



# 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

±1,200-8,784 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



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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**Melissa Lippe**

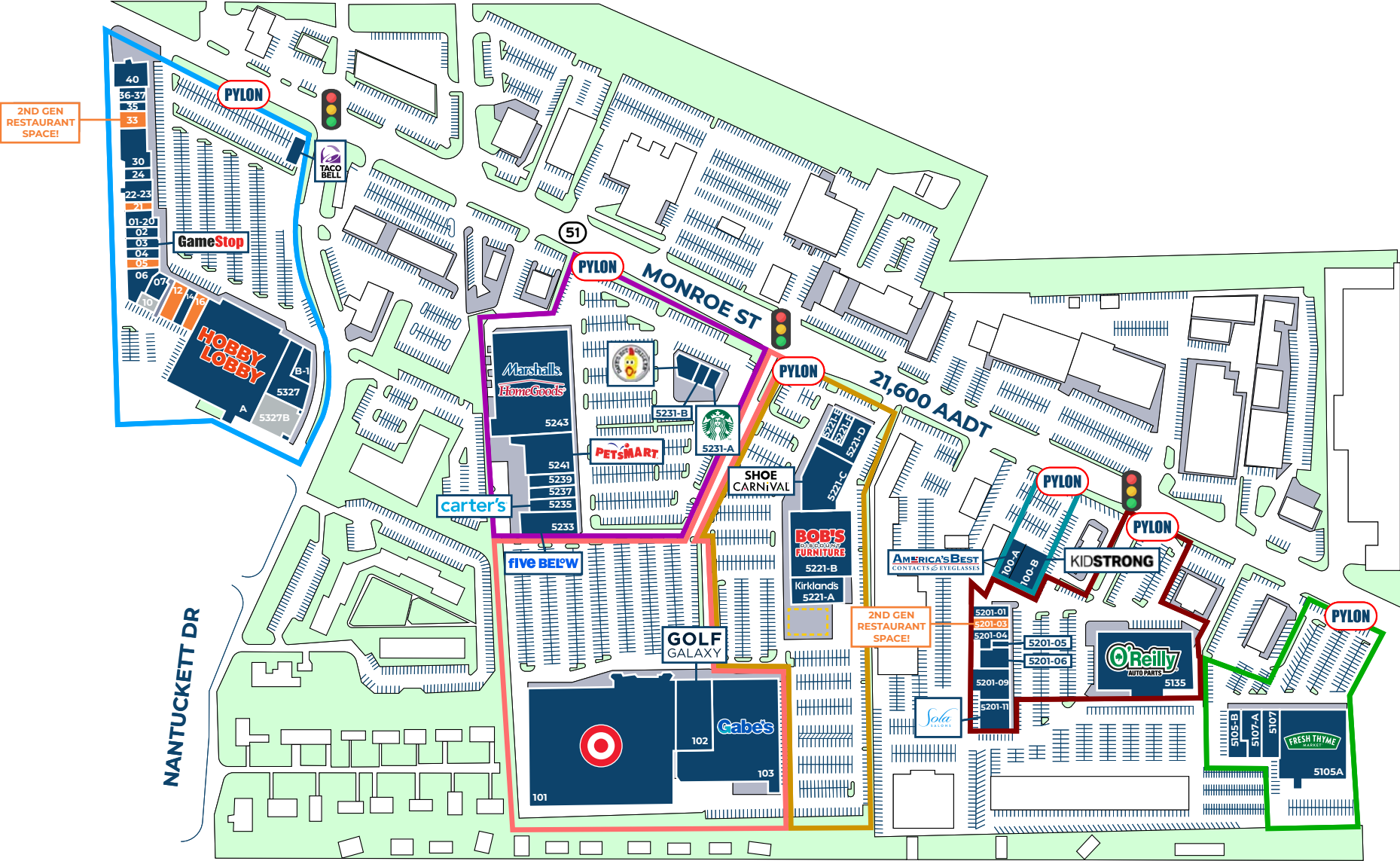
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# Site Plan

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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	GameStop	±1,440 SF
04	Medical Weight Loss Clinic	±2,160 SF
<b>05</b>	<b>AVAILABLE</b>	<b>±2,160 SF</b>
06	Rose Thai	±3,820 SF
07	Yaegers Shoes	±2,444 SF
10	AVAILABLE (STATIC VACANCY)	±1,400 SF
<b>12</b>	<b>AVAILABLE</b>	<b>±3,549 SF</b>
14	Tamed Hair Studio	±1,851 SF
<b>16</b>	<b>AVAILABLE</b>	<b>±2,760 SF</b>
<b>21</b>	<b>AVAILABLE</b>	<b>±1,200 SF</b>
22-23	The Standard	±3,600 SF
24	Adams Cleaners	±1,200 SF
30	Bier Stube	±6,000 SF
<b>33</b>	<b>AVAILABLE</b>	<b>±2,400 SF</b>
35	Manhattan Coffee	±1,200 SF
36-37	Massage Green Spa	±2,400 SF
40	Rick's City Diner	±4,800 SF
5327	Toledo Alliance for the Performing Arts	±8,809 SF
5327B	AVAILABLE (STATIC VACANCY)	±8,784 SF
PAD	Taco Bell	±2,227 SF
ATM	Fifth Third Bank ATM	--
	<b>Total SF</b>	<b>±127,036 SF</b>

## 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	--
	<b>Total SF</b>	<b>±82,865 SF</b>

## Franklin Place - B

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

## Franklin Place - C

Suite	Tenant	Square Footage
101	Target	±101,909 SF
102	Golf Galaxy	±15,920 SF
103	Gabe's	±50,514 SF
	<b>Total SF</b>	<b>±168,343 SF</b>

