



For Lease

7555 Tecumseh Road,
Windsor, ON

1,457 SF of
Premium Retail Space



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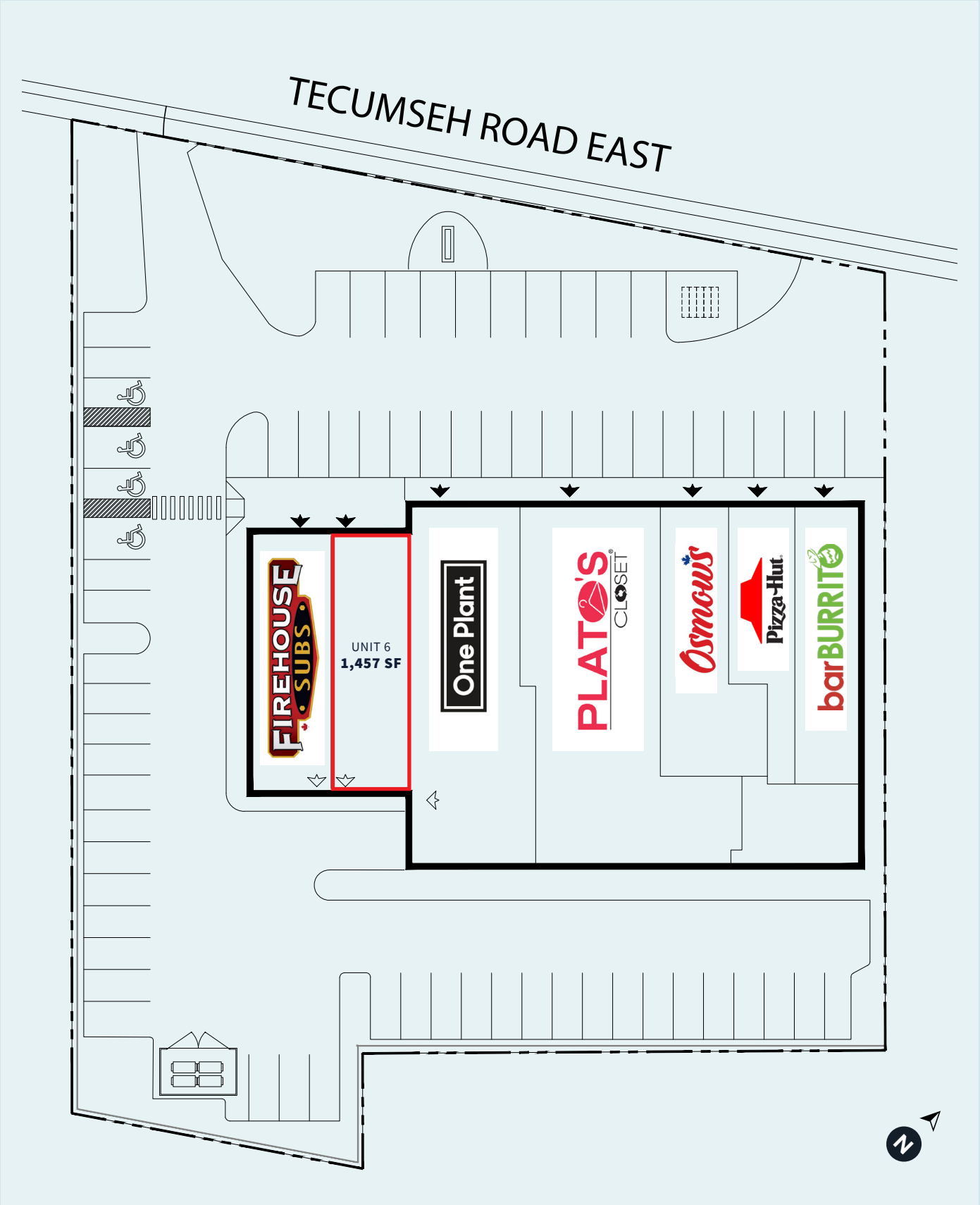
Property Details

UNIT 6	1,457 SF
POSSESSION	Immediately following lease execution
NET RENT	\$40.00 PSF with annual escalations
ADDITIONAL RENT	\$12.50 PSF [2026 estimate] plus a management fee equal to 5% of the annual net rent paid monthly
TERM	10 years
HVAC AND ELECTRICAL	RTU is a 7.5-ton unit. Electrical is a 100A, 347V 3phase, 4 wire service

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 approximately 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): 19,447 (2024) vehicles.
	Parking: 65 parking stalls 4.14/1,000 SF of GLA

Site Plan



Nearby Retailers

The Property benefits from proximity to established national and regional retailers, creating a strong draw for customer traffic and complementary retail synergy.

