



THE TOWN CENTER AT

*Levi's* Commons

---

# THE HEART OF ACTIVITY





THE TOWN CENTER AT LEVIS COMMONS IS A SHOWCASE  
DEVELOPMENT THAT COMBINES A TRADITIONAL TOWNSCAPE  
SETTING WITH PREMIER APPAREL, BEAUTY AND WELLNESS,  
HOME FURNISHING, RESTAURANT/CAFÉ AND OFFICE USES  
CENTERED AROUND A TOWN GREEN.





# A LANDMARK OPPORTUNITY

This 309,596 square foot mixed-use lifestyle center is located at the entrance of J. Preston Levis Commons, a landmark 400-acre mixed-use development that offers:

- 600,000 square feet of medical and office space
- 625+ luxury rental units
- three hotels with more than 400 rooms combined

---

*This development is unlike anything in Northwest Ohio and continues to be the heart of activity for the region.*

---



# CENTERED FOR ACCESSIBILITY

The Town Center is located in Perrysburg, OH situated at the intersection of State Route 25, with traffic of 32,870 vehicles per day, and I-475, with traffic of 71,659 vehicles per day. Its central location provides convenient access to key regional markets of Greater Toledo, Bowling Green, Findlay and surrounding areas, with 582,000 residents within a 20-minute drive of The Town Center.

# INSPIRING COMMUNITY

This location offers both well-established “old money” neighborhoods and new residential development immediately surrounding The Town Center, evidenced by thousands of homes recently built, a \$40 million Perrysburg High School across the street, and a new, \$28 million STEM-designated intermediate (5th & 6th grades) school, located one mile from The Town Center. Perrysburg is ranked second for best places to raise a family in Ohio.\*

---

*Families are drawn to Perrysburg for its excellent rated school system, first-class city amenities, and affordable taxes.*

---



\*<https://www.niche.com/places-to-live/search/best-places-to-live/m/toledo-area/>

34% OF THE PRIMARY TRADE  
AREA HOUSEHOLDS, COMPARED  
WITH ONLY 12% OF THE  
HOUSEHOLDS NATIONALLY,  
FALL WITHIN FIVE DESIRABLE  
LIFESTYLE SEGMENTS\*

\* ESRI Tapestry Segmentation

1

### IN STYLE

*“Embrace urbane lifestyle that  
includes support of the arts,  
travel and extensive reading”*



2

### SOCCER MOMS

*“Affluent”  
“Family-Oriented”  
“Life in the Suburbs”*



3

### SAVVY SUBURBANITES

*“Well educated  
and well  
capitalized”*

4

### EXURBANITES

*“Active”  
“Find time to stay  
physically fit”  
“More interested in  
quality than cost”*

5

### BOOMBURBS

*“Affluent”  
“Well Educated”  
“Young Professionals  
with Families”*

# SHOPPER PROFILE

Female: 66% / Male: 34%

---

Aged 25-64: 58% - Average: 45.6

---

Avg. HH Income: \$108,989

---

College Degree: 54%

---

Better-Luxury Brand Shoppers: 67%

---

Married/Partnered: 62%

---

Leisure Visitors (Tourists): 11%

---

*Shoppers have exceptional spending potential  
at The Town Center at Levis Commons.*

---



## MAJOR SALES CONTRIBUTORS

Women (82% of sales, with 58% of sales generated by women 35 and older)

---

\$100K+ income households (46%)

---

College graduates (60%)

---

Households with children (30%)

# TRADE AREA

The trade area population is approximately 329,000 including 139,352 in the primary trade area.

