J.C.BAR

Monroe Street Portfolio

5223 Monroe Street - Toledo, OH 43623

543,378 SF Grocery Anchored Shopping Center







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5223 Monroe Street - Toledo, OH 43623

±1,440-15,920 SF Available for Lease

Highlights

- 3rd Most visited Property within a 30-mile radius with over 5-Million visits over the last 12-months
- 2,432 total parking; ample parking available
- Most-visited open air shopping center in a 5-mile radius
- High performing anchor tenant, Fresh Thyme, and shadow anchors, Target, Gabes, Marshalls-Home Goods, Hobby Lobby, and Golf Galaxy, driving traffic to the property
- GLA: 543,378 SF

JOIN

Marshalls HomeGoods · GOLF GALAXY · Gabe's · PETSMART · BOB'S DISCOUNT FURNITURE · FRESH THYME MARKET · TACO BELL · five BELOW · Kirkland's · DISCREPLAY

Demographic	1 Mile	3 Miles	5 Miles
Population	*8,193*	*77,823*	*192,869*
Households	*3,689*	*35,215*	*83,088*
Avg HH Income	*$101,835*	*$99,957*	*$94,964*
Daytime Employees	*10,291*	*41,740*	*78,574*



Questions? Contact Us.

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About Monroe Street Portfolio

The Monroe Street Portfolio is one of the dominant, center of gravity open air shopping centers in the extended trade area along the Monroe Street Corridor, ranking as the 3rd most visited property within a 30- mile radius with over +5 million visits over the last 12 months. Toledo, Ohio is strategically located in the northern part of Ohio, serving as a key economic and commercial hub within the Midwest region. With a population of +276,000 residents and a metropolitan area of +600,000 people. The Property is located in an ideal infill location, just 1.9 miles from Route 23 (+70,000 VPD) and 2.0 miles from I-475 (+71,000 VPD), with excellent roadway visibility and transportation infrastructure driving consumers from the extended trade radius, with a 5-mile population of +197,892 and average household income of $72,693.

Toledo, Ohio is strategically located in the northern part of Ohio, serving as a key economic and commercial hub within the Midwest region. With a population of +276,000 residents and a metropolitan area of +600,000 people, Toledo offers a dynamic market for commercial real estate and businesses alike. Toledo has a diverse and robust economy that encompasses a range of industries. Traditionally known as the “Glass City” due to its history of glass manufacturing, the economy spans sectors such as healthcare, manufacturing, education, retail, and logistics. The presence of major companies like Owens Corning, Dana Incorporated, and Libbey Inc. contributes significantly to the local economy. Additionally, the University of Toledo serves as a key driver of education and research-related activities.



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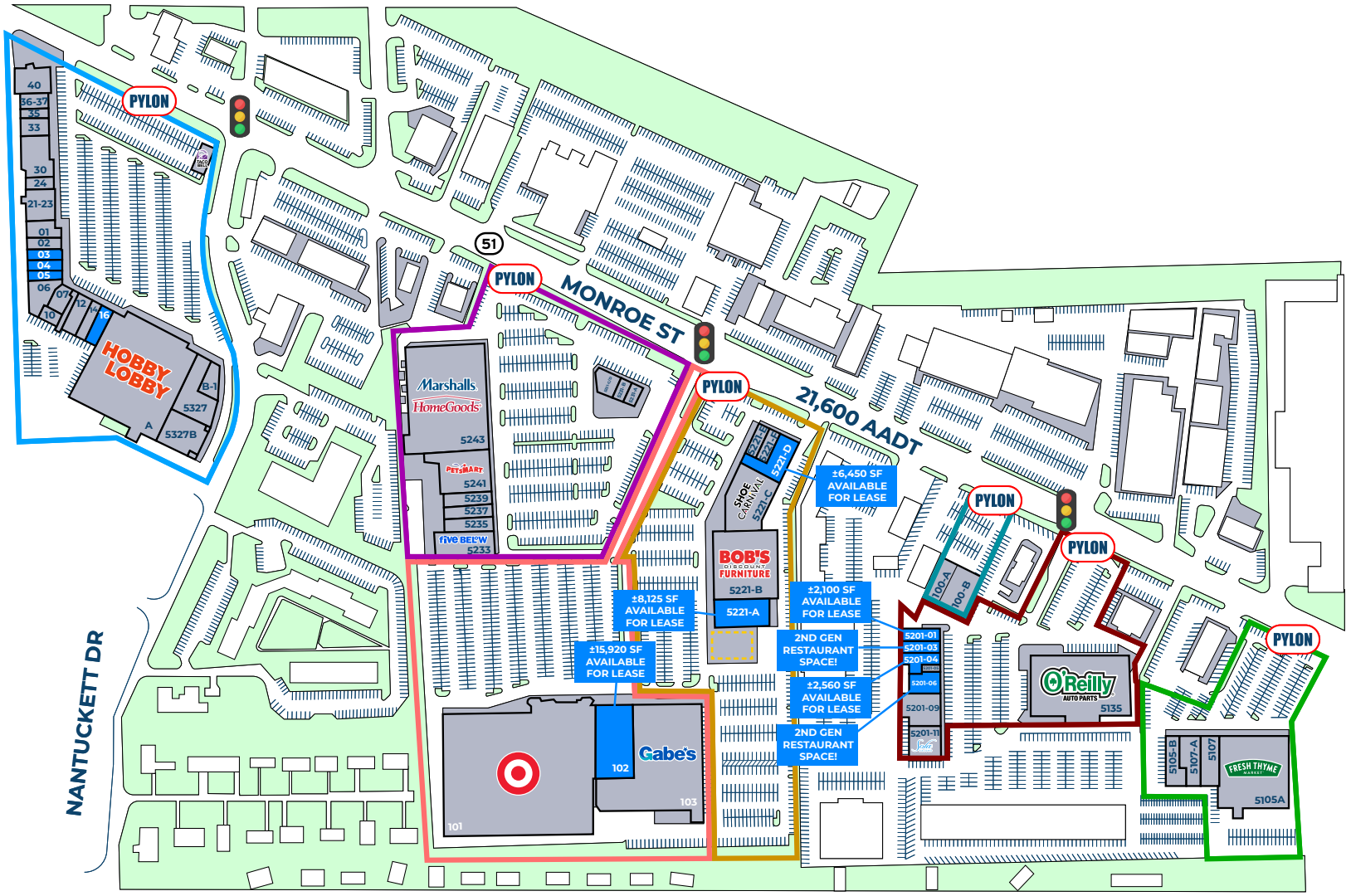

