

8.02 ACRES M-50

16539 Tecumseh Rd, Dundee, MI 48131



FOR SALE

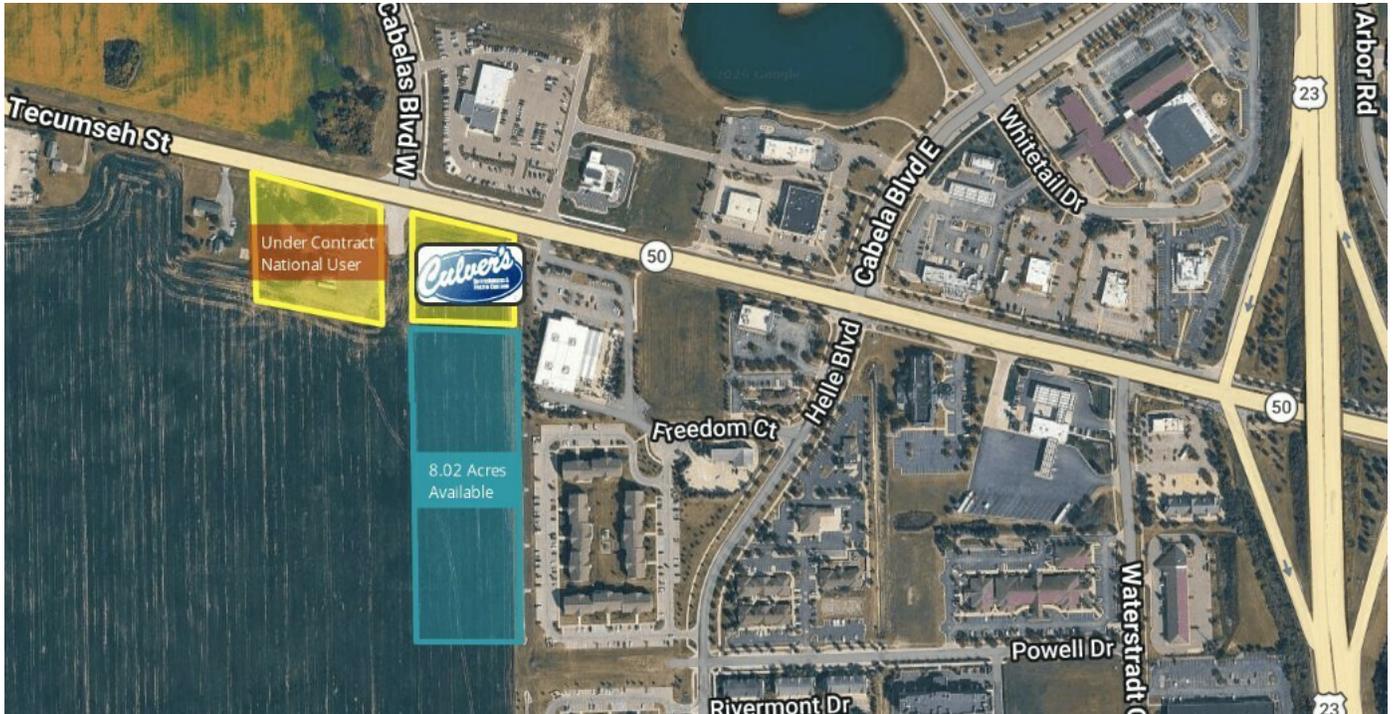
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EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 16539 Tecumseh Rd | Dundee, MI 48131

PROPERTY OVERVIEW

Positioned at the highly visible interchange of US-23 and Tecumseh Road, this 8.02± acre vacant parcel presents a premier development opportunity in Dundee's growing retail corridor. The property is situated behind a newly constructed Culver's and adjacent to a parcel currently under contract with another national retailer, reinforcing the corridor's continued retail expansion and validating the location for additional commercial development. This clustering of national brands creates a powerful synergy, making the site ideal for restaurants, hospitality, service retail, entertainment uses, or mixed-use concepts.