## Investment Grade Tenant

Suite	Tenant	Square Footage
5135	O'Reilly Auto Parts	±32,154 SF
5201-01	Infinity Health & Wellness Spa	±2,100 SF
<b>5201-03</b>	<b>AVAILABLE</b>	<b>±2,400 SF</b>
5201-04	SalonCentric	±2,560 SF
5201-05	Tal-Mon Barber Shop	±630 SF
5201-06	Leroy & Magnets	±4,435 SF
5201-09	Trevo Brazilian Jujitsu Center	±5,569 SF
5201-11	Sola Salon Studios	±5,600 SF
	<b>Total SF</b>	<b>±55,448 SF</b>

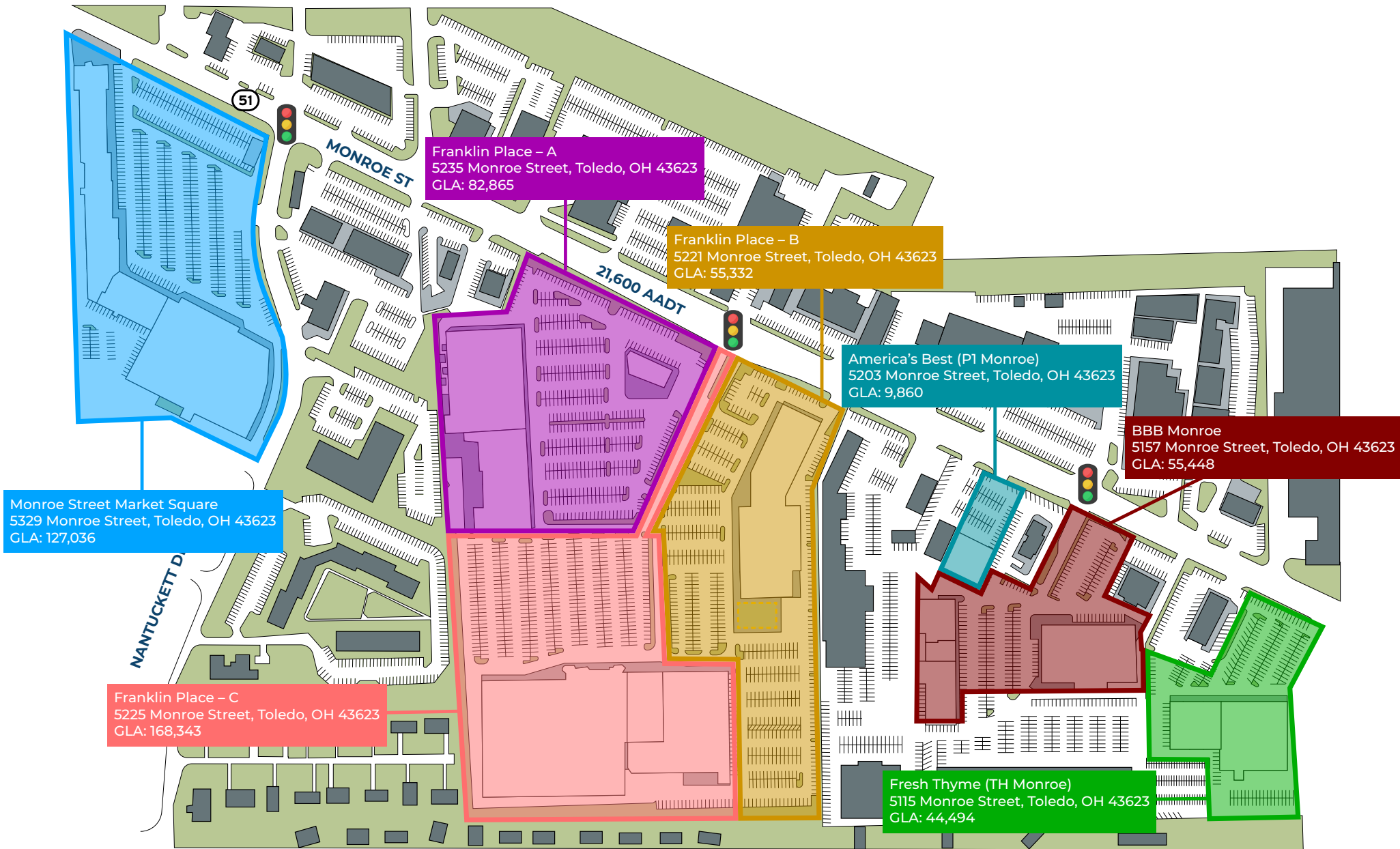
## Fresh Thyme (TH Monroe)

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
	<b>Total SF</b>	<b>±44,494 SF</b>

## America's Best (P1 Monroe)

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

# Site Plan



# Site Plan



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**MONROE STREET MARKET SQUARE**  
**HOBBY LOBBY**  
**GameStop**  
 TACO BELL

**FRANKLIN PLACE - A**  
 Marshalls five BEEW  
**PETSMART**

**FRANKLIN PLACE - B**  
 BOB'S BROS. KIRKLANDS SHOE CARNIVAL

**FRANKLIN PLACE - C**  
**GOLF GALAXY** Gabe's

**AMERICA'S BEST**  
 AMERICA'S BEST CONTACTS & EYEGLASSES  
**KIDSTRONG**

**INVESTMENT GRADE TENANT**  
 O'Reilly Sola

**FRESH THYME**  
 FRESH THYME MARKET

Whiteford Road/22,140 AADT  
 Talmadge Road/17,761 AADT

W Sylvania Ave/24,493 AADT

60,793 AADT

# Local Aerial

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# Market Aerial



# Site Photos

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# Site Photos



# J.C. BAR

## Offices

### Corporate Location

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## Leasing

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## Property Management

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