



**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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2.06 ACRES FOR LEASE

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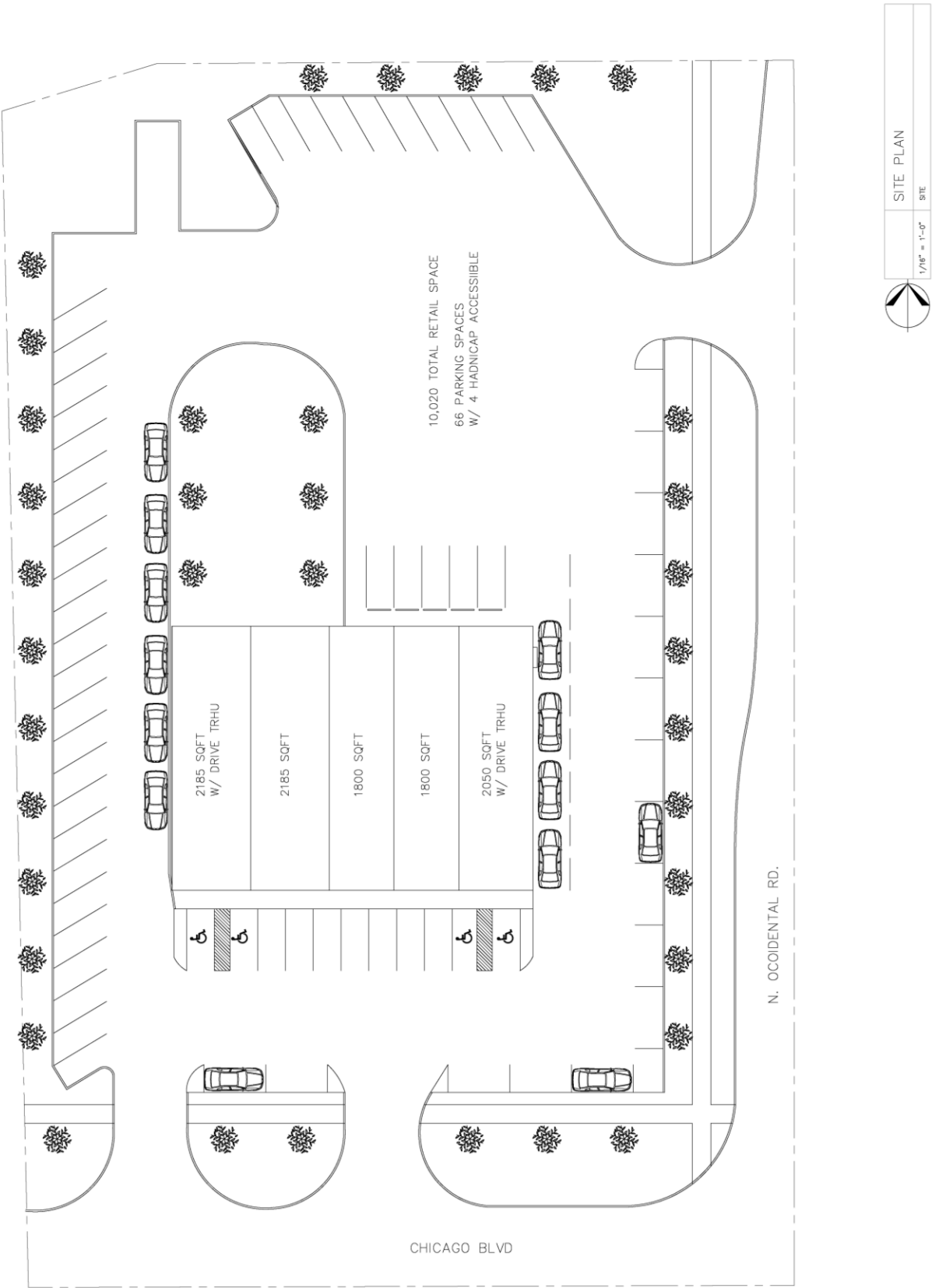
## Rendering Photos



