



Asking Rent:
\$35-\$42 PSF NNN

FOR LEASE

1301 W Chicago Blvd Tecumseh, MI

2.06 Acres of Retail Available

Property Highlights

- Prime High-Traffic Location: Secure a spot at the signalized intersection of Chicago Boulevard (M-50) and Evans Street, ensuring maximum visibility with thousands of daily commuters and local shoppers passing by
- Tap Into a Thriving Market
- Synergy with Established Anchors: Benefit from proximity to high-draw businesses like Busch's Fresh Food Market, Taco Bell, Arby's, Burger King, Big Boy, McDonald's, KeyBank, Huntington Bank, and O'Reilly Auto Parts perfect for driving cross-traffic to your retail, dining, or service concept
- Flexible Space for Your Vision: Customize your tenant space on a 2.06 Acre lot, with utilities ready and commercial zoning in place to support a range of retail or service-based businesses
- Join a Vibrant Business Community: Thrive in Tecumseh, a recognized hub for entrepreneurship, with over 110 downtown specialty shops and eateries nearby, fostering a strong local customer base
- Grow with a Supportive Market: Leverage Tecumseh's business-friendly environment and community support to establish your brand in a growing market with big potential

CONTACT US



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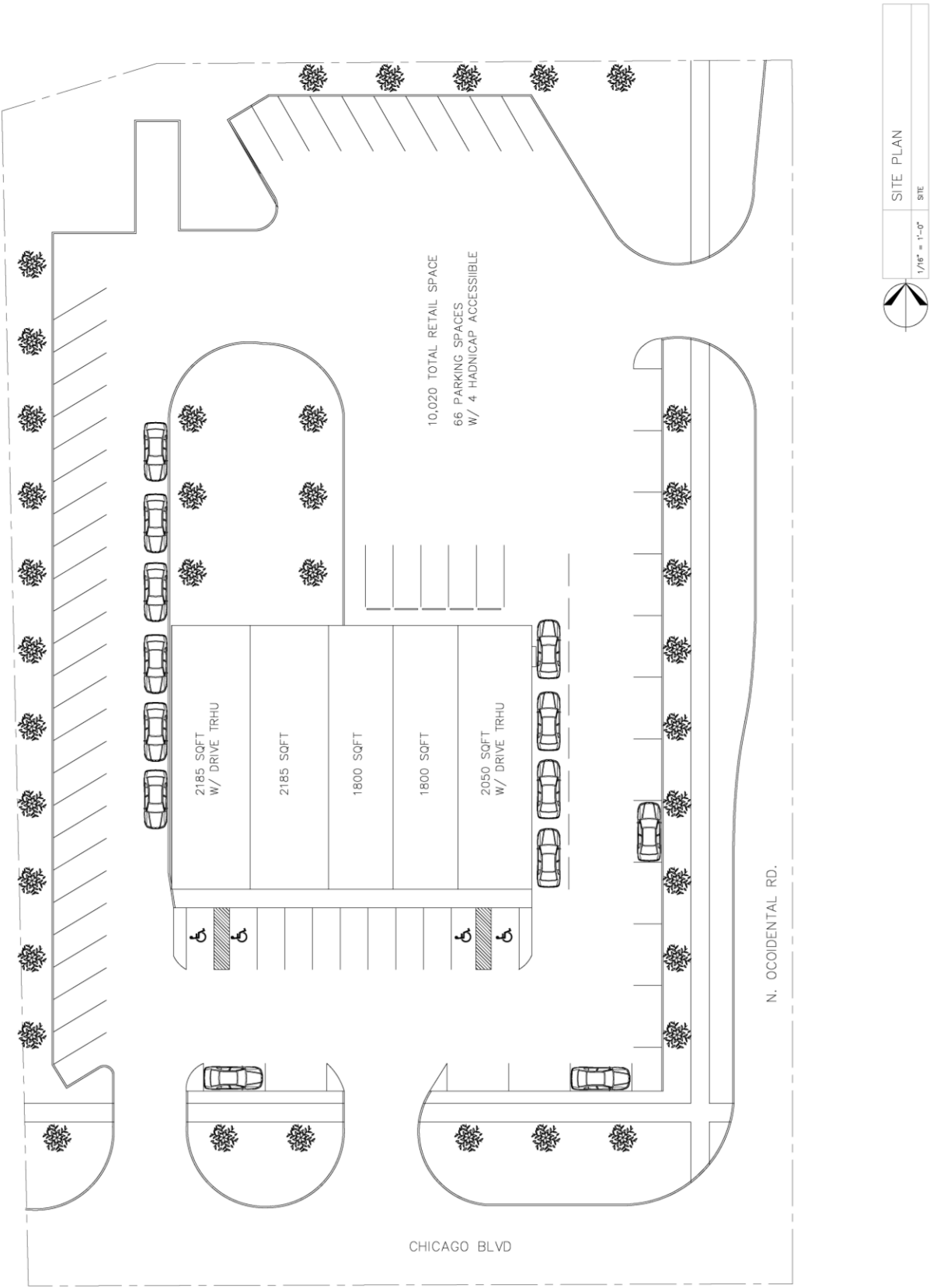
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Rendering Photos



