



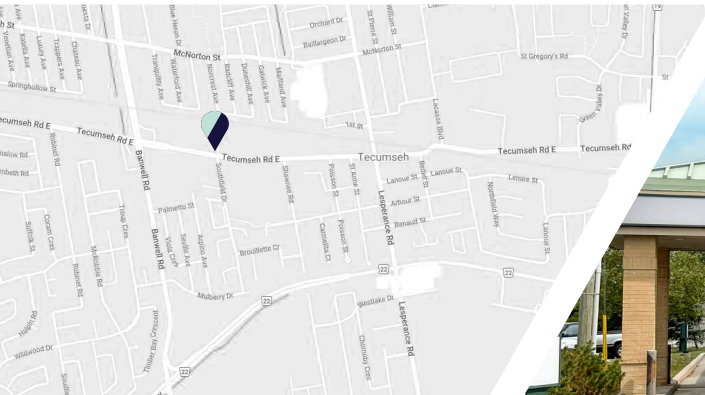
**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

11846 TECUMSEH ROAD EAST

Tecumseh, ON



PRIME FREE STANDING RETAIL/OFFICE BUILDING

ASKING RENT

**\$22.00-\$24.00
PSF NET**

ADDITIONAL RENT

**\$7.00
PSF (EST.)**

ZONING

C3

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

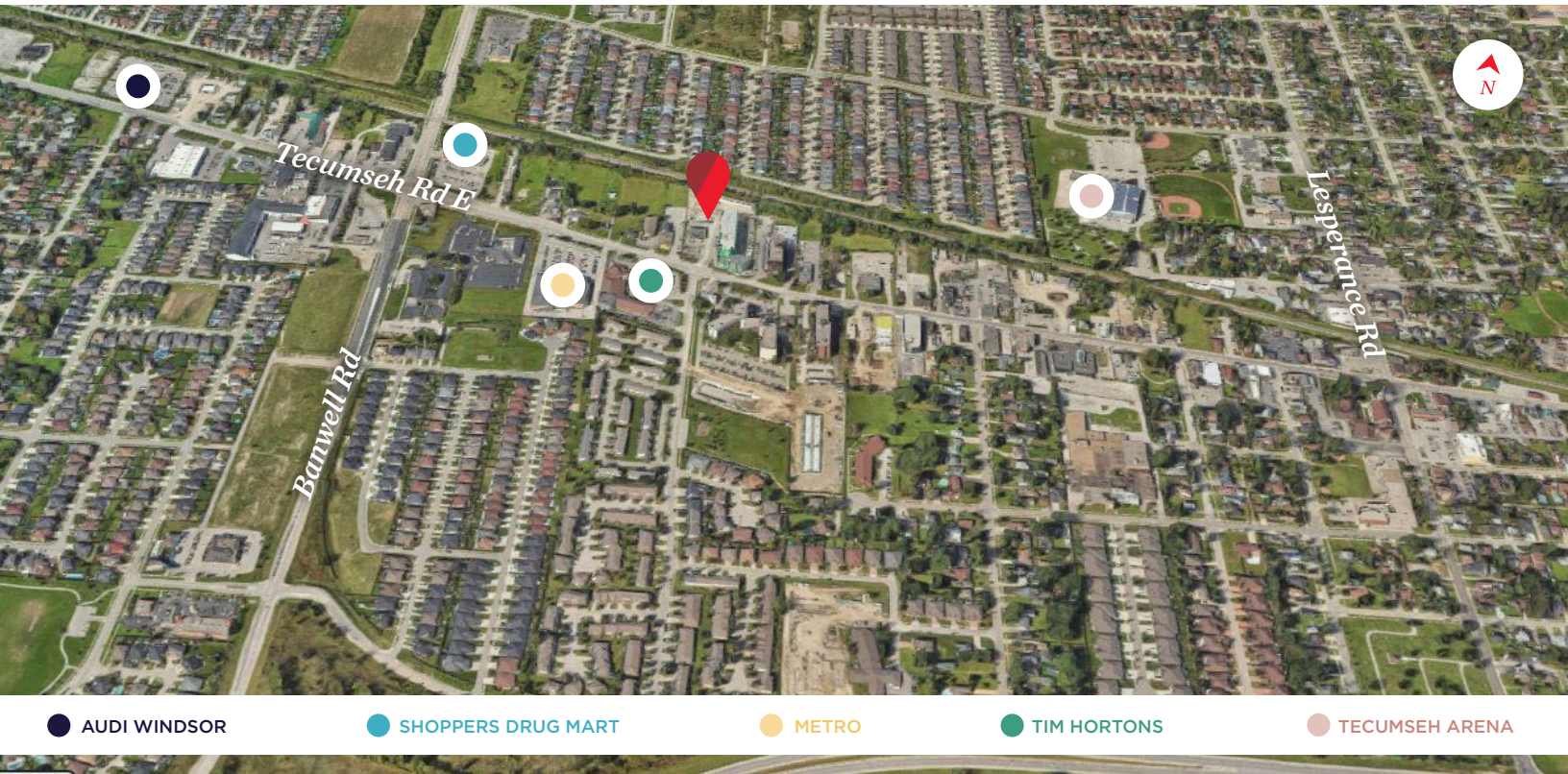
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ABOUT THE PROPERTY

