

**SHAPING  
THE FUTURE  
OF SPACES**

**TECUMSEH MALL**  
It's right here.

**WINDSOR, ONTARIO**



# TECUMSEH MALL

7654 TECUMSEH ROAD E., WINDSOR



## PROPERTY HIGHLIGHTS

Tecumseh Mall is strategically located in a growing commercial and residential area. It is highly visible with easy access to E.C. Row Expressway connecting to Highway 401.

The site is anchored by Shoppers Drug Mart, Marshalls/HomeSense, PetSmart, GoodLife Fitness, Dollarama, Mark's Work Wearhouse and Giant Tiger.



## LOCATION HIGHLIGHTS

Tecumseh Mall is the dominant shopping centre on the city's east side. It is one of the largest enclosed shopping destinations in the primary trade area and located less than 15 km from the border.

Windsor-Essex housing market is on the rise, posting great sales numbers. With the introduction of the Gordie Howe International Bridge, the area will see 2,500 workers at the construction site and once completed, 600 jobs will be created.

The mall is only a short 10-minute drive to Windsor Super Regional hospital.

**3.4 M**  
VISITORS  
ANNUALLY

**+400 K**  
VEHICLES TRAVELLING  
THROUGH TECUMSEH  
MALL RD E. WEEKLY



MAJOR TENANTS

Tecumseh Mall has an impressive list of major tenants including, GoodLife Fitness, Mark's Work Wearhouse, Shoppers Drug Mart, LCBO, PetSmart, Shoe Company, Sky Zone, Giant Tiger, and HomeSense + Marshalls.



CONSUMPTION DATA

The primary trade area consists of \$2.5 B in disposable income, \$1.7 B in discretionary income and total current consumption of \$2.3 B.



SHOPPING BEHAVIOUR

Over 92% of customers rated their experiences as good, very good or excellent. 92% of shoppers leave Tecumseh Mall having made a purchase.

**200 K**  
RESIDENTS IN  
TRADE AREA

**+400 K**  
RIDERS THROUGH MALL  
BUS STOP ANNUALLY

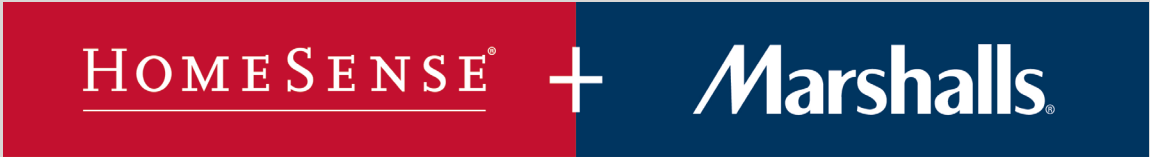


TECUMSEH MALL  
7654 TECUMSEH ROAD E., WINDSOR

MAJOR TENANTS



NEW TENANT ACHIEVEMENTS





TECUMSEH MALL

7654 TECUMSEH ROAD E., WINDSOR

SHOPPING BEHAVIOUR

+92%

OF CUSTOMERS RATED THEIR EXPERIENCES “GOOD, VERY GOOD, OR EXCELLENT”

