

Franklin Park

MALL 4-TENANT OUTPARCEL



68,722 SF 4-TENANT RETAIL OUTPARCEL

ADJACENT TO FRANKLIN PARK MALL – THE #1 MOST TRAFFICKED SUPER REGIONAL MALL IN TOLEDO
(5.8M VISITS PER YEAR) | 94% LEASED TO HIGH-PERFORMING, NATIONAL TENANCY

OLD NAVY

ULTA
BEAUTY

**DAVE &
BUSTER'S**

maurices



8.7%
HEALTH RATIO



4.6%
HEALTH RATIO



13.9%
HEALTH RATIO



11.6%
HEALTH RATIO

THE OFFERING

The Offering is a 94.2% occupied, 68,722 square-foot multi-tenant retail outparcel center strategically positioned in the heart of Toledo's premier retail corridor (3.4% vacancy rate within a 5-mile radius).

The Property features five (4) nationally recognized tenants including Dave & Buster's, Ulta Beauty, Old Navy, and Maurices. The Property is positioned directly adjacent to Franklin Park Mall, the region's #1 super-regional shopping destination encompassing 1.2+ million square feet with over 100 specialty retailers. The mall generates 5.8 million annual visits and is anchored by Dillard's, JCPenney, and the #1 most trafficked Dick's Sporting Goods in Ohio. The outparcels benefit from exceptional visibility along Monroe Street with immediate access to I-475, providing seamless connectivity across the Toledo MSA and Southeast Michigan while capturing traffic from Northwest Ohio's dominant retail hub.





PROPERTY OVERVIEW

PROPERTY ADDRESS

**5001 Monroe Street,
Toledo, OH, 43623**

COUNTY	WALT
Lucas	5.3 Years
PROPERTY SIZE (ACRE)	PROPERTY SIZE (GLA)
5.3	68,722 SF
OCCUPANCY	YEAR 1 NOI
94.2%	+/- \$1,570,000

YEAR BUILT

**Old Navy
& Ulta:
2008**

**Dave & Busters,
Maurices, & S40-A:
2016**

INVESTMENT HIGHLIGHTS

1

STRATEGICALLY POSITIONED IN NORTHWEST OHIO'S DOMINANT MONROE STREET RETAIL CORRIDOR

- Direct frontage on highly trafficked Monroe Street (VPD: 30,000) with immediate access to I-475 (VPD: 80,000)
- Population of 215,000 and an average household income of \$88,400 within a 5-mile radius
 - \$8.4B in buying power between 94,522 households
- 3.4% retail vacancy in a 5-mile radius

2

MINIMAL MAINTENANCE OBLIGATIONS

- Adjacent Franklin Park Mall responsible for all common area maintenance. Owner will pay Franklin Park Mall owner a fixed annual CAM contribution for maintenance services.

3

BEST IN CLASS, HIGH-PERFORMING, 100% NATIONAL TENANT LINE-UP

- Weighted average health ratio of +/- 11%
 - Ulta: 4.63% | Old Navy: 8.68% | Maurices: 11.64% | Dave & Busters: 13.94%
- Ulta ranks top 10% in Ohio and top 15% nationwide for annual visitors (254k annual visits)
- Old Navy ranked within top 20% nationwide for annual visits (203k annual visits)

4

VALUE-ADD OPPORTUNITY THROUGH VACANT LEASE-UP & MARK-TO-MARKET OPPORTUNITIES

- Maurices expiring Jan-2028 with no options
- 4,000 SF available for lease-up

5

OUTPARCEL TO TOLEDO'S #1 SUPER REGIONAL MALL – THE ONLY ONE WITHIN 50+ MILES

- Adjacent to Franklin Park Mall (1.2M+ SF), drawing 5.8M annual visits and \$500 PSF in annual sales
- Anchored by the #1 most trafficked Dick's Sporting Goods in Ohio, ranked within the top 3% of Dick's nationwide (400k+ visits per year)
- No competing super-regional mall within 50+ mile radius, showcasing Franklin Park Mall's unmatched regional dominance
 - 50% of visitors travel over 5 miles, and 30% travel over 10 miles to Franklin Park Mall



PERCENT OF INCOME BREAKDOWN

DAVE & BUSTER'S

+/- 55%

OLD NAVY

+/- 22%

ULTA
BEAUTY

+/- 18%

+/- 5%

maurices

Weighted Average Tenure of Over
13 Years

SITE PLAN



TOLEDO OVERVIEW

Toledo, Ohio, serves as the primary economic and commercial hub for Northwest Ohio and Southeast Michigan. The city is home to over 265,000 residents, anchoring a broader metropolitan area of more than 600,000 people. While historically known as the "Glass City" for its legacy in glass manufacturing, Toledo's modern economy is anchored by market-leading sectors in healthcare, advanced manufacturing, education, and logistics. The area is home to major corporate headquarters and employers, including ProMedica, Mercy Health, Stellantis, Owens Corning, Dana Incorporated, and Welltower, creating a stable and diverse employment base that drives consistent consumer spending. The University of Toledo, with its 23,000 students, further fuels the local economy and provides a powerful, built-in consumer base for area retail.