Prime free standing retail/office building for lease located in Tecumseh, Ontario.

- **The Tenant shall pay for the property taxes and building insurance**
- **Tenant shall look after their own snow removal, landscaping, interior/exterior building maintenance, repairs and pay for their own separately metered utilities**
- **Zoning: C3** - Permits a wide range of uses
- **Signage:** Signband and pylon available
- **Parking:** Plenty available on-site
- Former TD Canada Trust bank location
- Nicely finished space on the inside
- Excellent exposure and accessibility
- Located directly on Tecumseh Road East and Southfield Drive, just east of Banwell Road

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
1	Approx. 2,486 SF	\$24.00 PSF Net	\$7.00 PSF*
2	Approx. 2,486 SF	\$24.00 PSF Net	\$7.00 PSF*
1-2 (combined)	Approx. 4,971 SF	\$22.00 PSF Net	\$7.00 PSF*



AUDI WINDSOR

SHOPPERS DRUG MART

METRO

TIM HORTONS

TECUMSEH ARENA

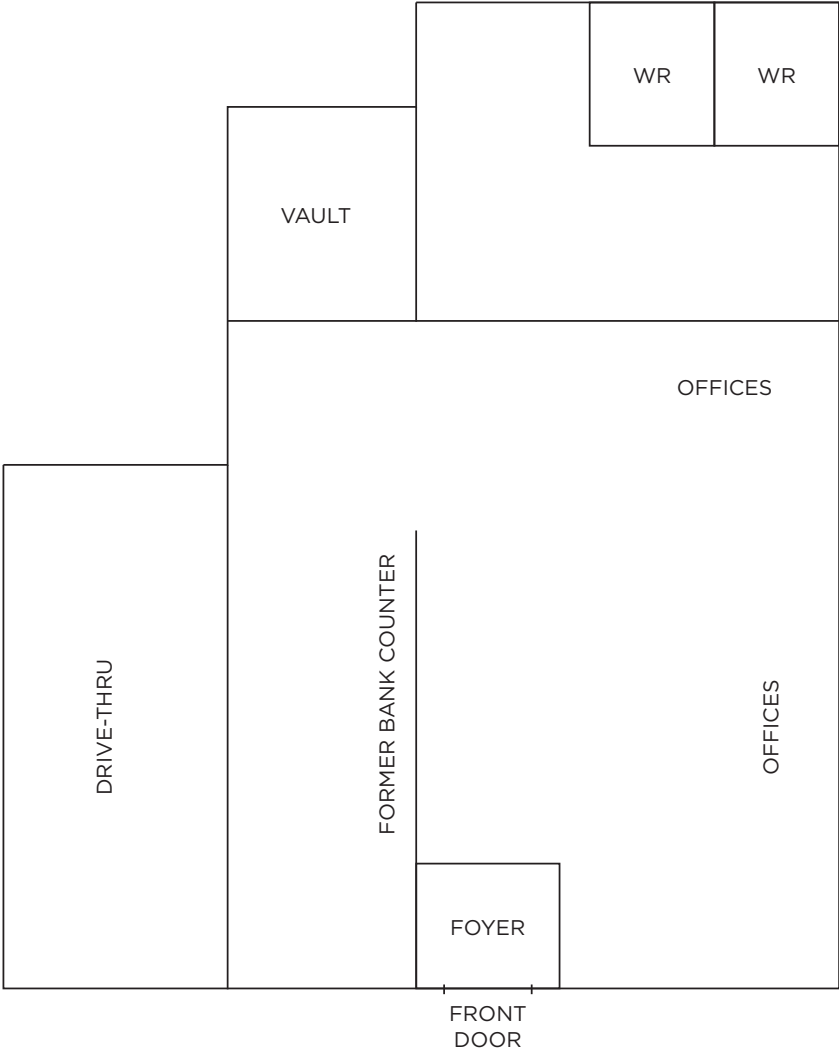
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PROPERTY IMAGES & FLOOR PLAN



**Layout is estimated and may not be exactly as shown*

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PROPERTY IMAGES



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