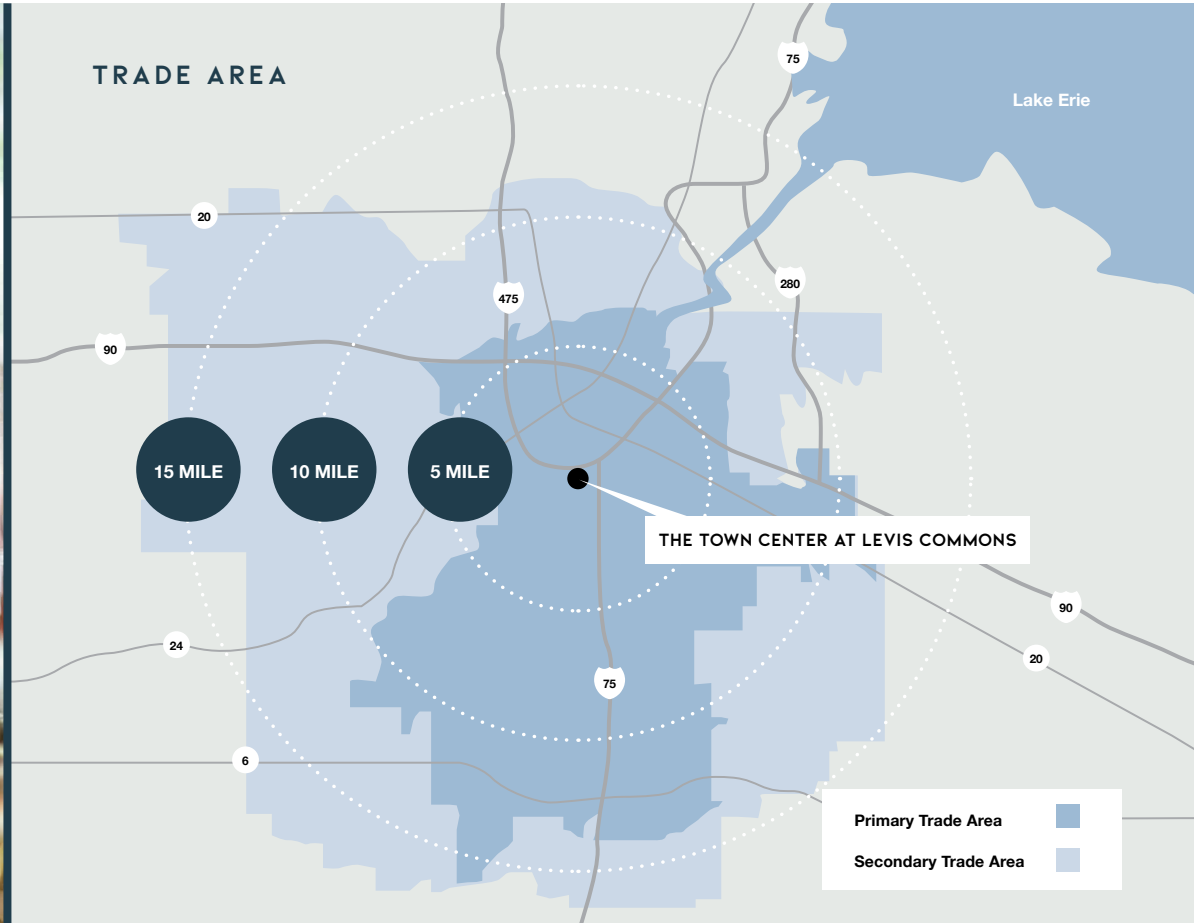
More than a quarter of trade area households have \$100,000+ incomes; in the primary trade area, more than a third of households have \$100,000+ incomes.

The Town Center at Levis Commons draws from middle- and upper-income households in its trade area and, as a result, its shopper incomes average \$108,989, which is 21% above the trade area average of \$86,411.

THE TOWN CENTER AT LEVIS COMMONS TRADE AREA DEMOGRAPHICS (2022)

	5-Mile Drive Distance	10-Mile Drive Distance	15-Mile Drive Distance
Total Population	37,099	161,982	440,008
Projected Growth (2022-2027)	3.5%	2.0%	1.0%
Number of Households	15,327	68,707	181,826
Projected Growth (2022-2027)	4.0%	2.4%	1.2%
Persons Per Household	2.4	2.3	2.3
Average Age	40	41	39
Average Household Income	\$127,894	\$93,318	\$80,500

Source: Environics Analytics (EA); ©Claritas, LLC 2022







# CLOSE TO EVERYTHING

## UNIVERSITIES

Bowling Green State University    Lourdes University  
The University of Toledo    Herzing University  
UT Medical College    Stautzenberger College  
Owens Community College    University of Findlay

## AREA ATTRACTIONS

The Award-Winning Toledo Zoo  
Hollywood Casino  
Toledo Museum of Art  
Fort Meigs National Historic Site  
Huntington Center  
Toledo Botanical Garden

## EMPLOYERS

O-I    FedEx  
First Solar    Master Chemical  
ProMedica    Walgreens Distribution  
Mercy Health Partners    Marathon Petroleum Corporation  
Chrysler



## KEY TENANTS

ARHAUS<sup>®</sup>

ANN TAYLOR  
LOFT

WHBM  
WHITE HOUSE BLACK MARKET

BIAGGI'S

Sola  
SALON STUDIOS

Bar Louie<sup>®</sup>  
THE ORIGINAL GASTROBAR

ATHLETA

Talbots

Orangetheory<sup>®</sup>  
FITNESS

Soma  
INTIMATES

chico's

SEPHORA

ETHAN ALLEN

BOOKS-A-MILLION<sup>®</sup>

LOVESAC  
Designed for Life Furniture Co.

