

LEASING PROPOSAL

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





# 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 and Highway 401.

The site is anchored by Shoppers Drug Mart, Marshalls + HomeSense, PetSmart, GoodLife Fitness, Dollarama, Mark's Work Wearhouse, aeroSports, 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 International Airport and future Super Regional hospital.

**3.4 M**  
VISITORS  
ANNUALLY

**+400 K**  
VEHICLES TRAVELLING  
THROUGH TECUMSEH  
ROAD 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, aeroSports, Giant Tiger, Michaels, 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.

**250 K**  
RESIDENTS IN  
TRADE AREA

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



TECUMSEH MALL

7654 TECUMSEH ROAD E., WINDSOR

MAJOR TENANTS

- HOMESENSE + MARSHALLS

• PETSMART

• GIANT TIGER

• THE SHOE COMPANY

• AEROSPORTS

• GOODLIFE FITNESS

• MARK'S WORK WEARHOUSE

• LCBO

• SHOPPERS DRUG MART

• MICHAELS



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 CONSUMERS ARE UNDER THE AGE OF 55



AREA INFORMATION AND CONSUMPTION

Disposable Income \$2.5 B	Discretionary Income \$1.7 B	Total Current Consumption \$2.3 B
Per Household: \$70 K	Per Household: \$47 K	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



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## EUROPRO RESIDENTIAL DEVELOPMENT

Windsor is set to see an influx of residential developments in the area, including the construction of Europro’s residential complex on the Tecumseh Mall property. This development will further elevate Tecumseh Mall into a highly-integrated mixed-use property.

### EUROPRO DEVELOPMENT SNAPSHOT

5

RESIDENTIAL BUILDINGS

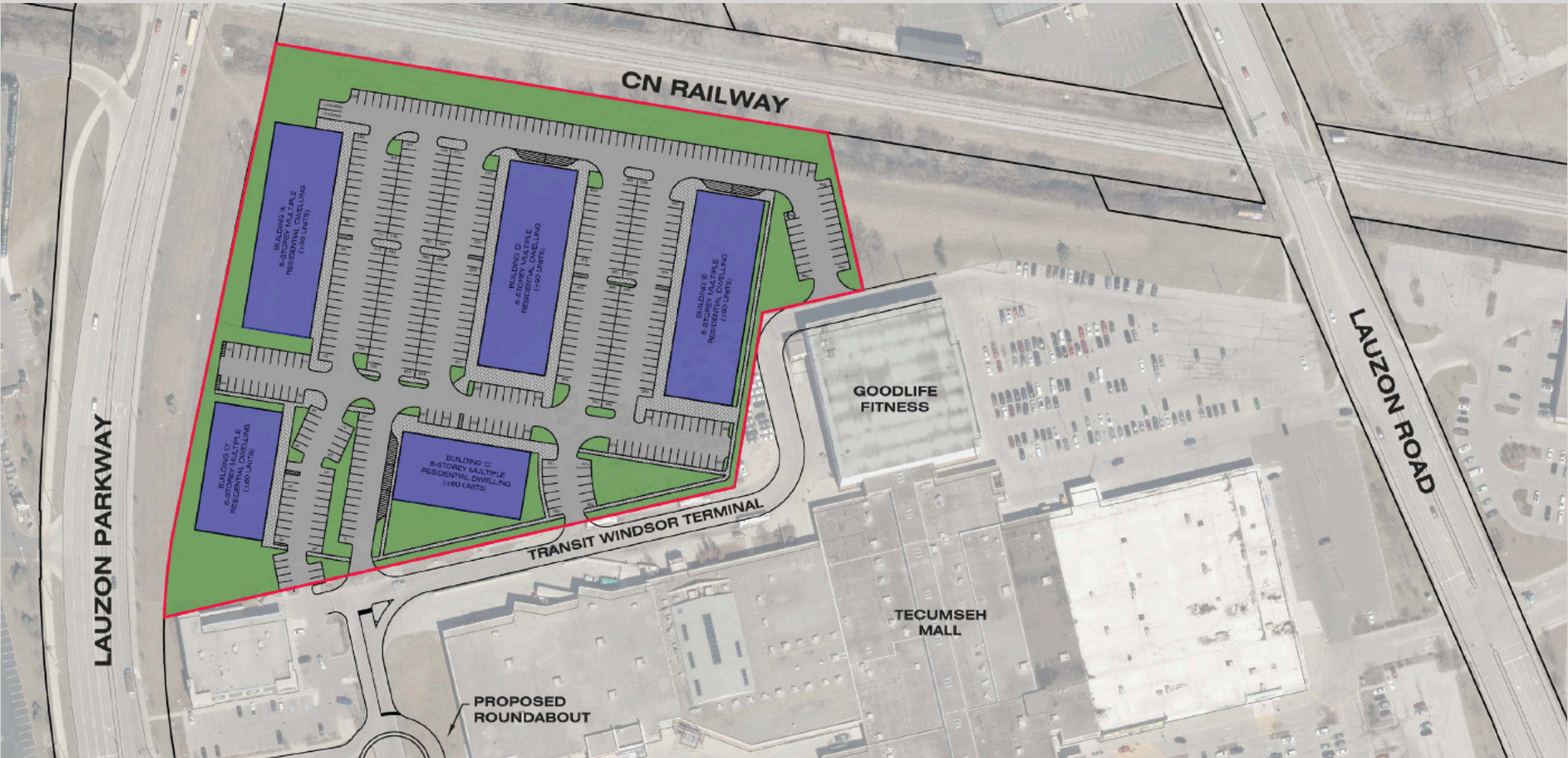
390

DEVELOPMENT UNITS

9.8

ACRES OF LAND

## EUROPRO RESIDENTIAL CONCEPT PLAN



## SURROUNDING RESIDENTIAL DEVELOPMENT

Development of the surrounding residential project is currently underway at Lauzon Road and McHugh Street.

