

124-128 W CHICAGO BLVD

124-128 W Chicago Blvd., Tecumseh , MI 49286



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

DAVE TESCH

Vice President

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OFFERING SUMMARY: 124-128 W Chicago Blvd. | Tecumseh , MI 49286

**PROPERTY OVERVIEW**

Prime Opportunity to lease a $\pm 2,300$ SF former restaurant/brewery in the heart of downtown Tecumseh at 124-128 W Chicago Blvd. This fully equipped space is ideal for a restaurant, café, or brewpub concept, offering a streamlined setup with reduced startup costs. Positioned along the main downtown corridor, the property benefits from strong foot traffic, excellent visibility, and a vibrant surrounding mix of local businesses and weekend/event-driven activity that downtown Tecumseh is known for.

OFFERING SUMMARY

Lease Rate: Contact Broker for pricing
Building Size: 2,324 SF
Available SF: 1,000 - 2,324 SF
Year Built: 1870
Zoning: B-2-Core Downtown District

PROPERTY HIGHLIGHTS

- Prime Downtown Tecumseh Location – Situated directly on W. Chicago Boulevard in the heart of the downtown business district
- Divisible into two suites – Ability to create approximately 1,324 SF and 1,000 SF spaces for smaller-format tenants
- Former Brewery / Restaurant – Existing restaurant-oriented improvements provide an opportunity for another food, beverage, café, or hospitality concept
- Strong Storefront Presence – Highly visible downtown location surrounded by established businesses, restaurants, shopping, and community activity
- Outdoor Patio/Free Parking - Large outdoor patio seating with easy access to free municipal parking

BUILDING/PROPERTY INFORMATION: 124-128 W Chicago Blvd. | Tecumseh , MI 49286

BUILDING INFORMATION

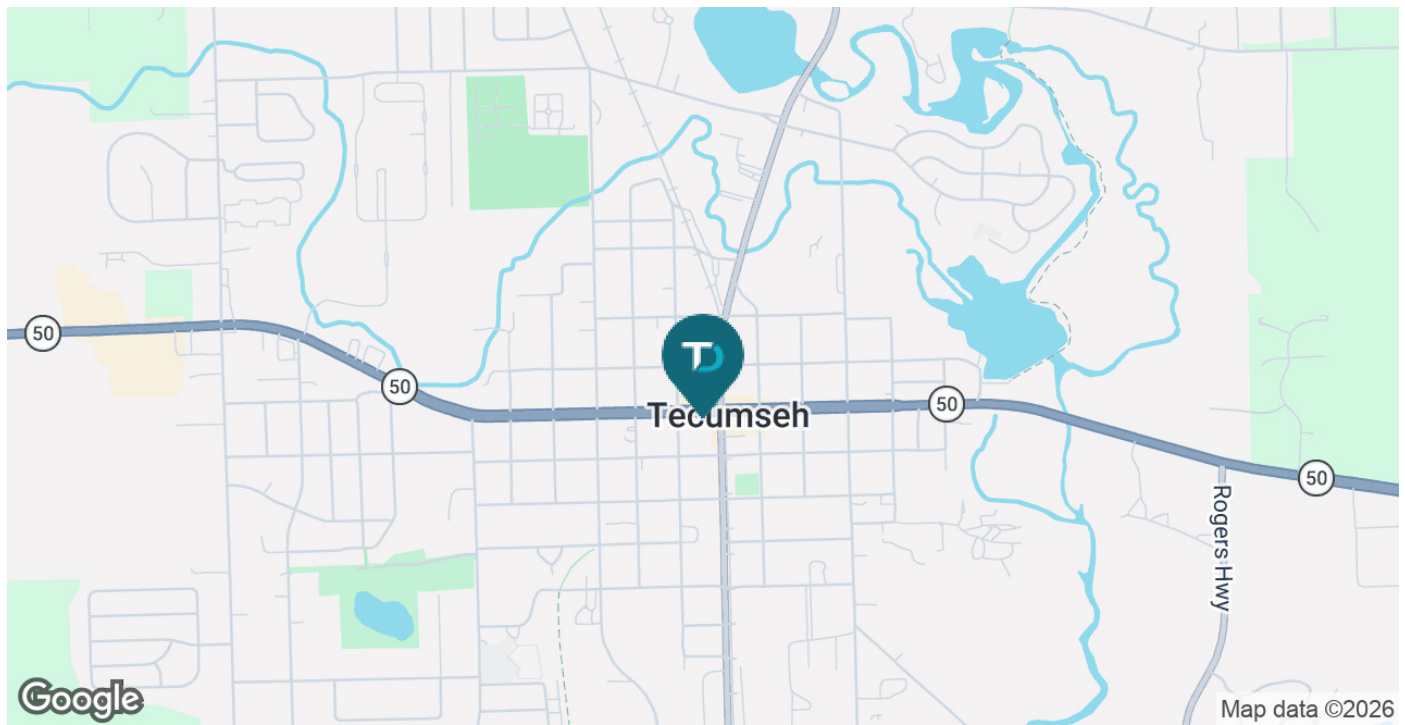
Price:	Contact Broker
Building Size:	2,324 SF
Year Built:	1870
Number of Floors:	2
Utilities:	Gas/Water/Electric
Parking:	Street and municipal

