

FOR LEASE

1,800 - 2,185 SF of Retail

1301 W Chicago Boulevard
Tecumseh, MI



Mike Howard
419 290 0561
mike.howard@colliers.com

Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI 48067
colliers.com/detroit





Prime Retail Opportunity at Barron Commons

Welcome to **Barron Commons**, a premier new retail development at 1301 W Chicago Blvd in the heart of Tecumseh, Michigan. This high-visibility plaza is perfectly positioned at the signalized intersection of Chicago Boulevard (M-50) and Evans Street, capturing thousands of daily commuters and local shoppers.

Anchored by national favorites **Dunkin'** and **Jimmy John's** on the end caps; Barron Commons delivers built-in traffic and synergy from day one. Surrounded by proven draws like Busch's Fresh Food Market, Taco Bell, Arby's, Burger King, Big Boy, McDonald's, KeyBank, Huntington Bank, and O'Reilly Auto Parts, this modern retail center thrives in Tecumseh's vibrant, family-friendly environment—complete with nearby parks, festivals, and community amenities.

Construction kicks off in March 2026, with early summer 2026 delivery of this refreshed 10,018 SF property on 2.06 acres. Three flexible inline spaces are available for lease (2,185 SF, 1,800 SF, and 1,800 SF), ideal for retail, quick-service dining, personal services, or professional concepts ready to capitalize on high exposure and cross-traffic in one of Lenawee County's most promising corridors.

Prime Signalized Corner Location — High-traffic exposure at M-50 (Chicago Blvd) and Evans Street, drawing commuters, locals, and visitors for maximum visibility and convenience.

Powerful Anchor Tenants — End caps leased to **Dunkin'** and **Jimmy John's**, creating instant customer draw, breakfast-to-lunch traffic, and natural cross-promotion for inline businesses.

Flexible, Move-In Ready Spaces — Three customizable inline units available: 2,185 SF, 1,800 SF, and 1,800 SF—perfect for tailoring to your brand in a fresh, modern plaza.

