EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

124-128 W CHICAGO BLVD

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



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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Vice President

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



PROPERTY OVERVIEW

Prime Opportunity to lease a ±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 bar/restaurant opportunity
- 2,324 SF restaurant
- Lease type: Gross + Utilities
- Existing FF&E included
- Large outdoor patio space at rear of building
- Additional cooler outside the back of the space

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

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

BUILDING INFORMATION

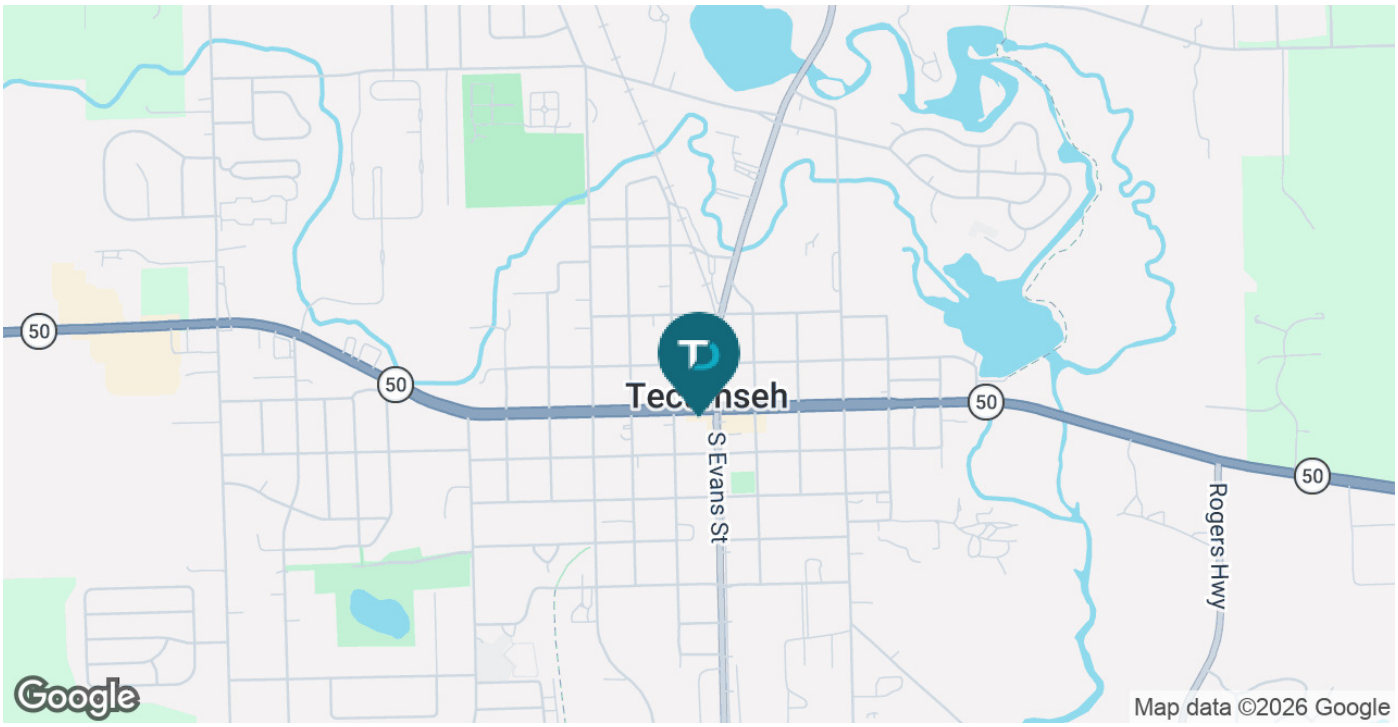
Price:	Contact Broker
Building Size:	2,324 SF
Year Built:	1870
Number of Floors:	2
Utilities:	Gas/Water/Electric
Parking:	Street and municipal