92%

OF SHOPPERS LEAVE TECUMSEH MALL HAVING MADE A PURCHASE

44%

OF CUSTOMERS ARE UNDER THE AGE OF 40

57%

OF CUSTOMERS ARE UNDER THE AGE OF 55

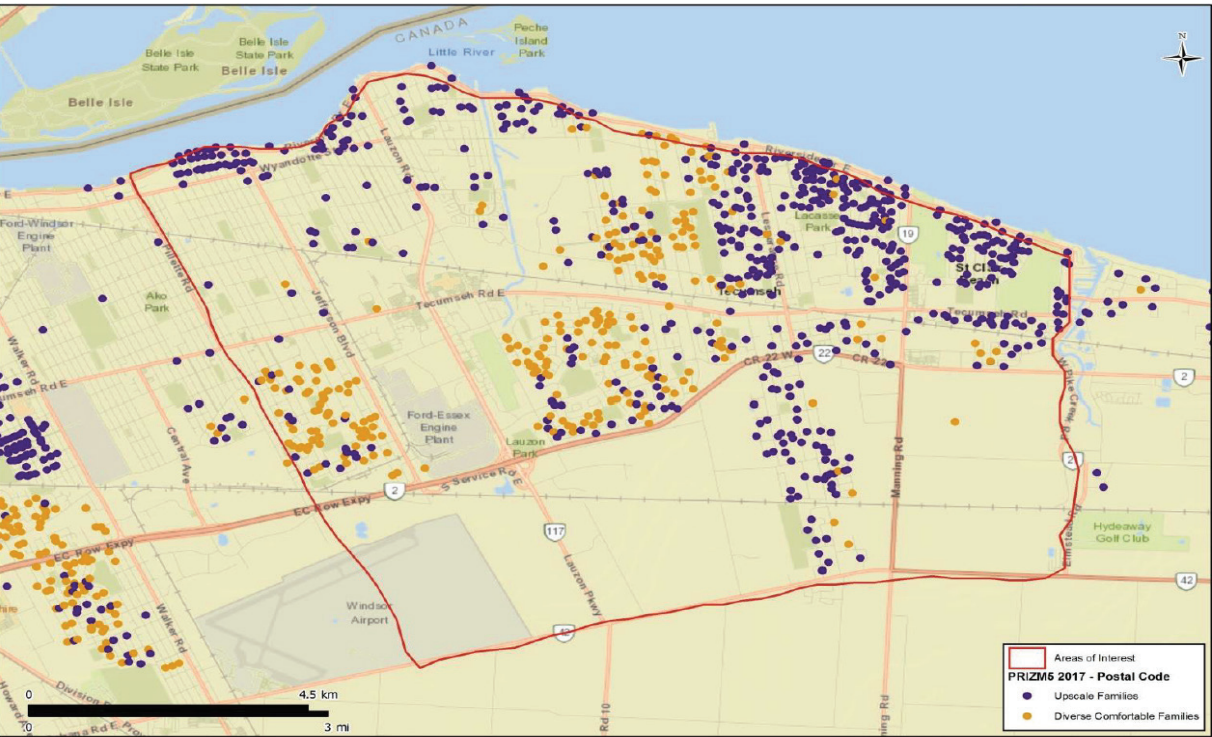
AREA INFORMATION AND CONSUMPTION

Disposable Income \$2.5 B  
Per Household: \$70 K

Discretionary Income \$1.7 B  
Per Household: \$47 K

Total Current Consumption \$2.3 B  
Per Household: \$66 K

PRIMARY TRADE AREA



TOP TWO TARGET SEGMENTS EXPENDITURES

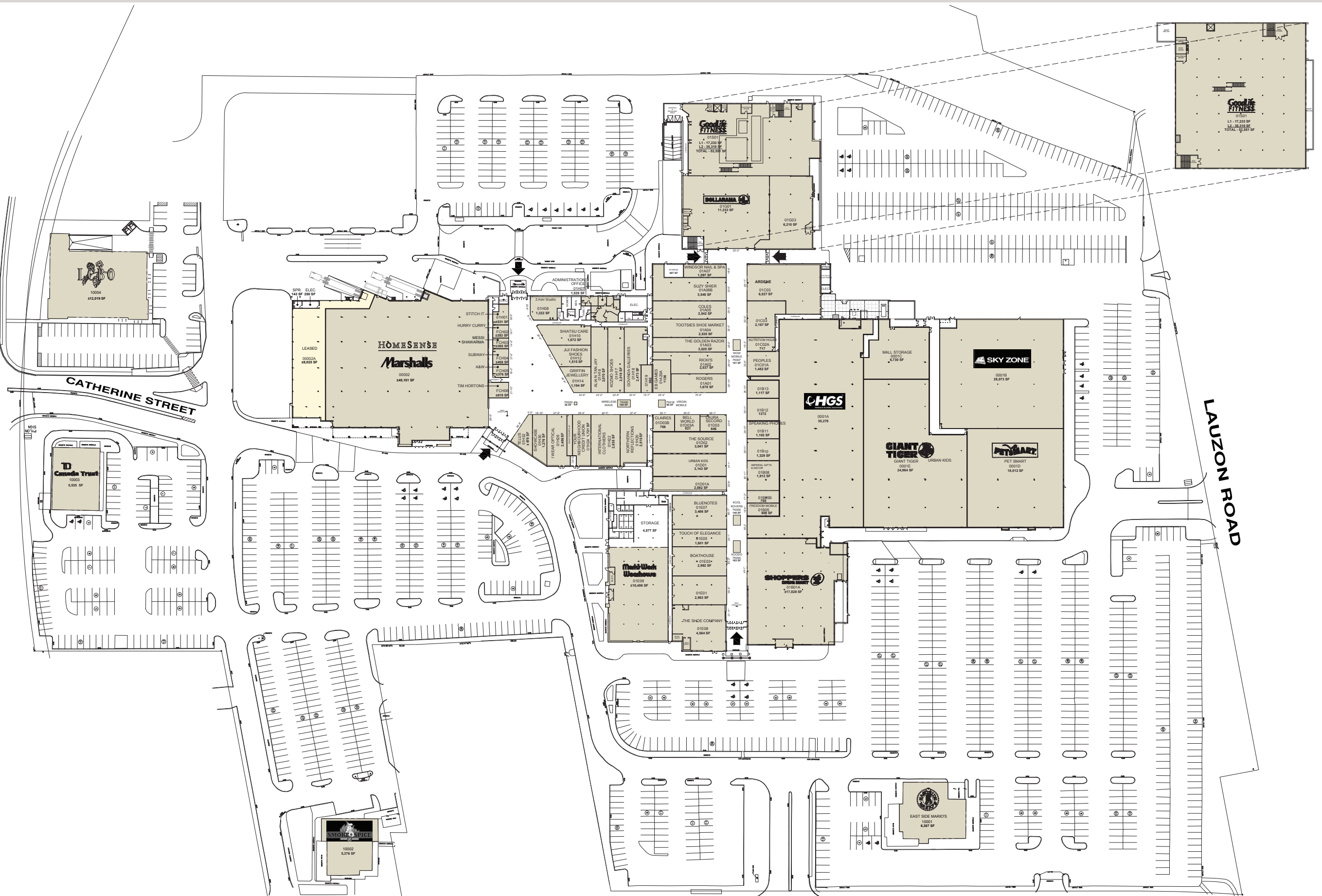
\$3,400/ HH | \$119 M  
Indexed 104 = above average