Total GLA: ±543,378 SF

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Monroe Street Portfolio - Legend

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Monroe Street Market Square

Suite	Tenant	Square Footage
A	Hobby Lobby	±55,000 SF
B-1	Schoolbelles	±3,852 SF
01	Aroma Spa and Nails	±2,540 SF
02	Sally Beauty Supply	±1,440 SF
03	**AVAILABLE**	**±1,440 SF**
04	**AVAILABLE**	**±2,160 SF**
05	**AVAILABLE**	**±2,160 SF**
06	Rose Thai	±3,820 SF
07	Yaegers Shoes	±2,444 SF
10	**AVAILABLE (STATIC VACANCY)**	**±1,400 SF**
12	Disc Replay	±3,549 SF
14	Tamed Hair Studio	±1,851 SF
16	**AVAILABLE**	**±2,760 SF**
21-23	The Standard	±4,800 SF
24	Adams Cleaners	±1,200 SF
30	Bier Stube	±6,000 SF
33	Consumer Cellular	±2,400 SF
35	Mocha Cafe	±1,200 SF
36-37	Massage Green Spa	±2,400 SF
40	Rick's City Diner	±4,800 SF
5327	Gravity Dance Company	±8,809 SF
5327B	STATIC	±8,784 SF
PAD	Taco Bell	±2,227 SF
ATM	Fifth Third Bank ATM	--
	Total SF	±127,036 SF

Total GLA: ±543,378 SF

Franklin Place - A

Suite	Tenant	Square Footage
5231-A	Starbucks Coffee	±1,953 SF
5231-B	European Wax Center	±1,440 SF
5231-C/D	Dave's Hot Chicken	±3,818 SF
5233	Five Below	±8,027 SF
5235	Carter's	±4,022 SF
5237	Oshkosh	±3,128 SF
5239	TrueRest	±2,611 SF
5241	PetSmart	±12,348 SF
5243	Marshalls-HomeGoods	±45,518 SF
ATM	Citizens Bank ATM	--
	Total SF	±82,865 SF

Franklin Place - B

Suite	Tenant	Square Footage
5221-A	**AVAILABLE**	**±8,125 SF**
5221-B	Bob's Discount Furniture	±23,200 SF
5221-C	Shoe Carnival	±13,867 SF
5221-D	**AVAILABLE**	**±6,450 SF**
5221-E	Tropical Smoothie Cafe	±1,877 SF
5221-F	Tan Pro	±1,813 SF
	Total SF	±55,332 SF

Franklin Place - C

Suite	Tenant	Square Footage
101	Target	±101,909 SF
102	**AVAILABLE**	**±15,920 SF**
103	Gabe's	±50,514 SF
	Total SF	±168,343 SF