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-4 790-00

LOCATION INFORMATION

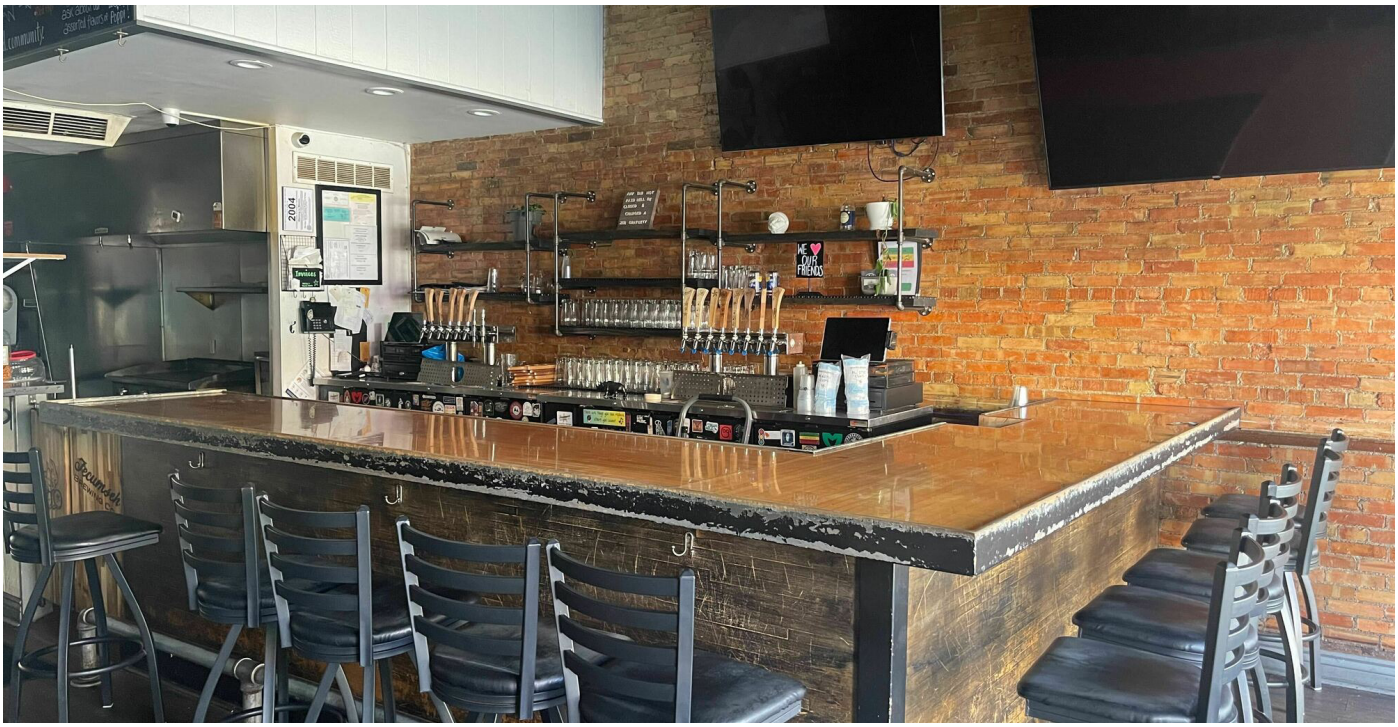
Situated on W. Chicago Blvd., the heart of Tecumseh's downtown, this property benefits from high pedestrian traffic, stror demographics, and a thriving small business community.