Site Plan



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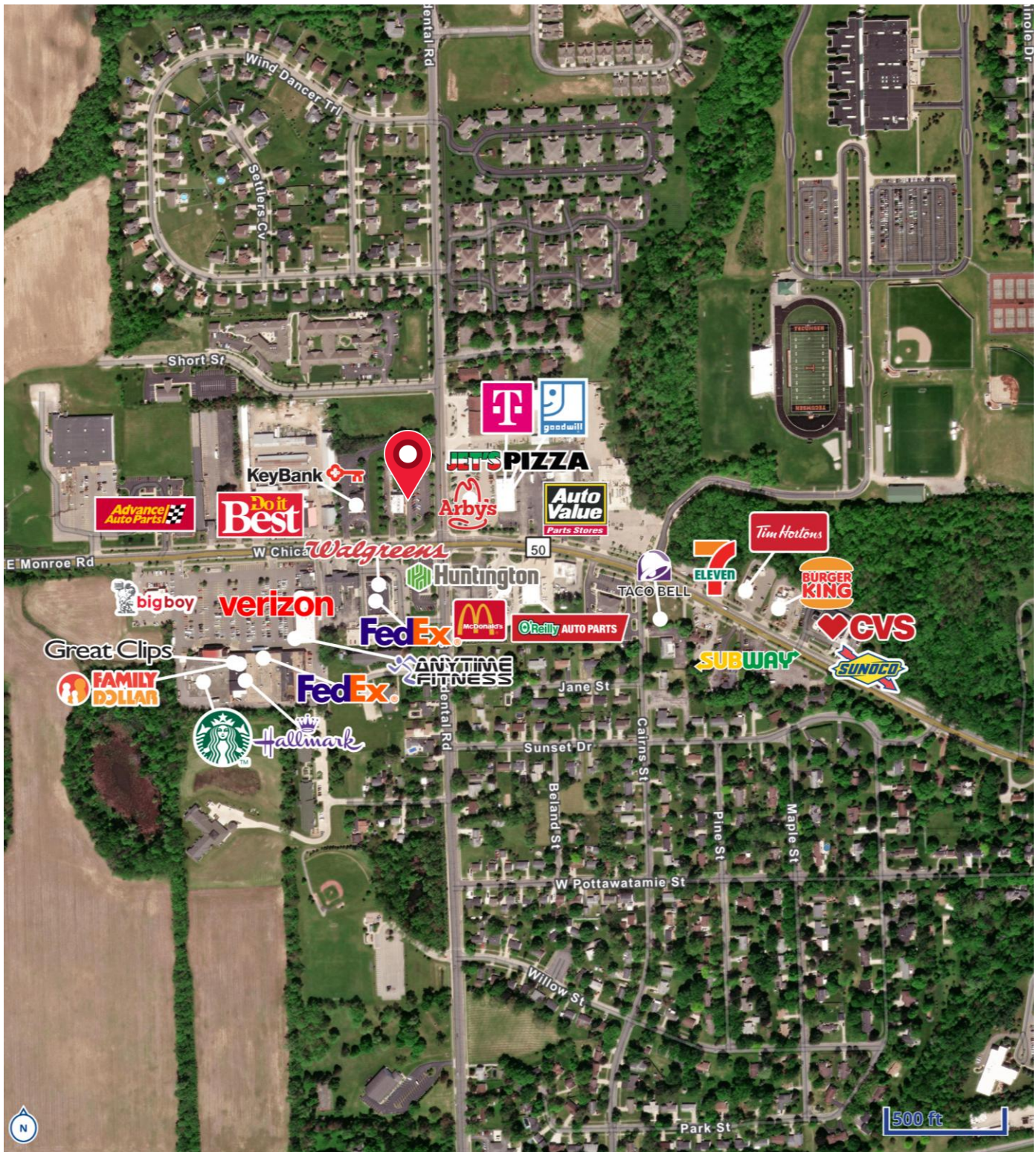
Property Aerial