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# Site Plan



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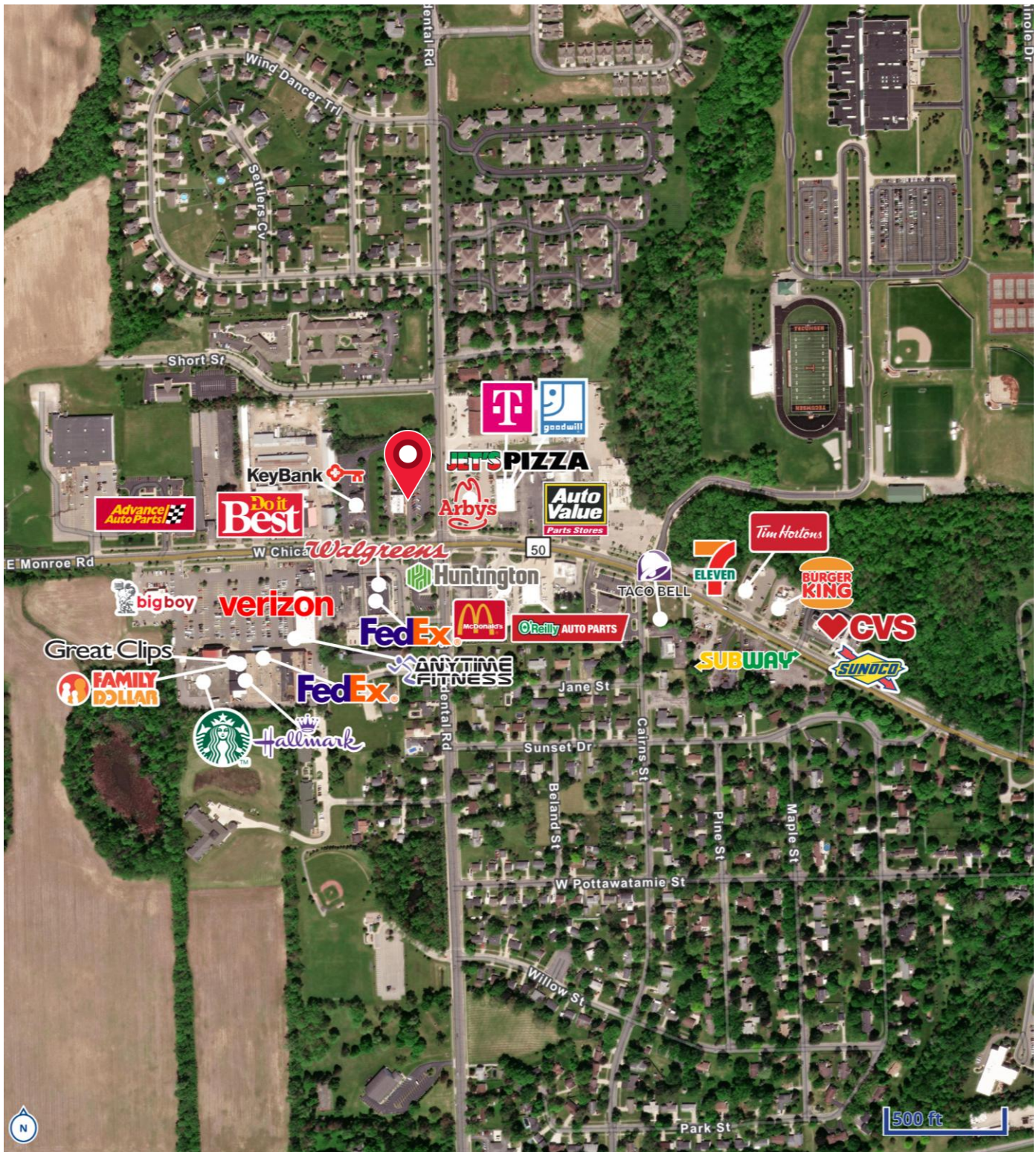
## Property Aerial



