



# RETAIL For Lease

7555 Tecumseh Road East | Windsor, ON



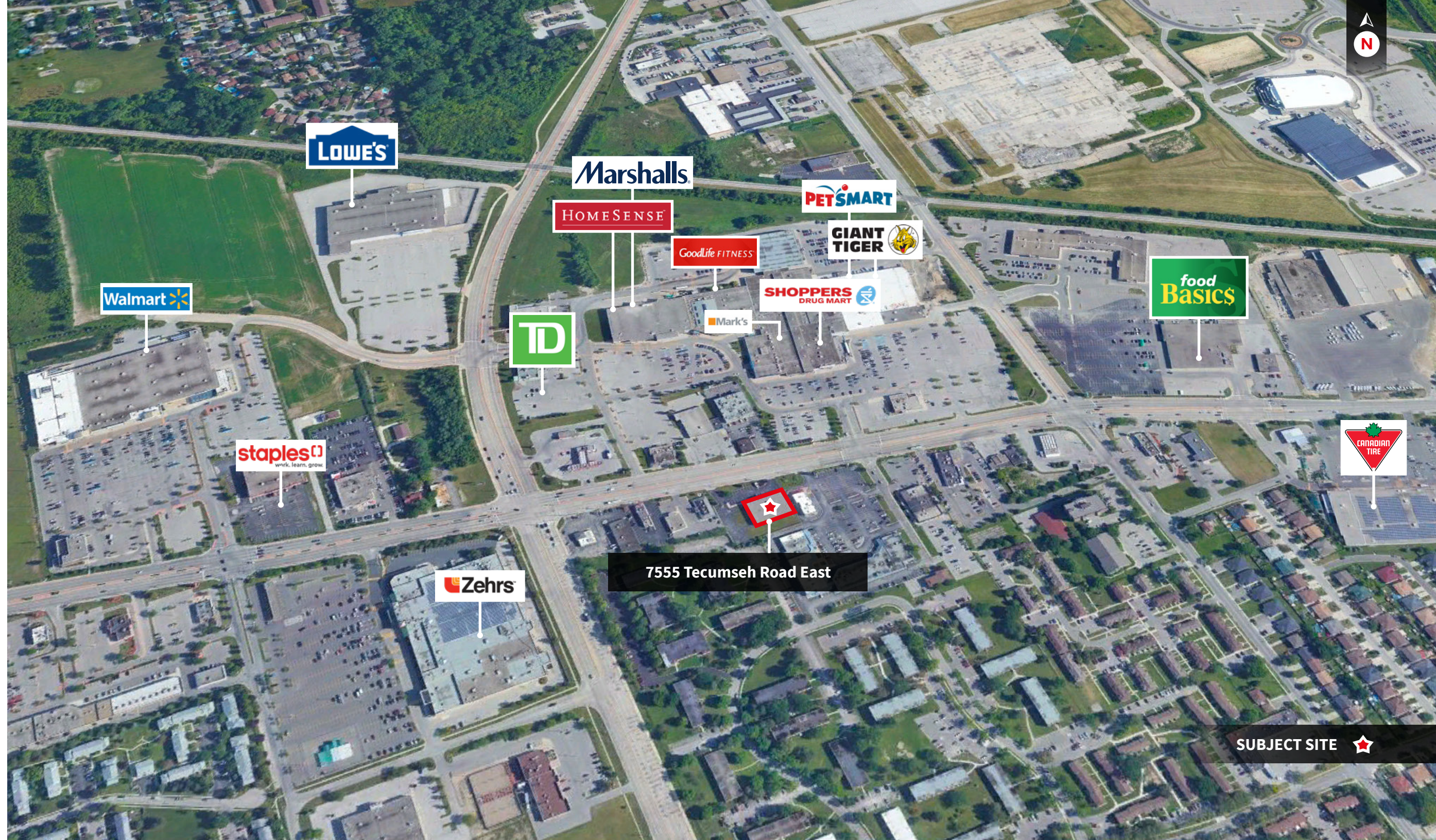
# PROPERTY DETAILS

STAND ALONE PAD:	2,132 SF with a drive-thru
POSSESSION:	Q4/2023
NET RENT:	Please contact Listing Agents
ADDITIONAL RENT:	\$8.00 PSF (taxes \$5.50 PSF and Op Costs \$2.50)
MANAGEMENT FEE:	5% of net rent

# DEMOGRAPHICS

Within 3km Radius | Source: Statistics Canada, 2022

	1km	2km	3km
Population	5,502	24,859	58,019
Daytime Population	7,779	24,936	52,706
Total Households	2,286	10,469	24,030
Avg. Household Income	\$53,695	\$75,086	\$84,989
Median Age	33.2	41.1	41.8



SUBJECT SITE



# PROPERTY HIGHLIGHTS

- 1.2 acre site with ~225 feet of frontage and pylon signage on Tecumseh Road East;
- Retailers include: One Plant, Osmow's, Pizza Hut, Plato's Closet and barBURRITO.
- Across the street from Tecumseh Mall, a 387,280 sf shopping centre with 3.4M annual visitors and retailers including Marks Work Warehouse, Shoppers Drug Mart, Giant Tiger, PetSmart, Marshalls and GoodLife Fitness.
- Zoned CD3.3 for Retail, Restaurant, Commercial School, Food Outlet, Veterinary, Medical, Bakery, and more!
- Traffic Count (AADT): 24,768 vehicles.
- Parking: 79 parking stalls 6.3 stalls/1,000 sf of GLA.

# SITE PLAN



**FOR LEASE** | 7555 Tecumseh Road East, Windsor, ON

For more information, please contact:

**Russell Godwin\***

Senior Vice President

+1 416 391 6960

Russell.Godwin@am.jll.com



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