



THE TOWN CENTER AT

*LEVIS* COMMONS

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# THE HEART OF ACTIVITY





THE TOWN CENTER AT LEVIS COMMONS IS A SHOWCASE  
DEVELOPMENT THAT COMBINES A TRADITIONAL TOWNSCAPE  
SETTING WITH PREMIER APPAREL, BEAUTY AND WELLNESS,  
HOME FURNISHING, RESTAURANT/CAFÉ AND OFFICE USES  
CENTERED AROUND A TOWN GREEN.





# A LANDMARK OPPORTUNITY

This 310,114 square foot mixed-use lifestyle center is located at the entrance of J. Preston Levis Commons, a landmark 400-acre mixed-use development that offers:

- 600,000 square feet of medical and office space
- 625+ luxury rental units
- three hotels with more than 400 rooms combined

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*This development is unlike anything in Northwest Ohio and continues to be the heart of activity for the region.*

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# CENTERED FOR ACCESSIBILITY

The Town Center is located in Perrysburg, OH situated at the intersection of State Route 25, with traffic of 32,870 vehicles per day, and I-475, with traffic of 71,659 vehicles per day. Its central location provides convenient access to key regional markets of Greater Toledo, Bowling Green, Findlay and surrounding areas, with 582,000 residents within a 20-minute drive of The Town Center.

# INSPIRING COMMUNITY

This location offers both well-established “old money” neighborhoods and new residential development immediately surrounding The Town Center, evidenced by thousands of homes recently built, a \$40 million Perrysburg High School across the street, and a new, \$28 million STEM-designated intermediate (5th & 6th grades) school, located one mile from The Town Center. Perrysburg is ranked second for best places to raise a family in Ohio.\*

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*Families are drawn to Perrysburg for its excellent rated school system, first-class city amenities, and affordable taxes.*

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\*<https://www.niche.com/places-to-live/search/best-places-to-live/m/toledo-area/>

34% OF THE PRIMARY TRADE  
AREA HOUSEHOLDS, COMPARED  
WITH ONLY 12% OF THE  
HOUSEHOLDS NATIONALLY,  
FALL WITHIN FIVE DESIRABLE  
LIFESTYLE SEGMENTS\*

\* ESRI Tapestry Segmentation

1

### IN STYLE

*“Embrace urbane lifestyle that  
includes support of the arts,  
travel and extensive reading”*



2

### SOCCER MOMS

*“Affluent”  
“Family-Oriented”  
“Life in the Suburbs”*



3

### SAVVY SUBURBANITES

*“Well educated  
and well  
capitalized”*

4

### EXURBANITES

*“Active”  
“Find time to stay  
physically fit”  
“More interested in  
quality than cost”*

5

### BOOMBURBS

*“Affluent”  
“Well Educated”  
“Young Professionals  
with Families”*

# SHOPPER PROFILE

Female 87% / Male 13%

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Ages 25-54: 51.5% / Ages 35-44: 22.6%

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Average HHH \$124,623

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College Degree: 73.2%

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Price is not a concern: 38.3%

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Dine out each week: 7.3x

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*Shoppers have exceptional spending potential  
at The Town Center at Levis Commons.*

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## MAJOR SALES CONTRIBUTORS

Women (82% of sales, with 58% of sales generated by women 35 and older)

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\$100K+ income households (46%)

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College graduates (60%)

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Households with children (30%)

# TRADE AREA

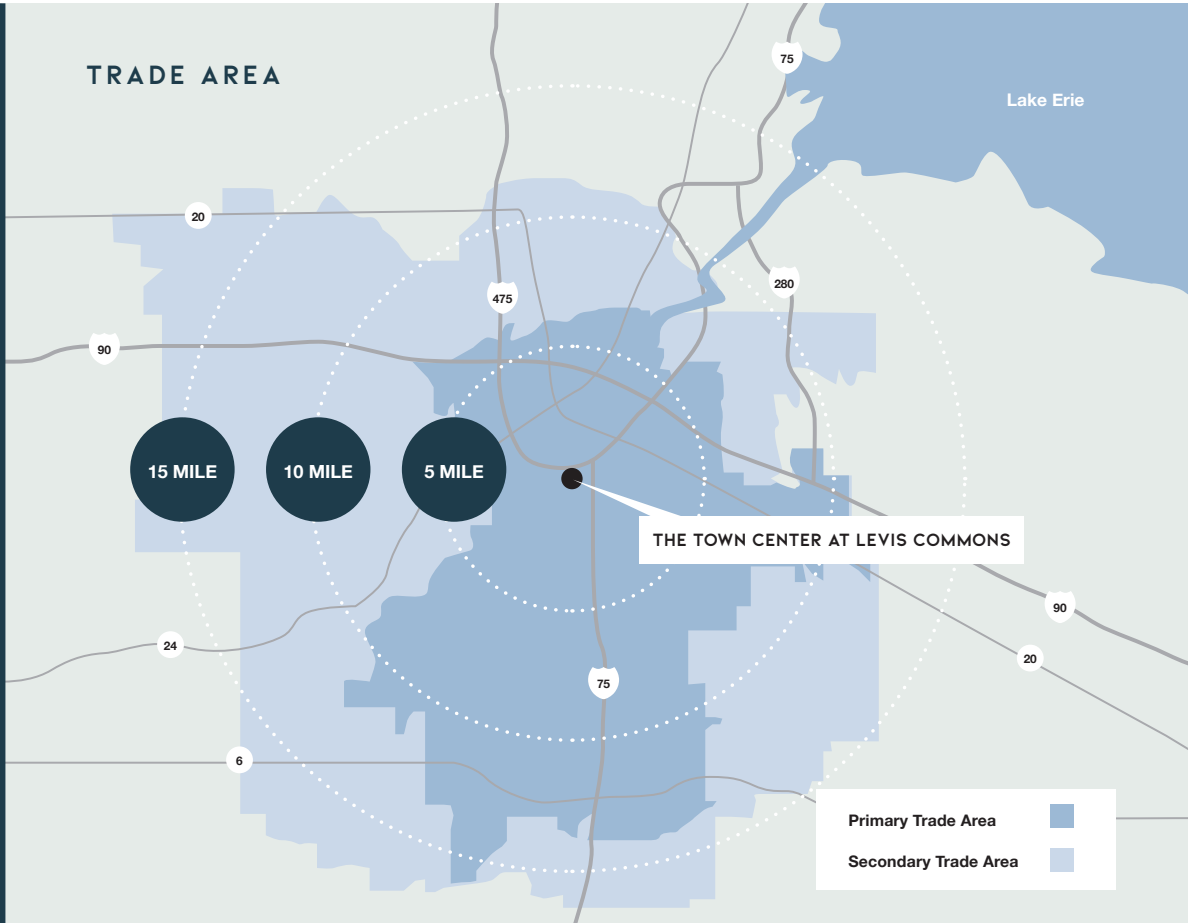
The trade area population is approximately 617,000 including 483,000 within a 15-mile radius of The Town Center. The average HHI in the trade area is \$78,841 and nearly 25% of households have \$100,000+ incomes. 36% of trade area residents are between the ages of 25-54.

