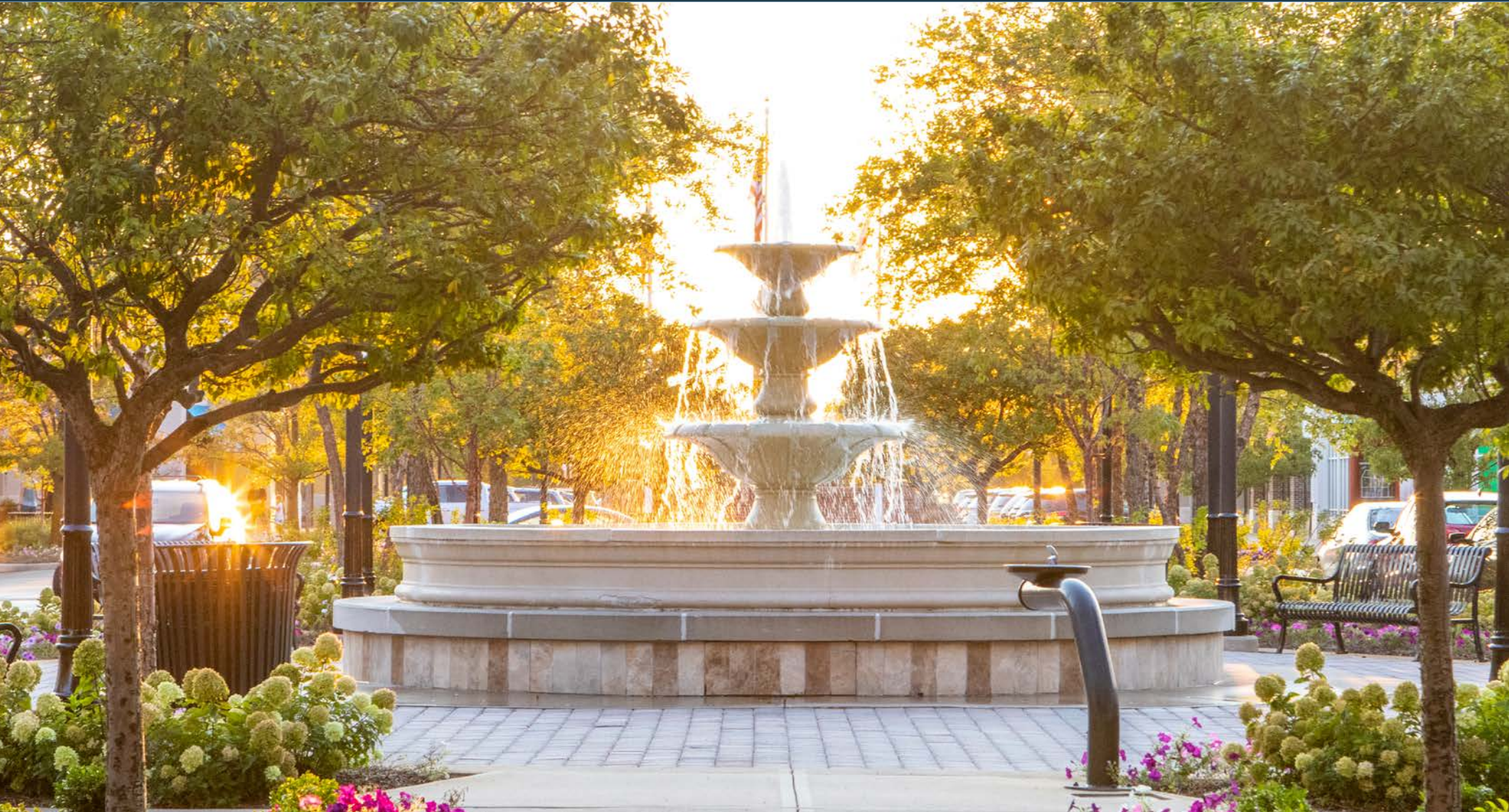




THE TOWN CENTER AT

LEVIS COMMONS

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, with a fourth hotel under construction

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



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.*

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



*<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%

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

Average HHI \$129,514

College Degree: 73.2%

Price is not a concern: 38.3%

Dine out each week: 7.3x

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



MAJOR SALES CONTRIBUTORS

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

\$100K+ income households (46%)

College graduates (60%)

Households with children (30%)