PROPERTY INFORMATION

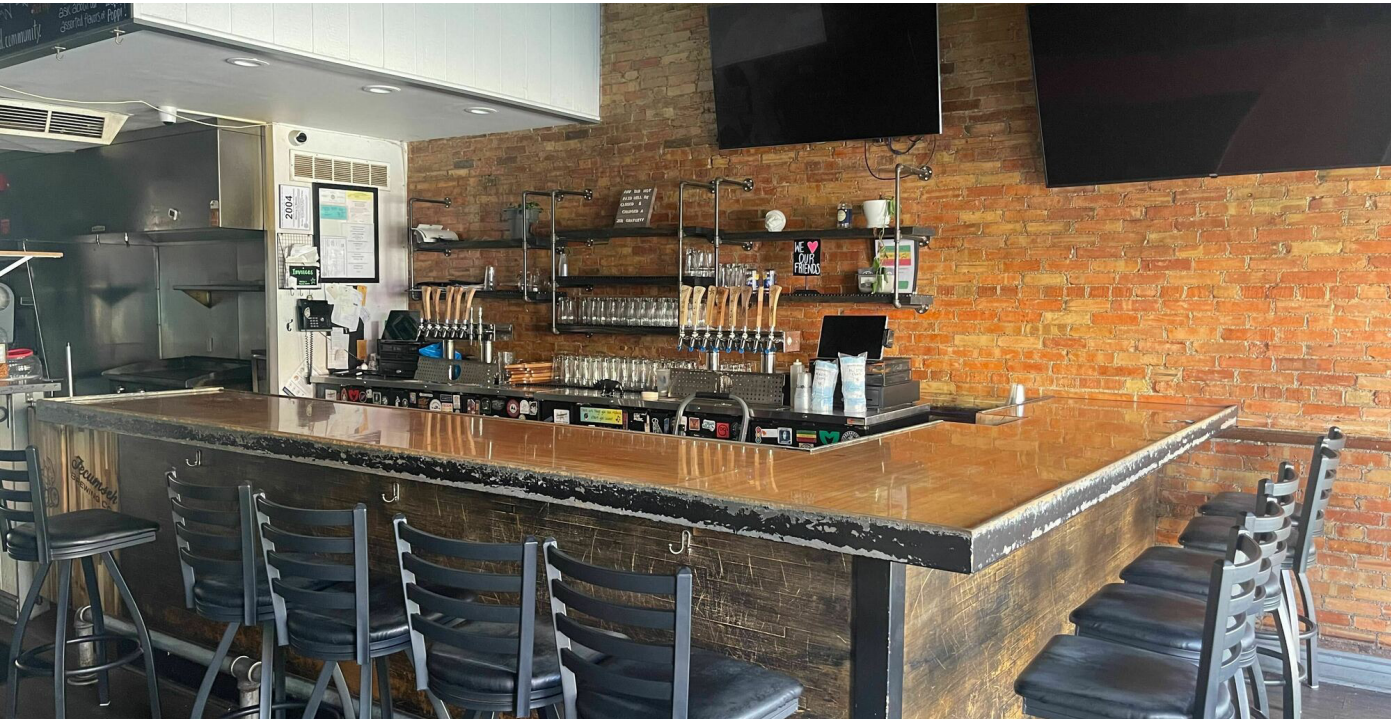
Property Type:	Retail
Property Subtype:	Restaurant
Zoning	B-2-Core Downtown District
Traffic Count:	11,530 VPD on W Chicago Bl
Legal Description:	Available upon request
APN:	XTO-480-7080-00 and XTO-4790-00

LOCATION INFORMATION

Situated on W. Chicago Blvd., the heart of Tecumseh's downtown, this property benefits from high pedestrian traffic, stor demographics, and a thriving small business community.