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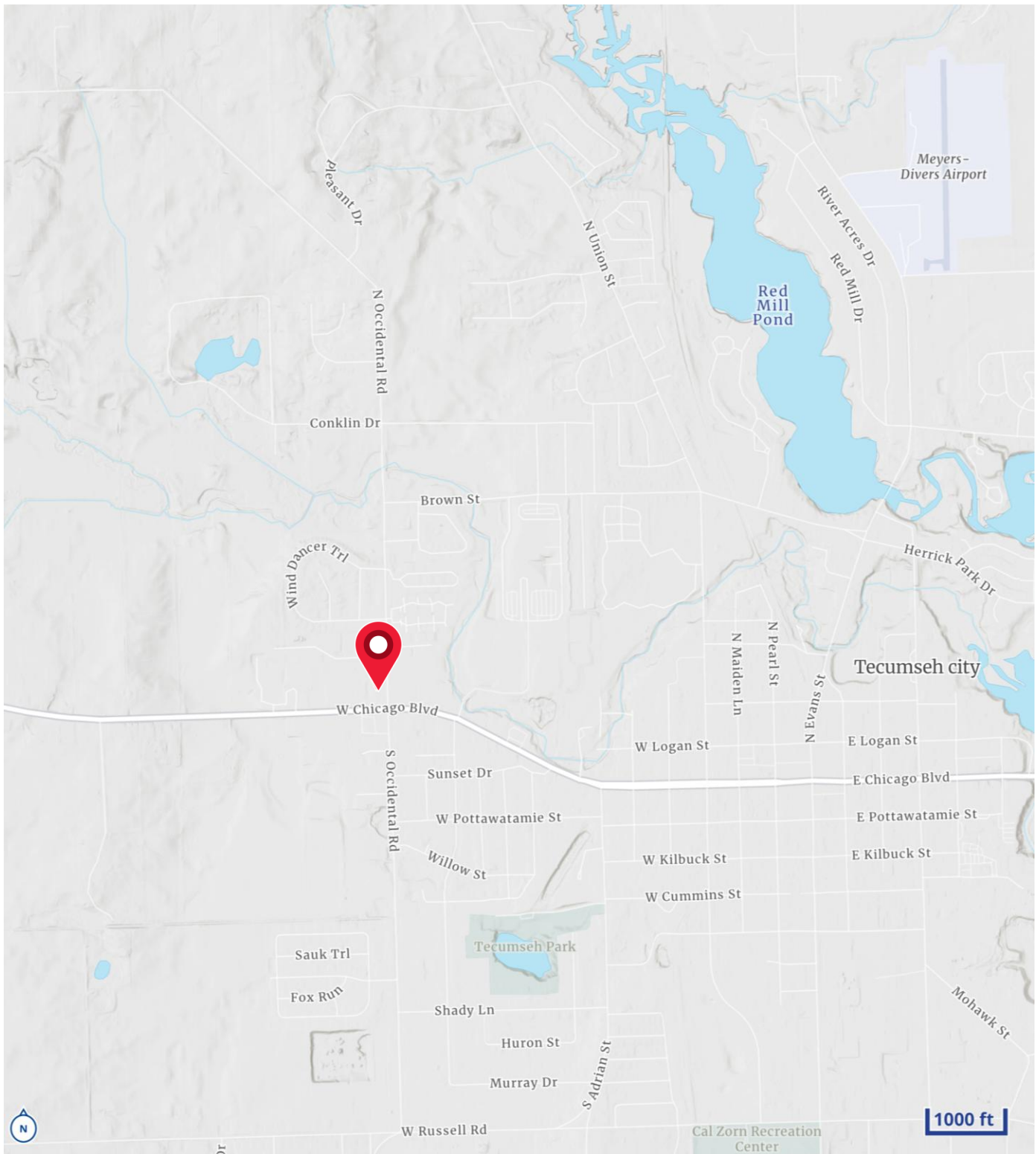
Merchant Map



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Location Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	4,303	13,386	22,968
Total Households	1,867	5,731	9,425
Total Family Households	1,111	3,693	6,349
Average Household Size	2.27	2.32	2.42
Median Age	44.4	44.7	43.8
Population Age 25+	3,113	9,723	16,515
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.36%	0.17%	0.35%
2020 – 2025 Population: Annual Growth Rate (CAGR)	-0.14%	0.08%	0.07%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	-0.08%	-0.01%	-0.01%
Households	0.21%	0.31%	0.28%
Families	-0.04%	0.11%	0.11%
Median Household Income	1.72%	1.65%	1.57%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	2,071 / 48.1%	6,570 / 49.1%	11,421 / 49.7%
Female Population / % Female	2,232 / 51.9%	6,816 / 50.9%	11,547 / 50.3%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$71,652	\$69,862	\$72,653
Average Household Income	\$90,173	\$94,599	\$93,925
Per Capita Income	\$38,733	\$40,421	\$38,446
SUMMARY BUSINESS DATA			
Total Businesses	110	470	691
Total Daytime Population	3,575	11,878	20,706
Daytime Population: Workers	1,348	4,932	8,694
Daytime Population: Residents	2,227	6,946	12,012

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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