WITHIN A 5 MILE RADIUS OF THE PROPERTY:

214,949

Total Population

94,522

Households

\$88,386

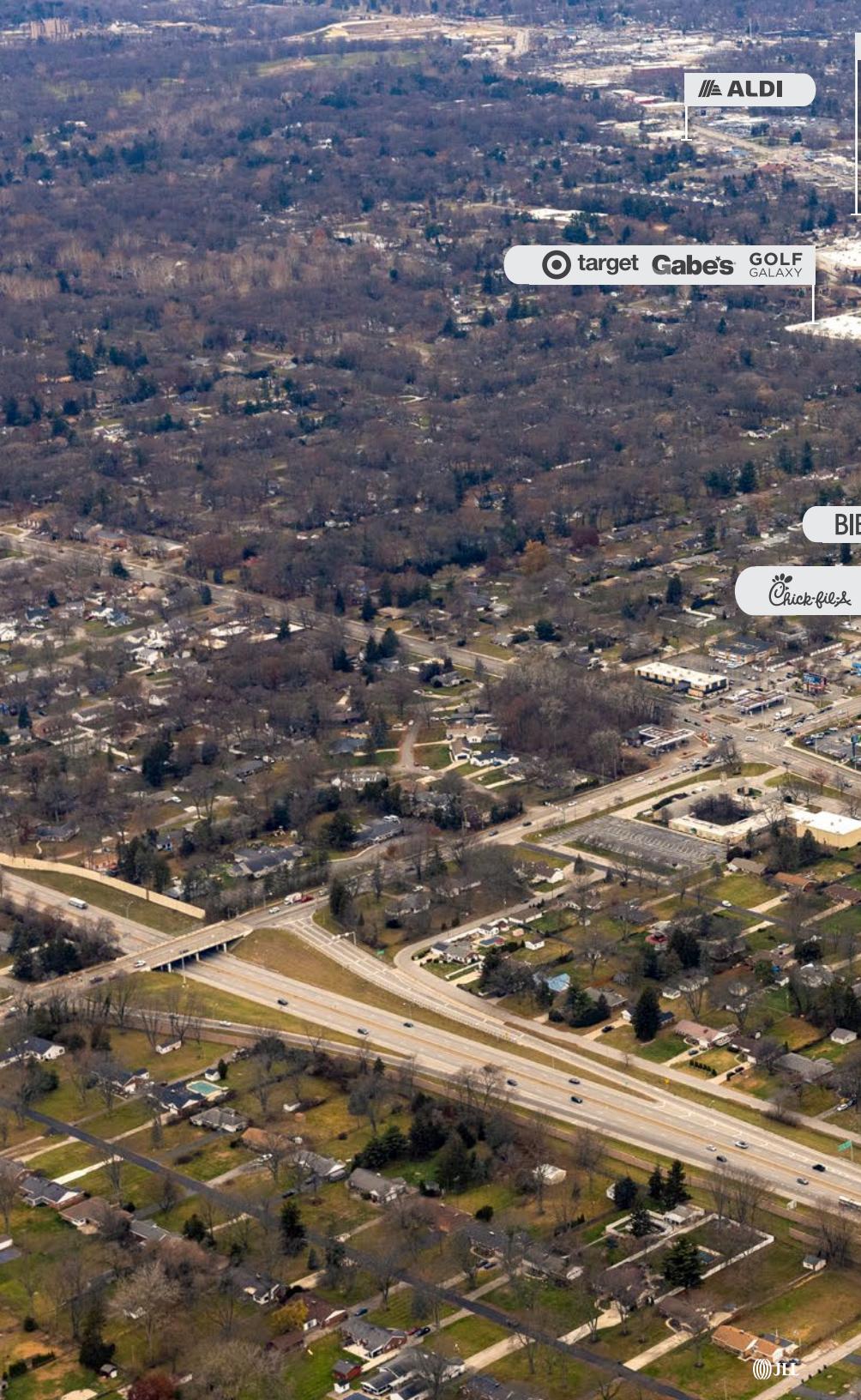
Average
Household Income

96,752

Total
workforce

\$8.4B

Buying
Power



Marshalls HomeGoods five BELOW PETSMART

BOB'S FURNITURE DISCOUNT **SHOE CARNiVAL** Kirkland's Home

19. *Leucosia* (Leucosia) *leucostoma* (Fabricius) (Fig. 19)

STARBUCKS

Sola
VOLUME 18 NUMBER 1

The logo for Fresh Thyme Market, featuring the brand name in a white, sans-serif font inside a dark grey, rounded rectangular badge.