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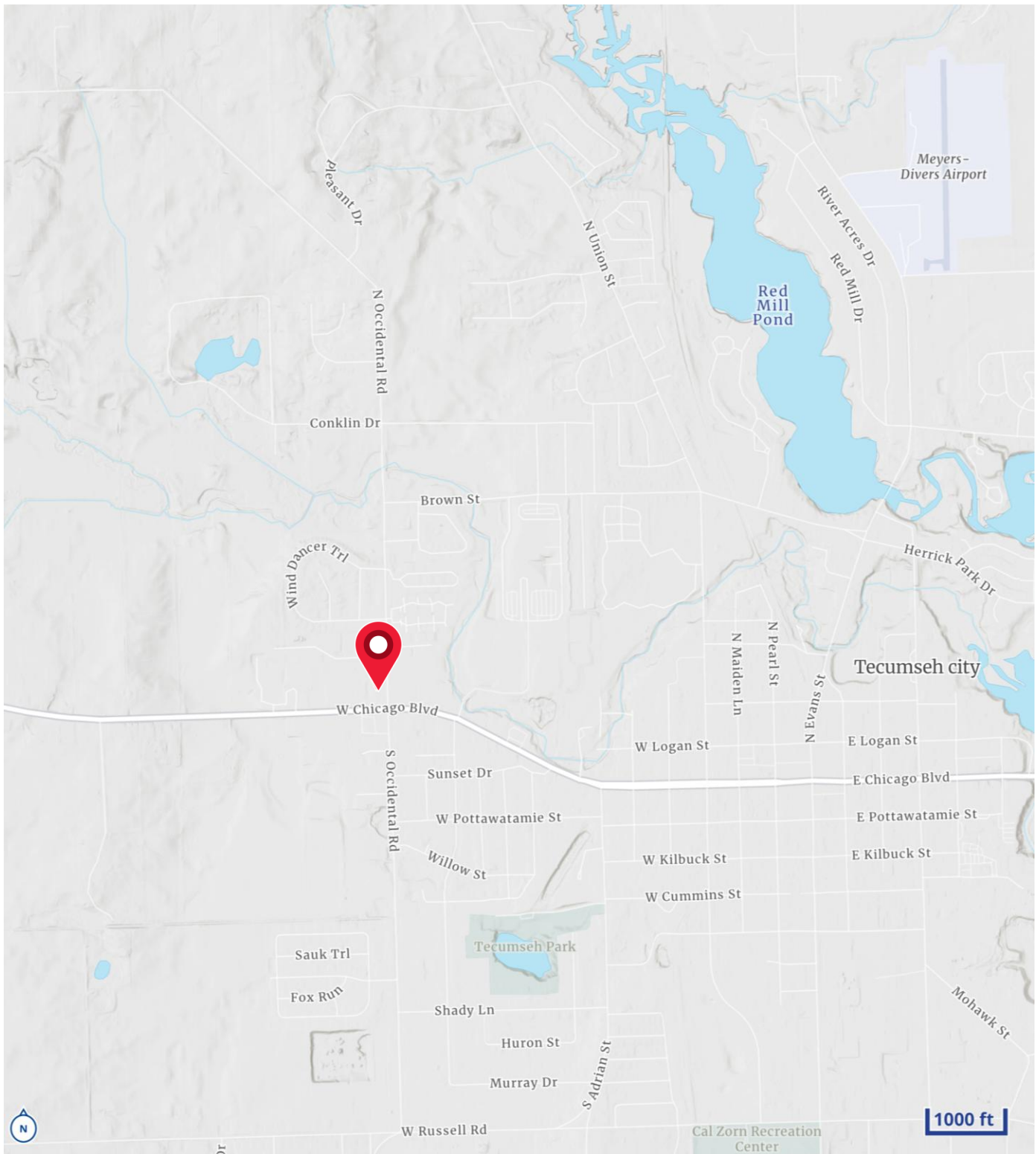
## Merchant Map



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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:<br>Annual Growth Rate (CAGR) | 0.36%         | 0.17%         | 0.35%          |
| 2020 – 2025 Population:<br>Annual Growth Rate (CAGR) | -0.14%        | 0.08%         | 0.07%          |
| <b>5 YEAR PROJECTED TRENDS: ANNUAL RATE</b>          |               |               |                |
| 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%          |
| <b>CURRENT YEAR POPULATION BY SEX</b>                |               |               |                |
| 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% |
| <b>INCOME &amp; HOUSEHOLDS SUMMARY</b>               |               |               |                |
| 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       |
| <b>SUMMARY BUSINESS DATA</b>                         |               |               |                |
| 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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