LEASE SPACES: 124-128 W Chicago Blvd. | Tecumseh , MI 49286



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 2,324 SF	Lease Rate:	Contact Broker for pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
124	Available	1,000 - 2,324 SF	Contact Broker for pricing
128	Available	1,324 - 2,324 SF	Contact Broker for pricing

ADDITIONAL PHOTOS: 124-128 W Chicago Blvd. | Tecumseh , MI 49286



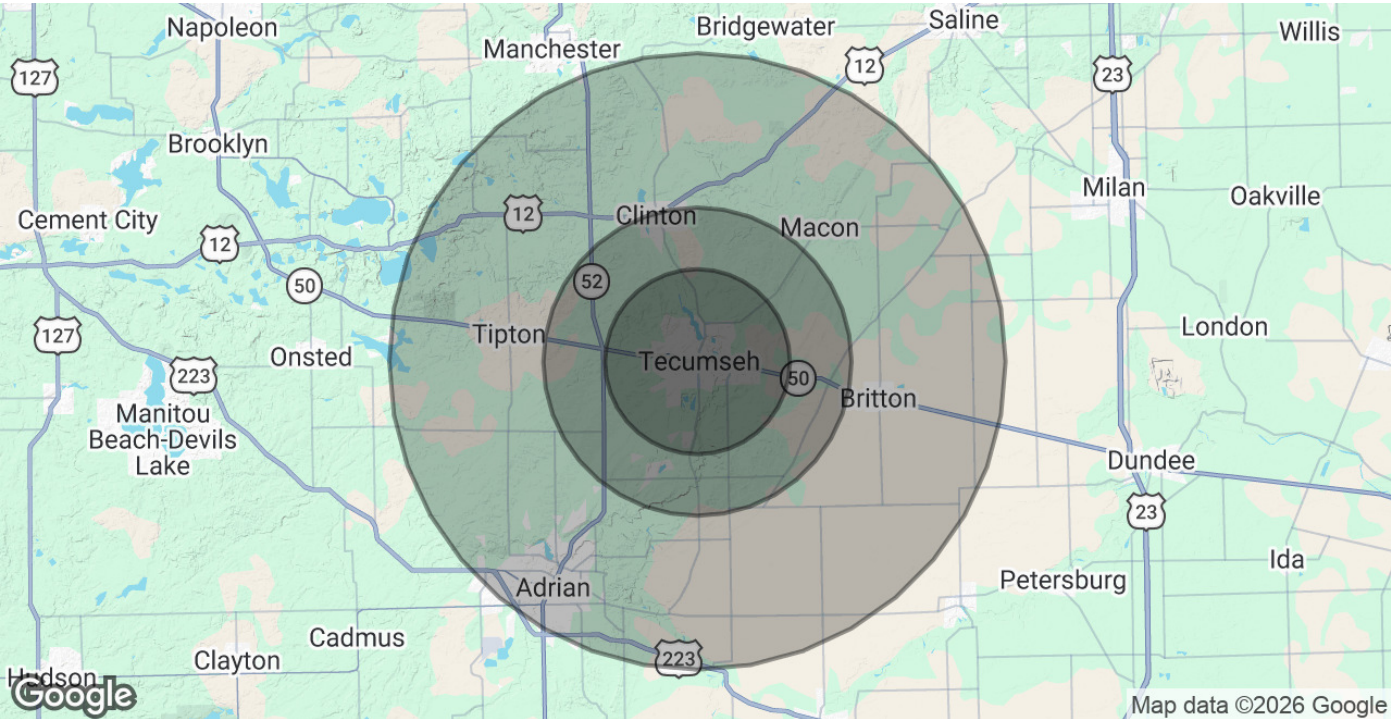
ADDITIONAL PHOTOS: 124-128 W Chicago Blvd. | Tecumseh , MI 49286



RETAILER MAP: 124-128 W Chicago Blvd. | Tecumseh , MI 49286



DEMOGRAPHICS MAP & REPORT: 124-128 W Chicago Blvd. | Tecumseh , MI 49286



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,774	20,583	60,455
Average Age	41.8	42.0	41.9
Average Age (Male)	41.8	41.6	40.5
Average Age (Female)	42.1	42.9	43.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,249	8,232	23,979
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$92,733	\$91,673	\$84,523
Average House Value	\$226,042	\$223,401	\$211,687
2023 American Community Survey (ACS)			