Once completed, the site will include a wide-range of residential dwellings, including 442 condos/apartments and 101 detached houses.



## ADDITIONAL DEVELOPMENT SNAPSHOT

543

RESIDENTIAL UNITS

1.8 KM

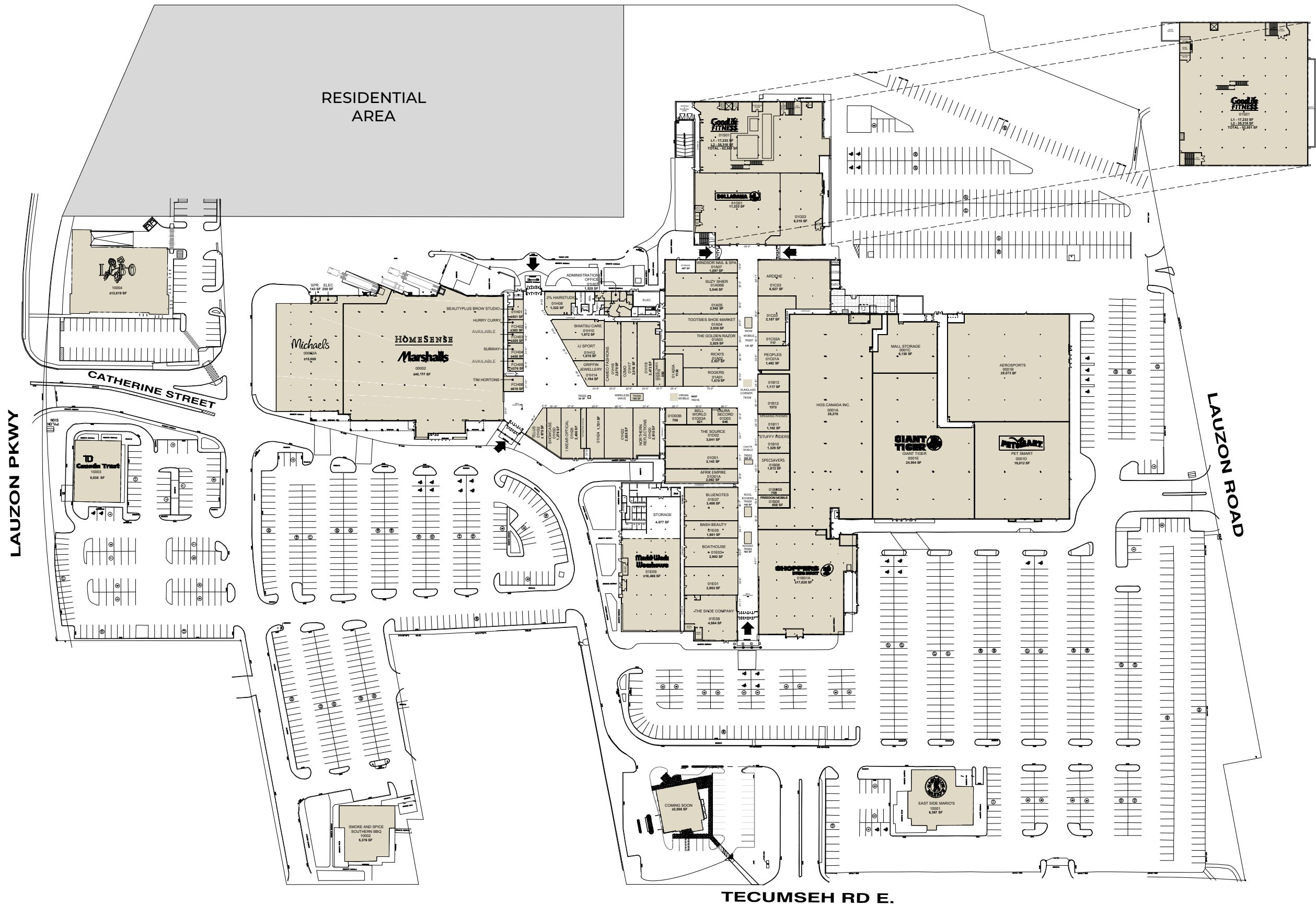
FROM TECUMSEH MALL

14.2

ACRES OF LAND







SITE PLAN

ABOUT EUROPRO

SHAPING THE FUTURE OF SPACES

PROVIDING SPACES THAT SATISFY NEEDS  
AND EXCEED EXPECTATIONS

EUROPRO LEADERSHIP



JOSEF JAKUBOVIC  
CO-FOUNDER

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

MOSHE FAUST  
CO-FOUNDER

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.

JESSE NATHANSON  
VICE PRESIDENT

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.

KATARINA TAYLOR  
GENERAL MANAGER

Katarina has been an integral team member at Tecumseh Mall since 2010 and has paved her way by exemplifying a strong commitment to the success of tenants and business partners. She takes great pride in establishing connections and building relationships.



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.

4.7 M  
SQUARE FEET

\$750M  
ASSETS UNDER  
MANAGEMENT

550  
TENANTS

10  
CITIES

30  
PROPERTIES





## LEASING INQUIRIES AND SITE INFORMATION

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

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