TOP TWO TARGET SEGMENTS EXPENDITURES

Upscale Families	Diverse Comfortable Families
Ave. Income = \$109,270	Ave. Income = \$91,127.47
<b>Overall Clothing Expenditures</b> \$4,209.17/ HH   \$33 Million Indexed 124 = above average	<b>Overall Clothing Expenditures</b> \$3,699.68/ HH   \$18 Million Indexed 109 = above average
<b>Women’s &amp; Girl’s Wear</b> \$2,182.76/HH   \$17 Million Indexed 127 = above average	<b>Women’s &amp; Girl’s Wear</b> \$1,908.97/HH   \$9 Million Indexed 111 = above average
<b>Men’s &amp; Boy’s Wear</b> \$1,279.84/HH   \$10 Million Indexed 123 = above average	<b>Men’s &amp; Boy’s Wear</b> \$1,138.11/HH   \$6 Million Indexed 109 = above average



LAUZON PKWY



SITE PLAN



ABOUT EUROPRO

SHAPING THE FUTURE OF SPACES

PROVIDING SPACES THAT SATISFY NEEDS  
AND EXCEED EXPECTATIONS

EUROPRO LEADERSHIP



JOSEF JAKUBOVIC  
CO-FOUNDER

MOSHE FAUST  
CO-FOUNDER

JESSE NATHANSON  
VICE PRESIDENT

DEBRA MCVEETY  
LEASING DIRECTOR

Josef ensures that Europro has the personal touch of a family-run company. His influence drives the transparent, detailed-oriented business approach on which the company thrives.

Moshe understands the importance of community and service, embracing life with enthusiasm and initiative. His influence on Europro has created an energetic and versatile company that has attracted a dynamic and close-knit staff.

Through his passion for real estate and his relationship-oriented style, Jesse provides a guiding hand to Europro's growth strategy, helping to enhance the already impressive portfolio of properties.

Debra demonstrates a true passion for the industry and is particularly focused on new business development, working with entrepreneurs and creating partnerships.



EUROPRO SPACES

Headquartered out of Toronto, with regional offices around Ontario, the company's success is based on a personalized approach to fostering tenant relationships and a focus on creative and responsive solutions to real estate. Europro's portfolio spans multiple categories and property types including best in class office towers and regional shopping centers. Using an innovative approach, Europro brings a unique blend of versatility and creativity to shape the communities where they operate.

4.5 M  
SQUARE FEET

\$650M  
ASSETS UNDER  
MANAGEMENT

550  
TENANTS

12  
CITIES

35  
PROPERTIES







## LEASING INQUIRIES AND SITE INFORMATION

Debra McVeety

General Manager and Director of Leasing

E: [dmcveety@europro.ca](mailto:dmcveety@europro.ca)

T: 519 944 7760 ext. 102

C: 519 791 2798

WE LOOK FORWARD TO A MUTUALLY BENEFICIAL RELATIONSHIP AT TECUMSEH MALL.

FOR MORE INFORMATION ON  
AVAILABLE SUITES VISIT [EUROPRO.CA](http://EUROPRO.CA)