OFFERING SUMMARY

Sale Price:	\$2,400,000
Price/AC:	\$299,251.87
Lot Size:	8.02 Acres
Traffic Counts:	9,072 Vehicles/Day on Tecumseh; 41,846 Vehicles/Day on US-23 (Costar, 2024)

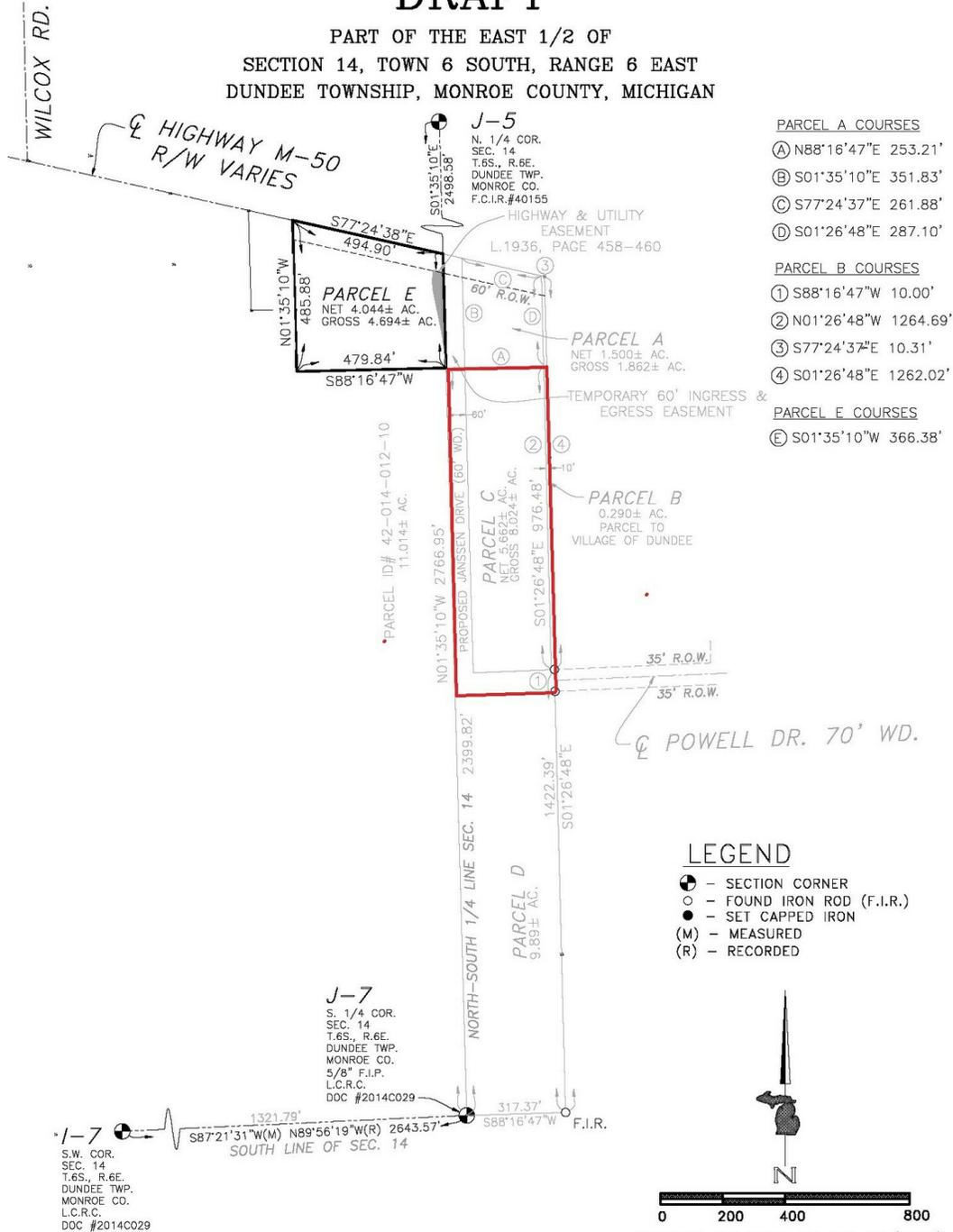
PROPERTY HIGHLIGHTS

- Approximately 8.02 acres vacant land for development
- Directly behind a brand new Culver's and across from Cabela's that attracts more than 3 million visitors per year
- Easy access to US-23 via Exit 17
- 30 minutes to Ann Arbor and Toledo; 20 minutes to Monroe and Tecumseh
- Area businesses include Wolverine Toyota, Walgreens, Holiday Inn, Quality Inn, Auto Zone, and many other national brands
- Access road (Janssen Dr) is currently stubbed

