

## MONROE STREET PORTFOLIO

5223 Monroe Street, Toledo, OH 43623

TOTAL GLA: 535,434

### BRIEF DESCRIPTION

The Monroe Street Portfolio is a unique collection of properties situated on the strongest retail corridor in Northwest Ohio. This group of properties provides a unique leverage position as it allows location solutions for the largest national tenants as well as to local retailers and service providers. Located less than 1/2 mile to the southeast, Franklin Park Mall (Starwood Retail Partners) has undergone significant growth and transformation in recent years further signaling the strength of the area as a retail destination. Apple opened a first-to-market store at the mall in December 2014 and Dave & Buster's opened at the site in 2016.



## DEMOGRAPHICS

### 2021 ESTIMATES

	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	8,253	3,775	\$88,457
3-Mile	75,727	35,473	\$84,678
5-Mile	191,090	84,718	\$75,113

### TRAFFIC COUNTS

Total	25,000
Monroe Street	25,000

## PROPERTY HIGHLIGHTS

### BULLET POINTS

- County: Lucas
- Type: Retail
- Year Built: 1971
- Year Renovated: 2016
- Metro Area: Toledo

## CONTACTS

### LEASING

Jennifer MacKay  
jennifer.mackay@ShopOne.com  
248.590.0059

### LEASING TEAM

leasing@ShopOne.com  
567.361.1111

## MONROE STREET PORTFOLIO

5223 Monroe Street, Toledo, OH 43623

TOTAL GLA: 535,434



## MONROE STREET PORTFOLIO

5223 Monroe Street, Toledo, OH 43623

TOTAL GLA: 535,434

SUITE	GLA	TENANT	SUITE	GLA	TENANT
A	55,000	Hobby Lobby	5107	5,912	My Salon Suite
B-1	3,852	Schoolbelles	5107-A	3,750	US Armed Forces
Outlot	2,227	Taco Bell	5107-B	4,832	Hot Room Toledo
01-20	2,540	First Nails	5135	32,154	Bed Bath and Beyond
02	1,440	Sally Beauty Supply	5201-01	2,100	LaMazing Clothing
03	1,440	GameStop	5201-03	2,400	Available
04	2,160	Medical Weight Loss Clinic	5201-04	2,560	SalonCentric
05	2,160	Jeff Gears Martial Arts Academy	5201-05	630	Tal-Mon Barber Shop
06	3,820	Rose Thai	5201-06	4,435	Tommie's Bar and Grill
07	2,444	Yaeger's Shoes	5201-09	5,569	Trevo Training Center
10	1,400	ShopOne Centers REIT (AVAILABLE)	5201-11	5,600	Sola Salon Studios
12	5,400	Available	5221-A	8,125	Kirkland's
16	2,760	Available	5221-B	23,200	OfficeMax
21	1,200	Stride Rite	5221-C	13,867	Shoe Carnival
22-23	3,600	Mancys Ideal	5221-D	6,450	Select Salon Studios
24	1,200	Adams Cleaners	5221-E	1,877	Tropical Smoothie Cafe
30	6,000	Bier Stube	5221-F	1,813	Tan Pro
33	2,400	Available	5231-A	1,953	Starbucks Coffee
35	1,200	Milkster	5231-B	1,440	European Wax Center
36-37	2,400	Massage Green Spa	5231-C/D	3,818	CoreLife Eatery
40	4,800	Rick's City Diner	5233	8,027	Five Below
56a	8,000	PLANNED EXPANSION	5235	4,022	Carter's
100	9,860	Available	5237	3,128	Oshkosh
101	101,909	Target	5239	2,611	TrueREST
102	15,920	Golf Galaxy	5241	12,348	PetSmart
103	50,514	Gabe's	5243	45,518	Marshalls-HomeGoods
5105A	30,000	Fresh Thyme Farmers Market	5327	8,809	Toledo Ballet