

MONROE STREET PORTFOLIO

5223 Monroe Street, Toledo, OH 43623

TOTAL GLA: 534,594

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.



DEMOGRAPHICS

2023 ESTIMATES

	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	8,146	3,647	\$100,034
3-Mile	77,819	35,169	\$99,554
5-Mile	192,736	83,060	\$95,131

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

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SUITE	GLA	TENANT
A	55,000	Hobby Lobby
B-1	3,852	Schoolbelles
Outlot	2,227	Taco Bell
01-20	2,540	Aroma Spa & Nails
02	1,440	Sally Beauty Supply
03	1,440	GameStop
04	2,160	Medical Weight Loss Clinic
05	2,160	Available
06	3,820	Rose Thai
07	2,444	Yaeger's Shoes
10	1,400	ShopOne Centers REIT (AVAILABLE)
12	3,549	Available
14	1,851	Tamed Hair Studio
16	2,760	Available
21	1,200	Available
22-23	3,600	Mancys Ideal
24	1,200	Adams Cleaners
30	6,000	Bier Stube
33	2,400	Available
35	1,200	Milkster
36-37	2,400	Hand and Stone Massage and Facial Spa
40	4,800	Rick's City Diner
56a	8,000	PLANNED EXPANSION
100-A	3,800	Americas Best Contacts Eyeglasses
100-B	6,060	KidStrong
101	101,909	Target
102	15,920	Golf Galaxy
103	50,514	Gabe's

SUITE	GLA	TENANT
5105A	30,000	Fresh Thyme Farmers Market
5107	5,912	My Salon Suite
5107-A	3,750	US Armed Forces
5107-B	4,832	Hot Room Toledo
5135	32,154	Available
5201-01	2,100	Infinity Health & Wellness Beauty Spa
5201-03	2,400	Available
5201-04	2,560	SalonCentric
5201-05	630	Tal-Mon Barber Shop
5201-06	4,435	Available
5201-09	5,569	Trevo Training Center
5201-11	5,600	Sola Salon Studios
5221-A	8,125	Kirkland's
5221-B	23,200	Bob's Discount Furniture
5221-C	13,867	Shoe Carnival
5221-D	6,450	Select Salon Studios
5221-E	1,877	Tropical Smoothie Cafe
5221-F	1,813	Tan Pro
5231-A	1,953	Starbucks Coffee
5231-B	1,440	European Wax Center
5231-C/D	3,818	Available
5233	8,027	Five Below
5235	4,022	Carter's
5237	3,128	Oshkosh
5239	2,611	TrueREST
5241	12,348	PetSmart
5243	45,518	Marshalls-HomeGoods
5327	8,809	Toledo Ballet