TRADE AREA

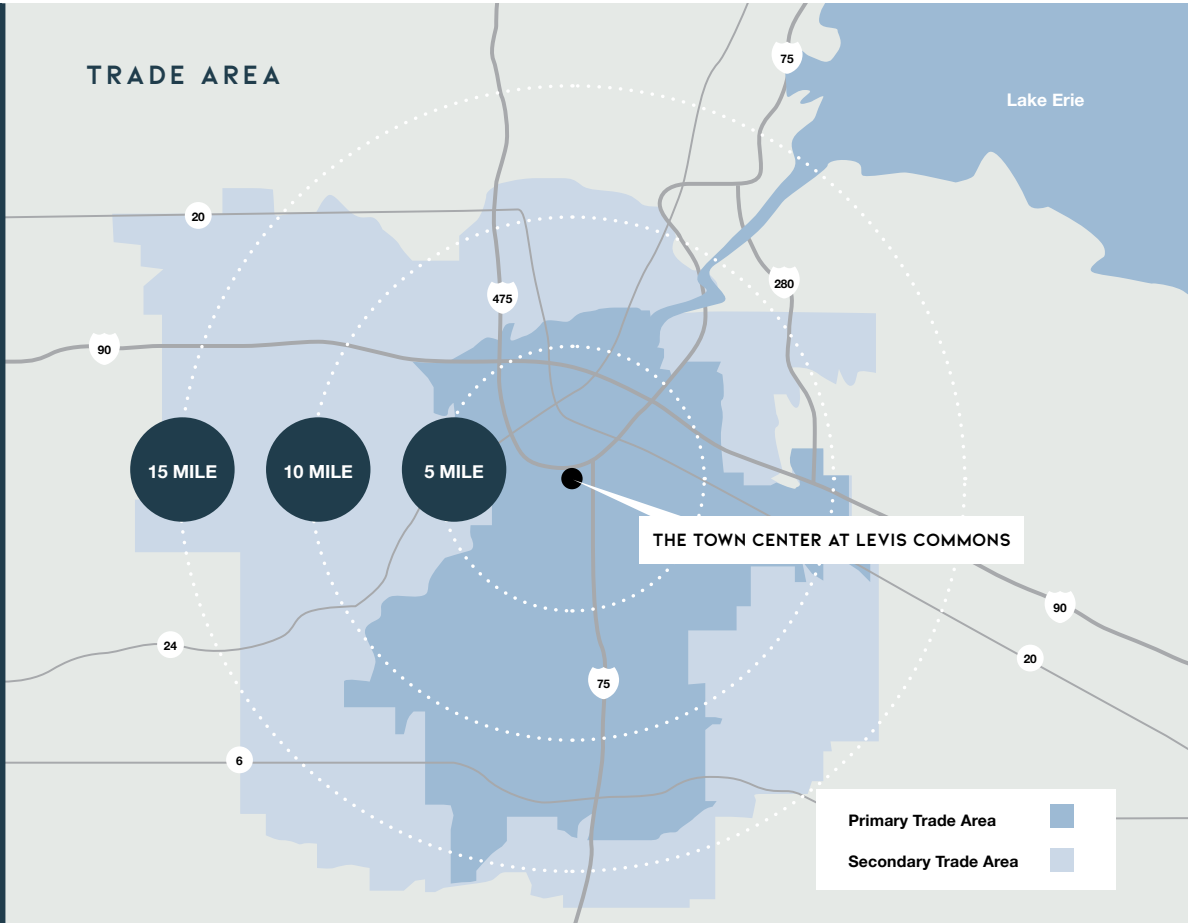
The trade area population is approximately 617,000 including 483,000 within a 15-mile radius of The Town Center. The average HHI in the trade area is \$78,841 and nearly 25% of households have \$100,000+ incomes. 36% of trade area residents are between the ages of 25-54.

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 \$129,514, which is 39% 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 | 40,055 | 165,603 | 434,524 |
| Projected Growth (2022-2027) | 4.0% | 1.4% | 0.0% |
| Number of Households | 16,415 | 71,220 | 183,957 |
| Projected Growth (2022-2027) | 4.6% | 2.0% | 1.0% |
| Persons Per Household | 2.4 | 2.3 | 2.3 |
| Average Age | 40.8 | 41.5 | 40.1 |
| Average Household Income | \$119,487 | \$93,358 | \$82,900 |

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

 ATHLETA

SEPHORA

BIAGGI'S

Sola
SALON STUDIOS

 Bar Louie
THE ORIGINAL GASTROBAR

WHBM
WHITEHOUSE BLACK MARKET

chico's

 Orangetheory
FITNESS

SOMA

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

LOFT

 CLUB CHAMPION
Better fit...Lower scores

TALBOTS

BOOKS·A·MILLION

LOVESAC
Designed for Life Furniture Co.

 CINEMARK



O-I GLOBAL HEADQUARTERS

HILTON GARDEN INN

HOME2 SUITES

BGSU AT LEVIS COMMONS →

MOSAIC AT LEVIS COMMONS

PRESTON GARDENS AND BROWNSTONES AT LEVIS COMMONS ←

HOLIDAY INN EXPRESS AND SUITES ←

COMING SOON COURTYARD BY MARRIOTT ←

CINEMARK LEVIS COMMONS 12



BOOKS A MILLION

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

Classic Car Show

Holiday Events and Christmas Tree Lighting



Specialty Shops SouthPark



The Bend



The Town Center at Levis Commons



HILL
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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.



THE TOWN CENTER AT

LEVIS COMMON

SHOPLEVISCOMMONS.COM