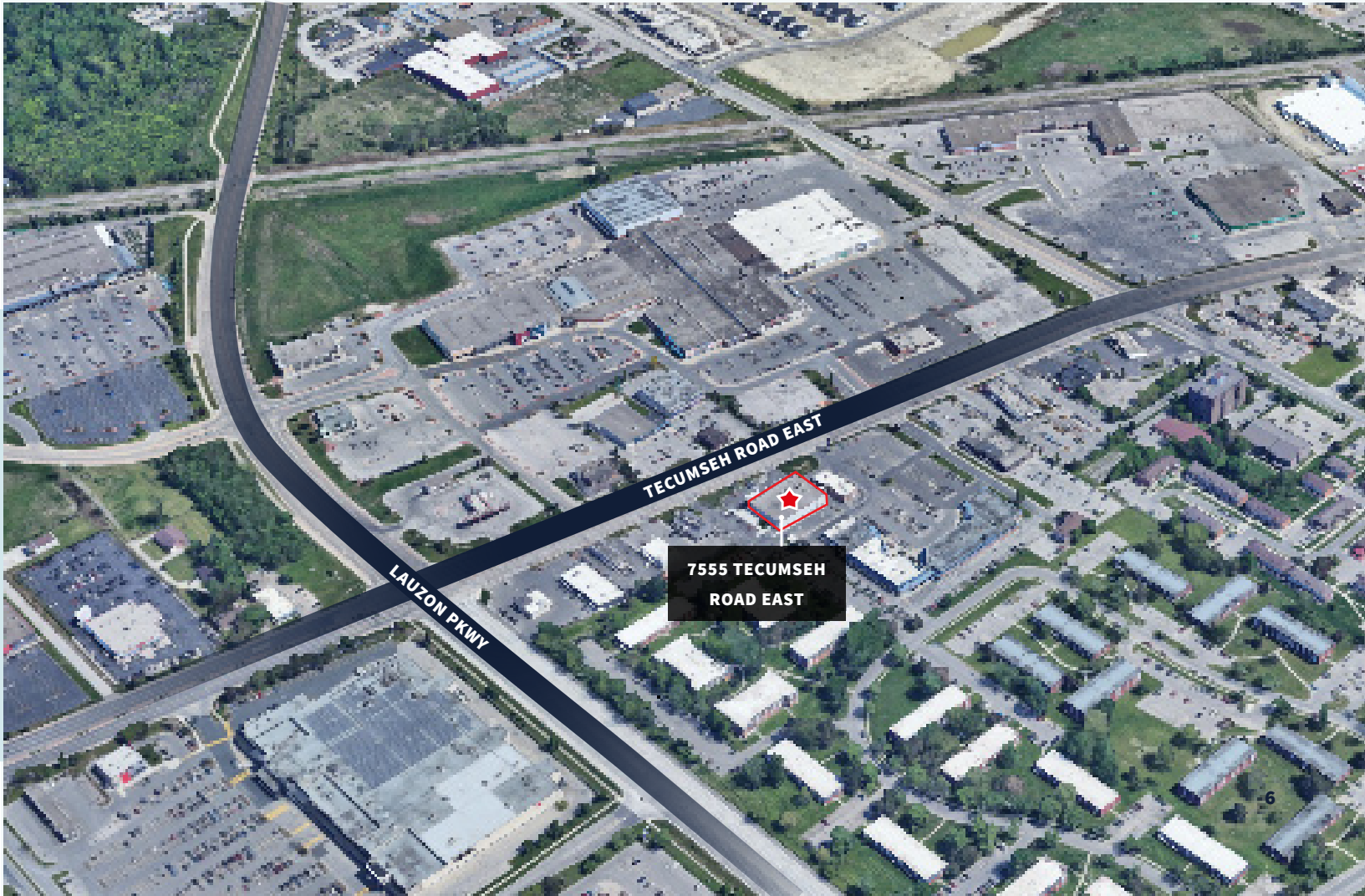


Demographics

RADIUS		1 km	2 km	3 km
	POPULATION	5,724	27,752	66,770
	DAYTIME POPULATION	6,904	26,712	57,742
	TOTAL HOUSEHOLDS	2,305	10,784	25,875
	AVG. HOUSEHOLD INCOME	\$71,760	\$92,700	\$108,522
	MEDIAN AGE	35.9	40.3	41.0

Location

This Property sits on a high-traffic east-west arterial road with excellent connectivity to major transportation routes. The site offers immediate access to Tecumseh Road’s commercial corridor and connects to key north-south arteries including Lauzon Parkway and Jefferson Boulevard. Highway access is strong, with the E.C. Row Expressway approximately 4-5 kilometers south via Lauzon Parkway, and Highway 401 accessible further south through the same connector, providing seamless regional transit throughout Southwestern Ontario.



Leasing Process

- Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to market the Property for lease
- The Property is offered as a building lease with flexible terms tailored to a qualified tenants.
- Please reach out to the listing brokers for rent and site details
- Proposals will be reviewed as received

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