The Town Center at Levis Commons draws from middle- and upper income households in its trade area and, as a result, its shopper incomes average \$124,623, which is 37% above the trade area average of \$78,841.

THE TOWN CENTER AT LEVIS COMMONS DRIVE DISTANCE DEMOGRAPHICS (2023)

	5-Mile Drive Distance	10-Mile Drive Distance	15-Mile Drive Distance
Total Population	39,426	164,458	436,603
Projected Growth (2022-2027)	2.9%	1.0%	0.0%
Number of Households	16,062	70,584	183,746
Projected Growth (2022-2027)	3.2%	1.4%	0.0%
Persons Per Household	2.4	2.3	2.3
Average Age	40	41	39
Average Household Income	\$125,393	\$92,222	\$80,327

Source: Environics Analytics (EA); ©Claritas, LLC 2023





# CLOSE TO EVERYTHING

## UNIVERSITIES

Bowling Green State University    Lourdes University  
The University of Toledo    Herzing University  
UT Medical College    Stautzenberger College  
Owens Community College    University of Findlay

## AREA ATTRACTIONS

The Award-Winning Toledo Zoo  
Hollywood Casino  
Toledo Museum of Art  
Fort Meigs National Historic Site  
Huntington Center  
Toledo Botanical Garden

## EMPLOYERS

O-I    FedEx  
First Solar    Master Chemical  
ProMedica    Walgreens Distribution  
Mercy Health Partners    Marathon Petroleum Corporation  
Chrysler



# KEY TENANTS

ARHAUS

ANN TAYLOR  
LOFT

WHBM  
WHITEHOUSE BLACK MARKET

BIAGGI'S

Sola  
SALON STUDIOS

Bar Louie  
THE ORIGINAL GASTROBAR

ATHLETA

Talbots

Orangetheory  
FITNESS

Soma  
INTIMATES

chico's

SEPHORA

ETHAN ALLEN

BOOKS-A-MILLION

LOVESAC  
Designed for Life Furniture Co.

CINEMARK

The Town Center at Levis Commons offers a curated collection of national, regional, and local specialty tenants.



MOSAIC AT  
LEVIS COMMONS

PRESTON GARDENS  
AND BROWNSTONES  
AT LEVIS COMMONS  
←

← HOLIDAY INN  
EXPRESS AND SUITES

HILTON GARDEN  
INN

HOME2  
SUITES



O-I GLOBAL  
HEADQUARTERS

BGSU AT LEVIS  
COMMONS →

CINEMARK  
LEVIS COMMONS 12

BOOKS A HILLION

# THE TOWN CENTER MARKETING INITIATIVES

- Events – The Town Center at Levis Commons is a gathering place and destination for the community. Throughout the year, the center hosts a variety of traffic-generating events designed to drive sales for the shops and restaurants.
- Advertising – The Town Center’s advertising program includes a strategic mix of daily social media posts, and billboard and television during key shopping seasons.
- ShopLevisCommons.com - Content is refreshed frequently with relevant key words to drive SEO and repeat visits which help to elevate merchant visibility online. The center’s website is stocked with content that delivers a mix of retailer promotions, editorial, and fashion, lifestyle, and event information.
- Media relations – As the Heart of Activity in the Greater Toledo market, The Town Center’s activities are frequently covered by the local TV networks and print publications.





## SIGNATURE EVENTS

*Summer Music Series*

*Levis Commons Fine Arts Fair*

*Holiday Events and Christmas Tree Lighting*



Specialty Shops SouthPark



Promenade at Coconut Creek



The Town Center at Levis Commons



HILL  
PARTNERS

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# HILL PARTNERS, INC.

HILL PARTNERS, INC. - Hill Partners, Inc., founded in 1983, is a commercial real estate firm specializing in providing innovative retail and mixed-use development solutions. The company concentrates on three basic divisions: Project Conceptualization, which includes feasibility studies, strategic planning, merchandising and market research; Project Implementation, which includes acquisitions, design management, development/ construction management and merchant recruitment; and Property/Asset Management, including operations, tenant relations, consumer marketing and accounting.



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