NEW LEAF DEVELOPMENT PLAN: 16539 Tecumseh Rd | Dundee, MI 48131

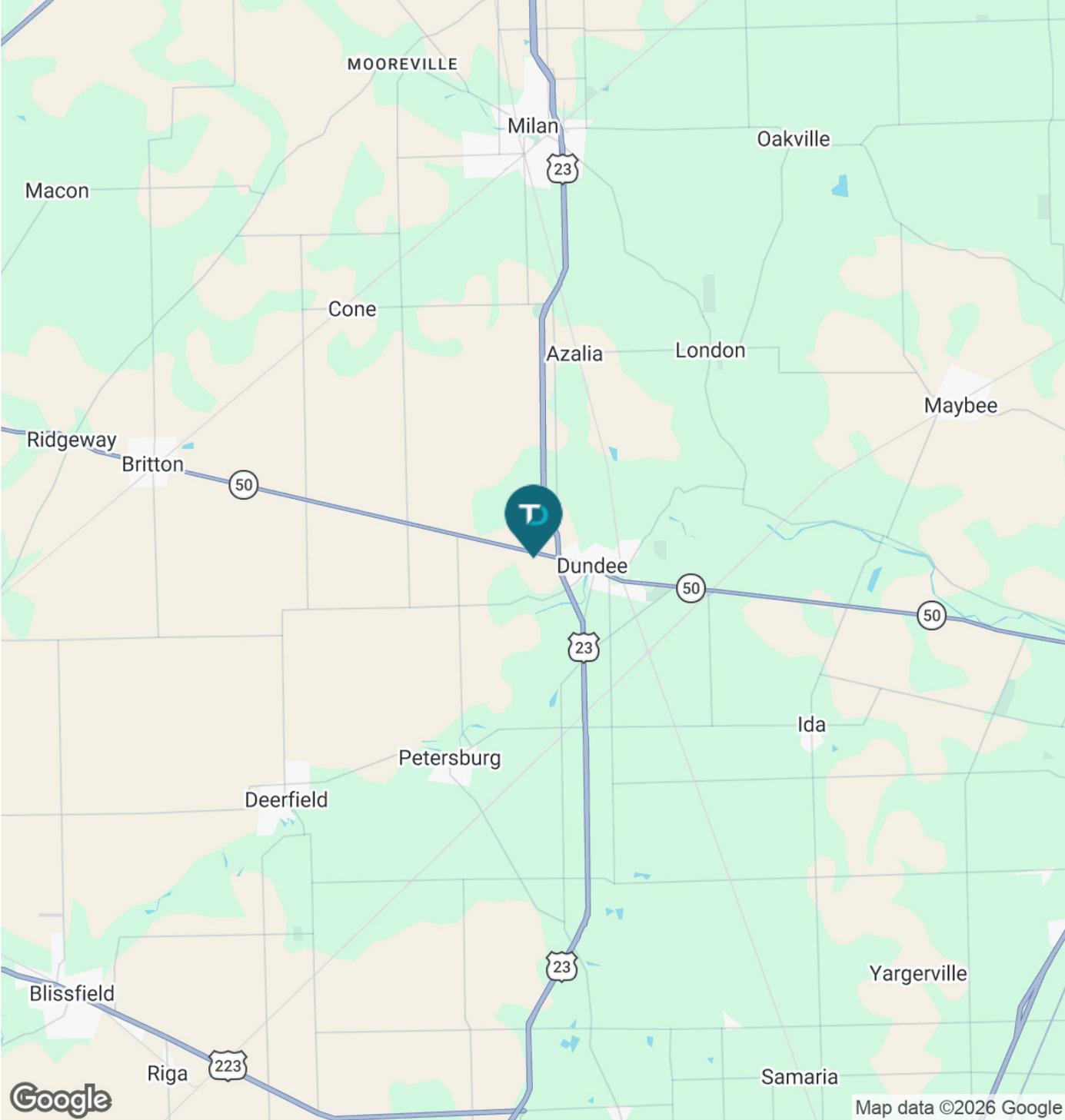
DRAFT

PART OF THE EAST 1/2 OF
SECTION 14, TOWN 6 SOUTH, RANGE 6 EAST
DUNDEE TOWNSHIP, MONROE COUNTY, MICHIGAN



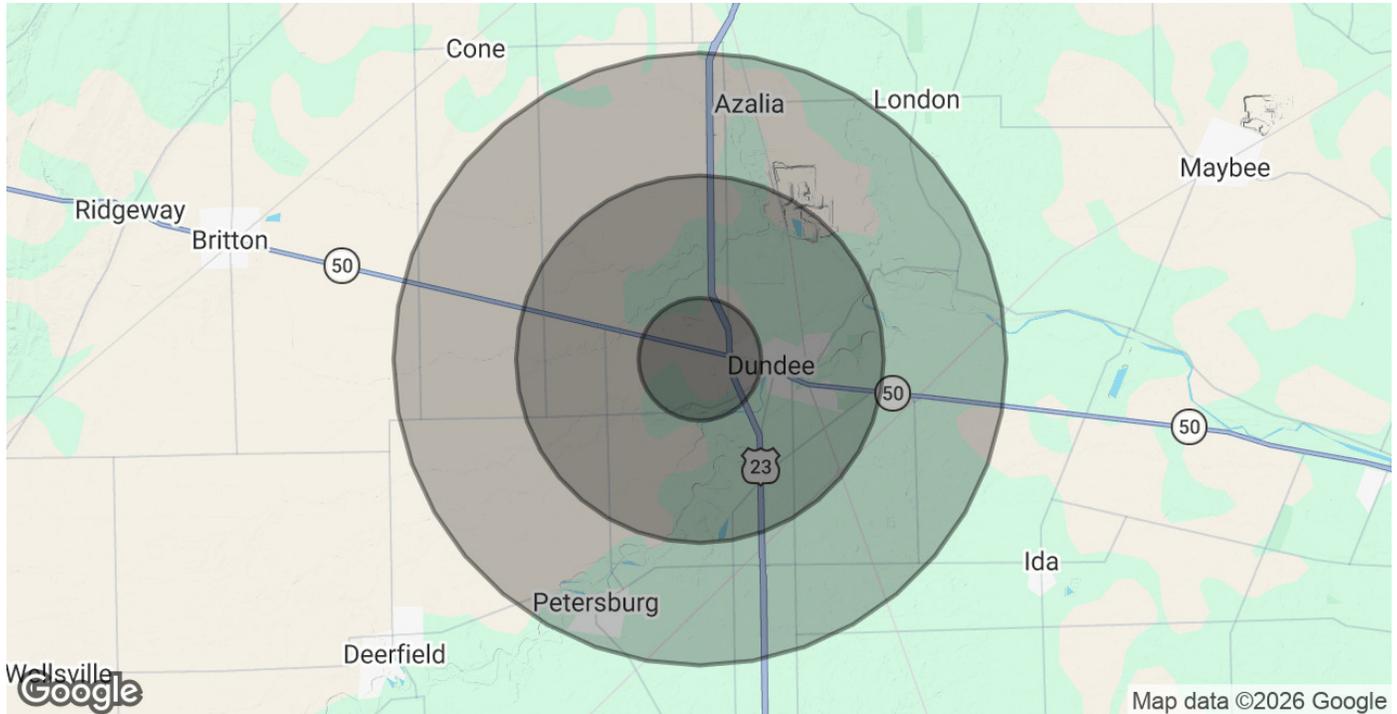


LOCATION MAP: 16539 Tecumseh Rd | Dundee, MI 48131



RETAILER MAP: 16539 Tecumseh Rd | Dundee, MI 48131



DEMOGRAPHICS MAP & REPORT: 16539 Tecumseh Rd | Dundee, MI 48131


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,574	7,369	11,792
Average Age	40	38	40
Average Age (Male)	38	37	39
Average Age (Female)	41	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	710	2,975	4,681
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$90,419	\$97,547	\$95,381
Average House Value	\$382,997	\$321,464	\$301,162

Demographics data derived from AlphaMap