



7555 Tecumseh Road East

Windsor, ON



**RETAIL
FOR
LEASE**

PROPERTY DETAILS

Stand Alone Pad: 2,132 SF with a drive-thru
 Possession: Q4/2023
 Net Rent: Please contact Listing Agents
 Additional Rent: \$9.65 PSF (taxes \$5.70 PSF and Op Costs \$3.95 PSF)
 Management Rent: 5% of net rent

DEMOGRAPHICS

Drivetimes | Source: Statistics Canada, 2023

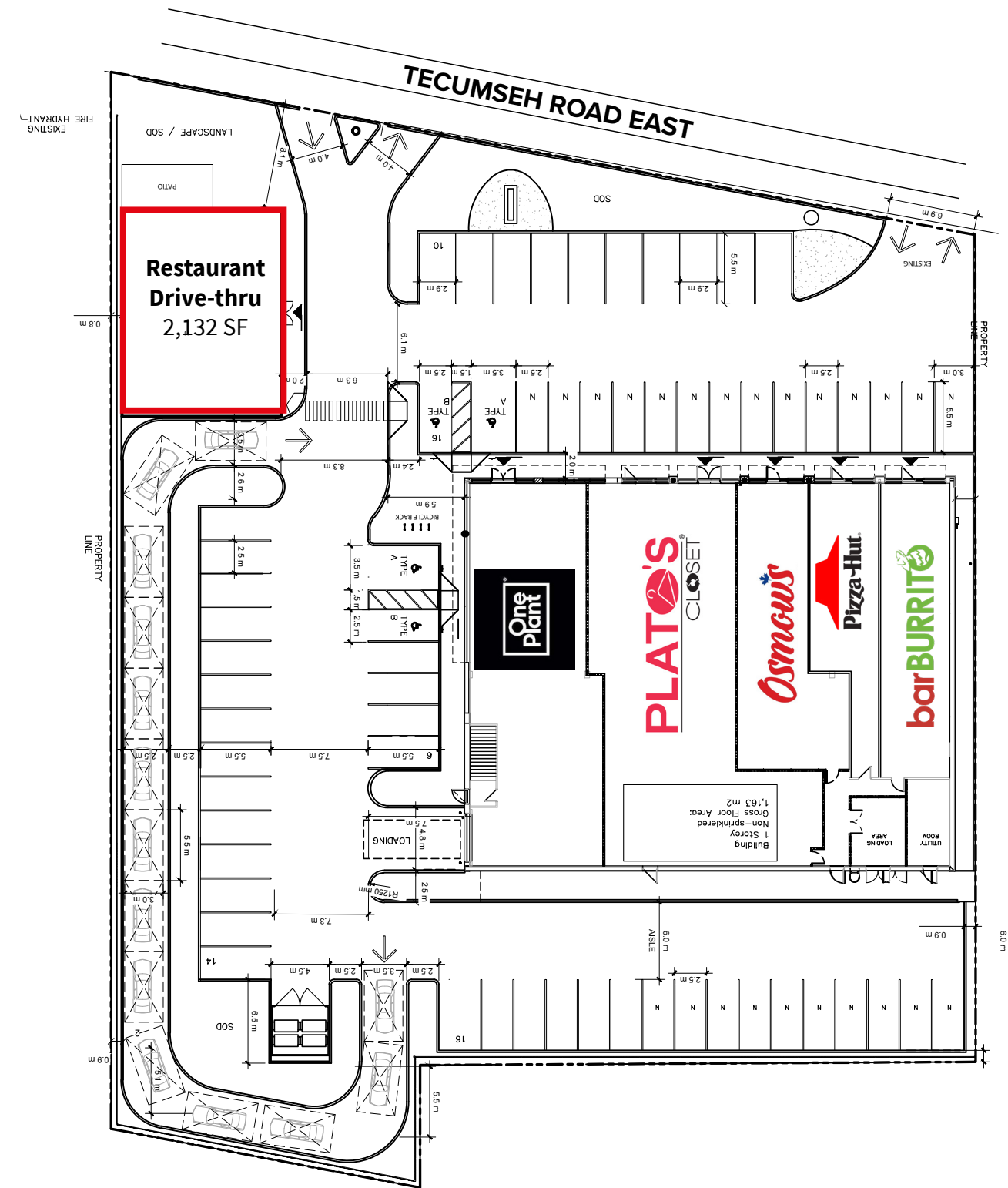
	1km	2km	3km
Population	5,502	24,859	58,019
Daytime Population	7,779	24,936	52,706
Total Households	2,286	10,469	24,030
Avg. Household Income	\$53,695	\$75,086	\$84,989
Median Age	33.2	41.1	41.8



PROPERTY HIGHLIGHTS

- 1.2 acre site with ~225 feet of frontage and pylon signage on Tecumseh Road East;
- Retailers include: One Plant, Plato’s Closet, Osmow’s, Pizza Hut 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



RETAIL FOR LEASE

7555 TECUMSEH ROAD EAST
WINDSOR, ON

For more information, please contact:

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