— 10 —

HOSTWORX | T-Mobile

petco

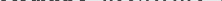
 HomeBuys

Burlington Great Selections

Michaels

Franklin Park MALL

 Abercrombie & Fitch Bath & Body Works®  CINEMARK  DICK'S
SPORTING GOODS

 Dillard's  Foot Locker  JC Penney  OLD NAVY  PANDORA  DAILY QUEEN

Panera

Franklin Park

MALL 4-TENANT OUTPARCELS

BARNES & NOBLE

KOHL'S



The logo for BJ's Restaurant & Brewhouse. It features a dark, downward-pointing triangle on the left containing the letters "BJ's" in a bold, white, sans-serif font. To the right of the triangle, the words "RESTAURANT" and "BREWHOUSE" are stacked vertically in a bold, white, sans-serif font.

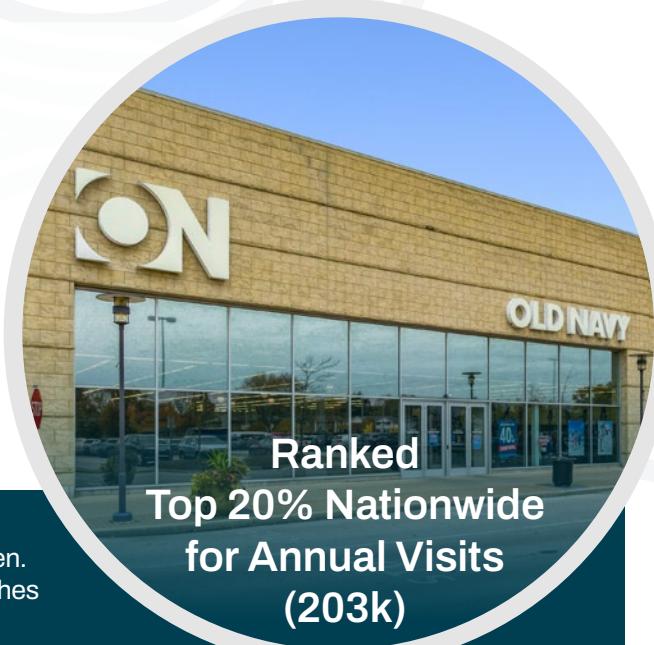
TENANT OVERVIEWS

OLD NAVY



Rent Commencement Date	Lease Expiration Date
Oct-08	Jan-32
% Of Income	NYSE
+/- 22 %	GAP

Old Navy, a division of Gap Inc., is one of the most recognized value-oriented apparel retailers in North America. With around 1,200 stores, Old Navy offers affordable, family-focused clothing and accessories for men, women, and children. The brand combines an approachable, inclusive image with an efficient supply chain, enabling frequent product refreshes and promotional pricing.



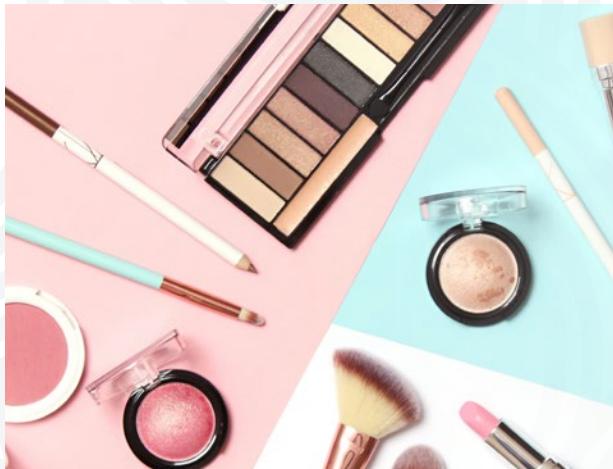
Ranked
Top 20% Nationwide
for Annual Visits
(203k)



Rent Commencement Date	Rent Expiration Date
Oct-16	Jan-32
% Of Income	NASDAQ
+/- 55 %	PLAY

Dave & Buster's is a national restaurant and entertainment concept combining full-service dining, bars, and large-scale arcade gaming under one roof. The company operates approximately 160 locations across the U.S. and Canada. Its experiential model drives strong evening and weekend foot traffic, making it a complementary co-anchor for retail developments seeking to enhance dwell time and destination appeal.

TENANT OVERVIEWS



Rent Commencement Date Nov-08	Lease Expiration Date Jan-29
% Of Income +/- 18 %	NYSE ULTA
Fortune Rankings #375	Health Ratio 4.63%
Nearest Location Holland, OH (9-Miles)	

Ulta Beauty is the nation's largest beauty retailer and a Fortune 500 company, offering a unique mix of prestige and mass-market cosmetics, skincare, and fragrance products. The company operates over 1,400 stores nationwide, many featuring in-store salon services. Ulta's "all things beauty, all in one place" concept has positioned it as a category leader with loyal customers and strong repeat traffic.



maurices

Rent Commencement Date Aug-17	Lease Expiration Date Jan-28
% Of Income +/- 5 %	Health Ratio 11.64%
Nearest Location Bowling Green, OH (30-Miles)	

Maurices is a leading women's fashion retailer with over 900 stores across the U.S. and Canada, offering on-trend apparel and accessories. Known for approachable price points and community-oriented branding, Maurices has built a loyal customer base seeking versatile, everyday fashion. Maurices serves as a key soft-goods retailer that drives synergistic traffic with other fashion and beauty tenants.



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