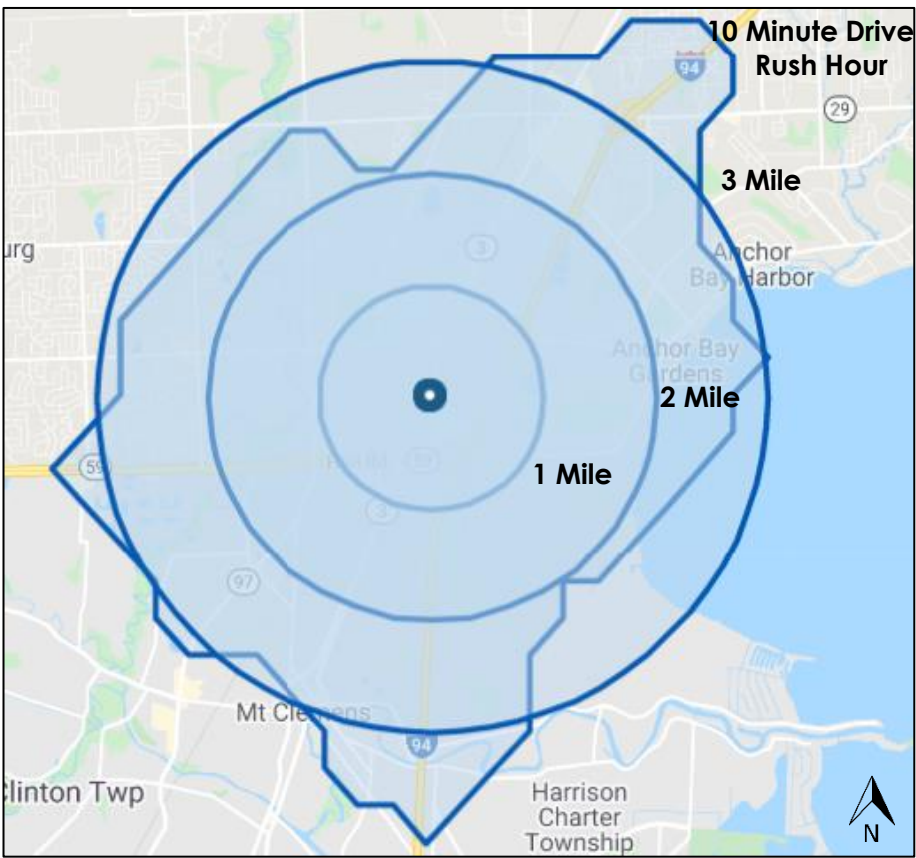


NEQ GRATIOT & MARKETPLACE BLVD. CHESTERFIELD TWP, MI



DEMOGRAPHICS

RADIUS	1 MILE	2 MILE	3 MILE
Population	5,051	22,471	53,368
Households	1,785	8,376	20,664
Med HH Income	\$87,612	\$74,000	\$64,498
Average Age	39.4	39.3	38.2
Daytime Employees	4,656	12,684	30,076

PROPERTY HIGHLIGHTS
<ul style="list-style-type: none"> Proposed hard corner pad development Frontage on Gratiot Ave & Marketplace Blvd New Construction – Multi-tenant retail center (drive-thru available) Located at the entrance to Walmart & Menards anchored center – at signalized intersection Less than one mile to Selfridge Air National Guard Base

T R A F F I C C O U N T S	
Gratiot Ave [M-3]	34,578 VPD
Hall Road [M-59]	67,582 VPD
Composite	102,160 VPD

NEQ GRATIOT & MARKETPLACE BLVD.
CHESTERFIELD TWP, MI

Karen Sebastian
Senior Director of Real Estate
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L'Anse Creuse North
High School
Enrollment: 1,885

L'Anse Creuse
Middle School
Enrollment: 725

Atwood Elementary School
Enrollment: 675

35k VPD

Under Construction
Hotels

Hall Rd [M-59]

70k VPD

1 MILE

Selfridge Angb

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3+ MILE

23 Mile Rd

Cheyenne Elementary
Enrollment: 600
Dakota High School
Enrollment: 2,996



21 Mile Rd



Selfridge Angb

Hall Rd [M-59]

Gratiot [M-53]

North Ave

Fairchild

Ojibwa Elementary
Enrollment: 685
Glen H Peters School
Enrollment: 270



**NEQ GRATIOT & MARKETPLACE BLVD.
CHESTERFIELD TWP, MI
SITE PLAN**

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Up to: 5,400 Sq. Ft Available
Sub Dividable
Drive Thru Available

Parking

Handicap: 3
Parking: 63
Total: 66