Investment Grade Tenant

Suite	Tenant	Square Footage
5135	O'Reilly Auto Parts	±32,154 SF
5201-01	**AVAILABLE**	**±2,100 SF**
5201-03	**AVAILABLE**	**±2,400 SF**
5201-04	**AVAILABLE**	**±2,560 SF**
5201-05	Tal-Mon Barber Shop	±630 SF
5201-06	**AVAILABLE**	**±4,435 SF**
5201-09	Trevo Brazilian Jujitsu Center	±5,569 SF
5201-11	Sola Salon Studios	±5,600 SF
	Total SF	±55,448 SF

Fresh Thyme (TH Monroe)

Suite	Tenant	Square Footage
5105-A	Fresh Thyme Farmers Market	±30,000 SF
5107	My Salon Suites	±5,912 SF
5107-A	US Armed Forces	±3,750 SF
5107-B	Hot Room Yoga	±4,832 SF
	Total SF	±44,494 SF

America's Best (P1 Monroe)

Suite	Tenant	Square Footage
100	America's Best	±3,800 SF
100-B	KidStrong	±6,060 SF
	Total SF	±9,860 SF

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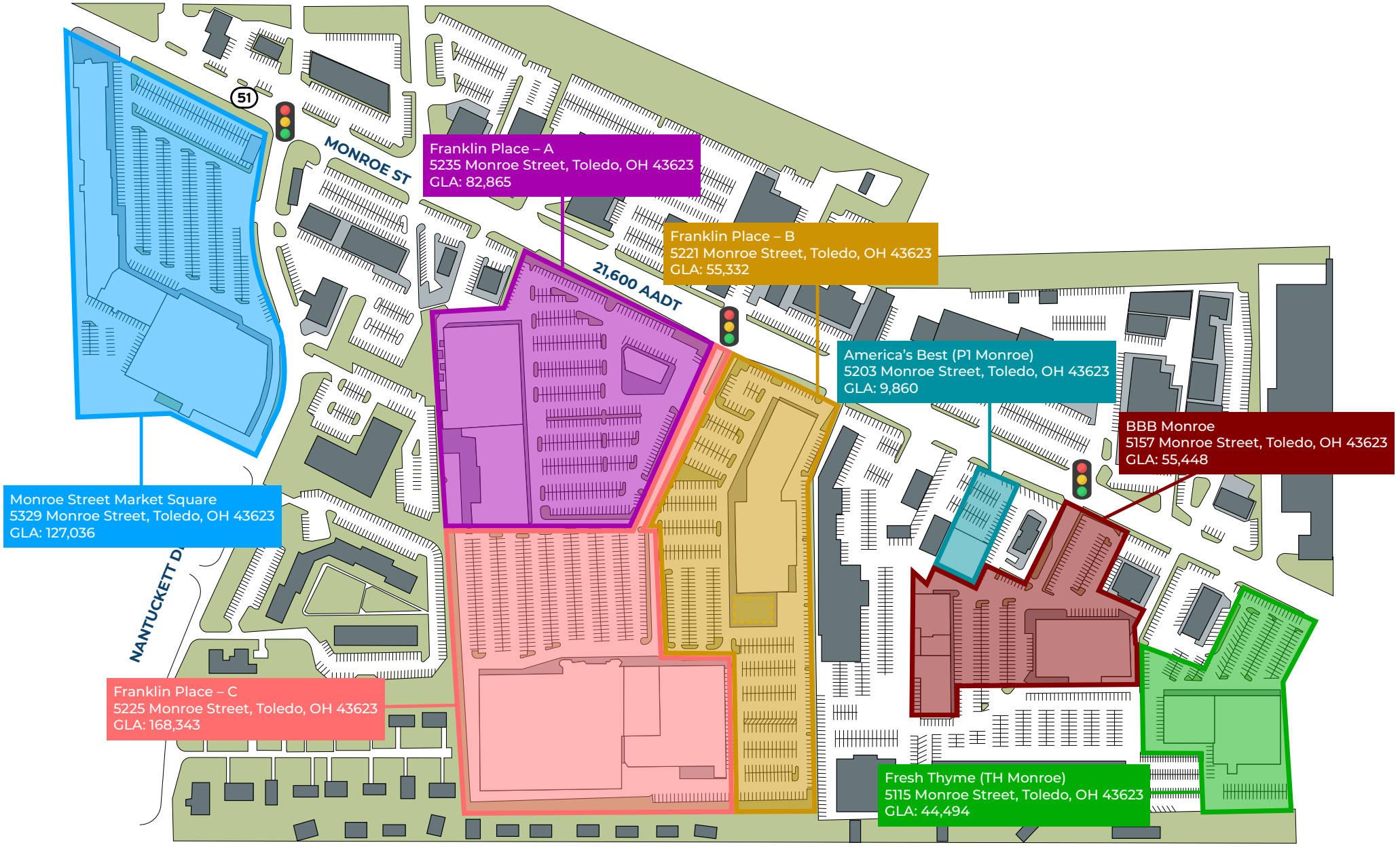

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Local Aerial

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Market Aerial

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