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



LEASE INFORMATION

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

AVAILABLE SPACES

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

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







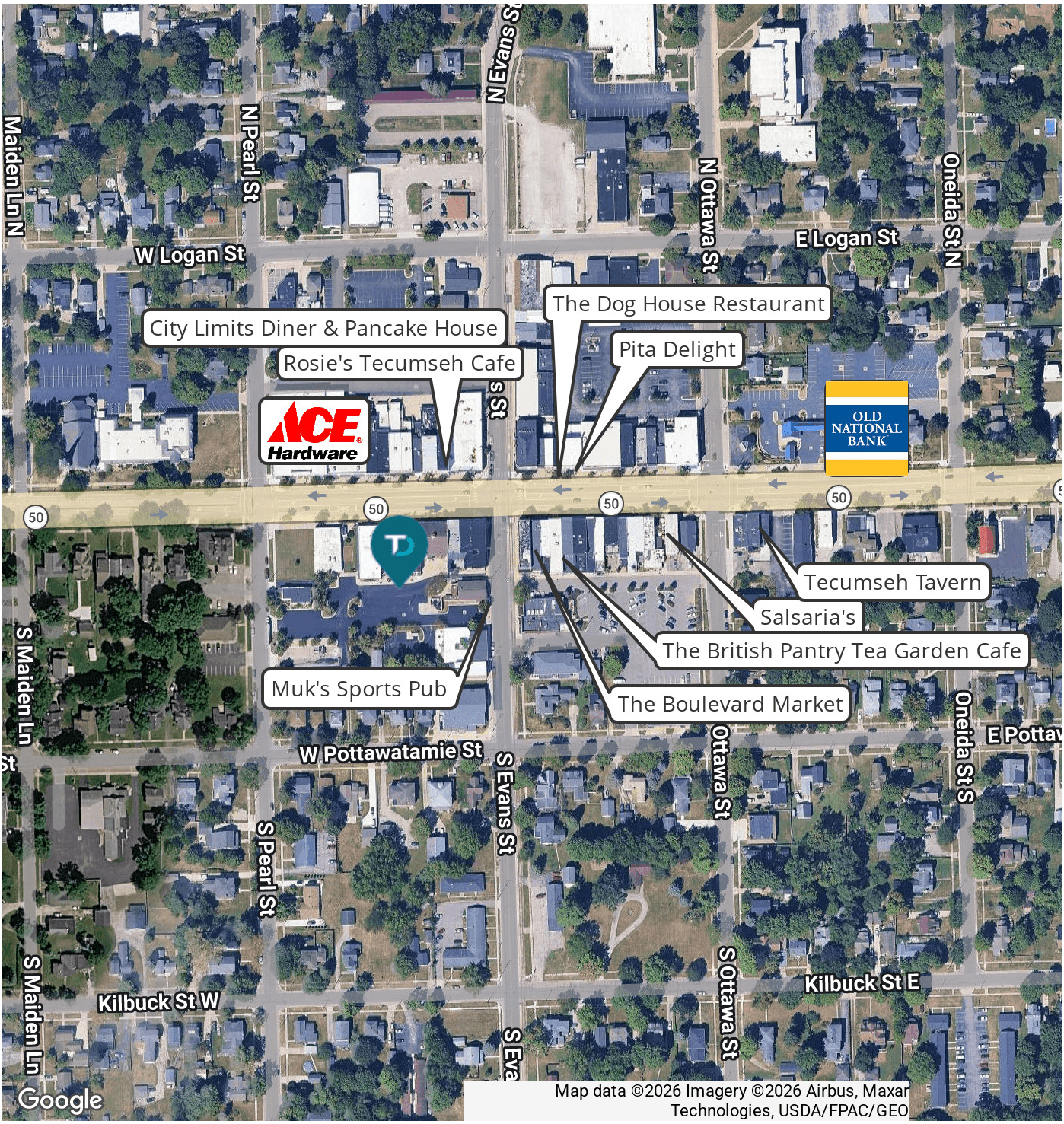
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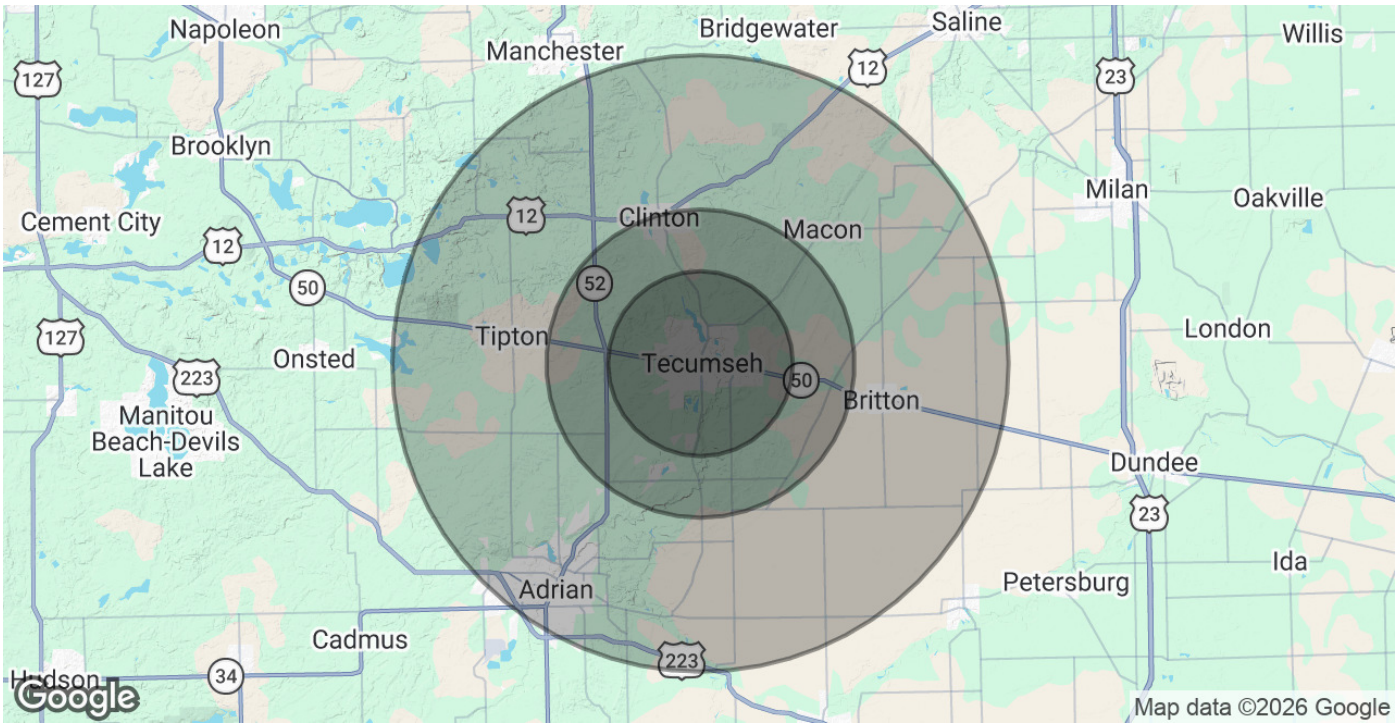
RETAILER MAP: 124-128 W Chicago Blvd. | Tecumseh, MI 49286



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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)