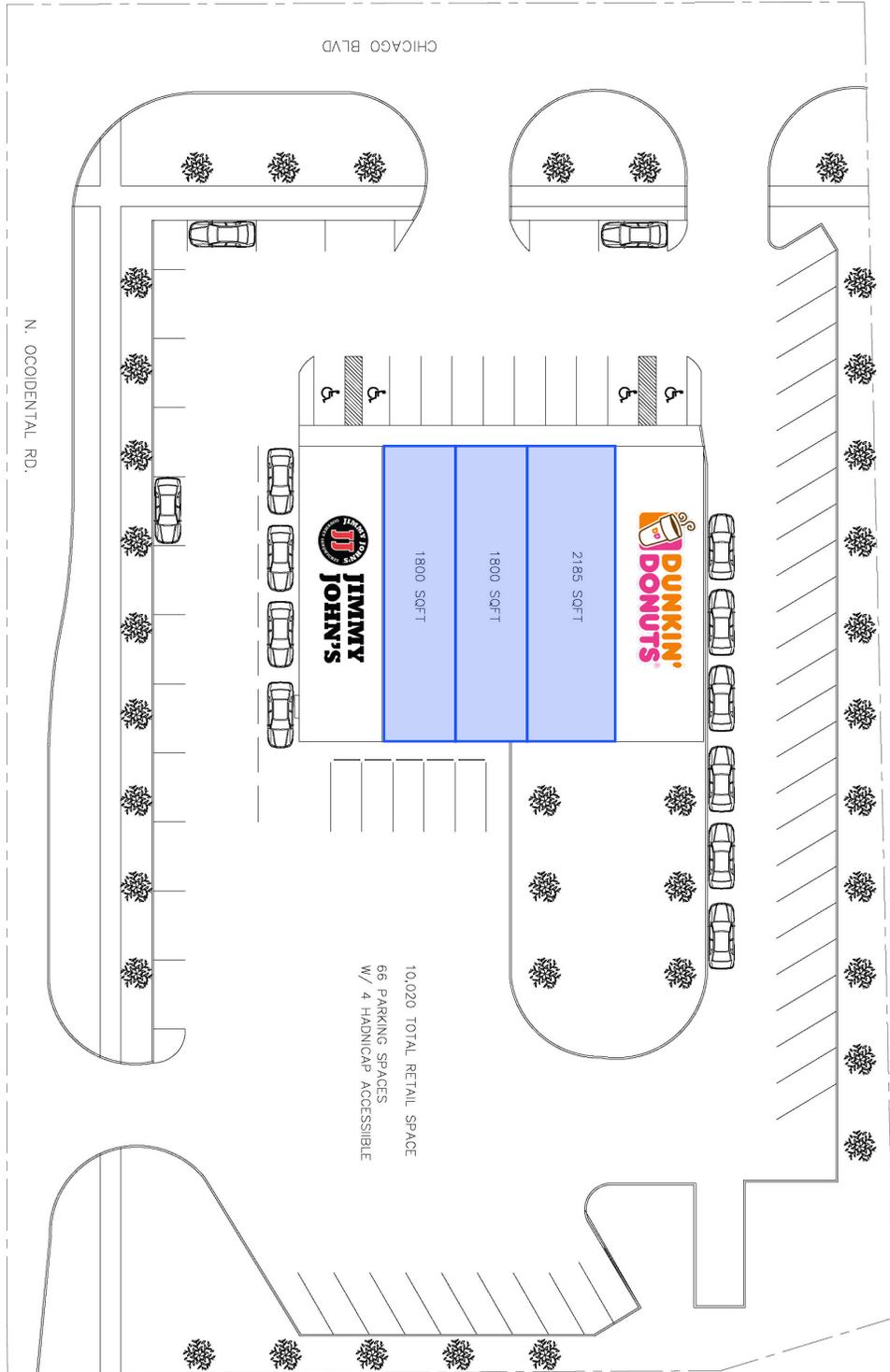
Lease Rate -- \$30/SF

Fast-Track Timeline — Construction starts March 2026 with early summer 2026 delivery—get open quickly in a revitalized property originally built in 1990 and fully updated for today's retail needs.

Strong Community & Demographic Fit — Serve Tecumseh's 8,655+ residents (median age ~39–40, solid incomes) plus nearby attractions like parks, performing arts, and annual events that drive steady year-round patronage.

Established Retail Synergy — Join a proven lineup of national and regional brands in a dynamic shopping node, fostering repeat visits and a diverse customer base from across Lenawee County and beyond.

FLOOR PLAN



Available Suites:

1,800 SF

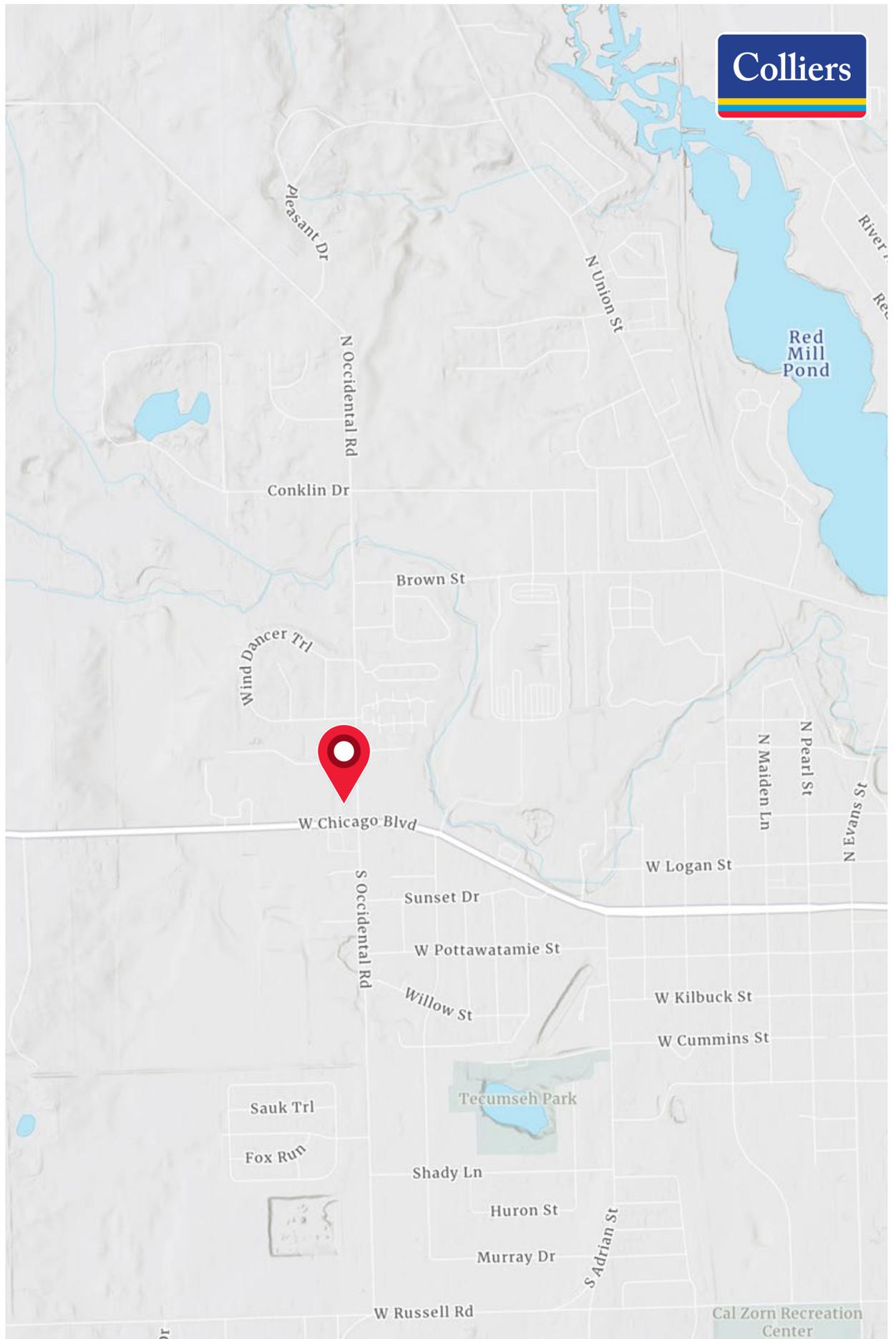
1,800 SF

2,185 SF

PROPERTY AERIAL



LOCATION MAP



MERCHANT MAP



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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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.