CINEMARK

The Town Center at Levis Commons offers a curated collection of national, regional, and local specialty tenants.



O-I GLOBAL HEADQUARTERS

HILTON GARDEN INN

HOME2 SUITES

BGSU AT LEVIS COMMONS →

CINEMARK LEVIS COMMONS 12

BOOKS A MILLION

BIAGGI'S RESTAURANT

MOSAIC AT LEVIS COMMONS

PRESTON GARDENS AND BROWNSTONES AT LEVIS COMMONS ←

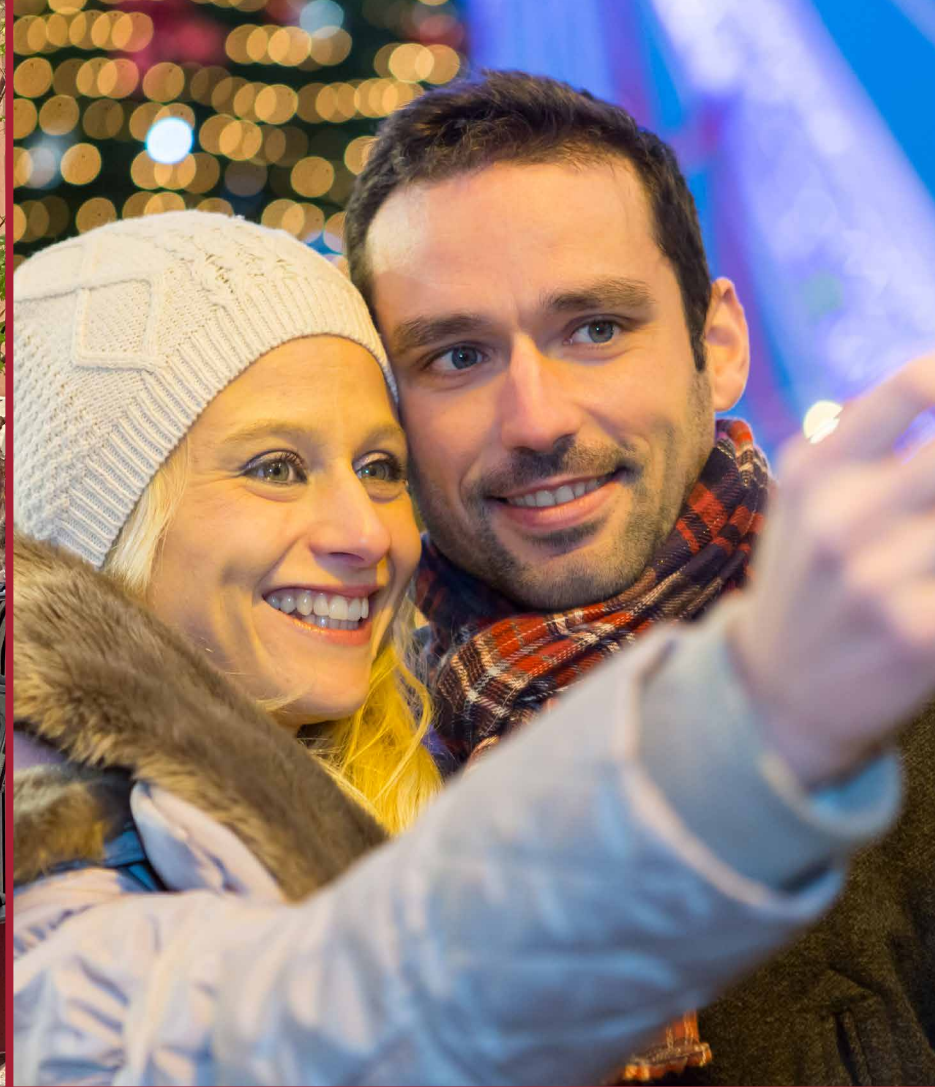
HOLIDAY INN EXPRESS AND SUITES ←



# THE TOWN CENTER MARKETING INITIATIVES

- Events – The Town Center at Levis Commons is a gathering place and destination for the community. Throughout the year, the center hosts a variety of traffic-generating events designed to drive sales for the shops and restaurants.
- Advertising – The Town Center’s advertising program includes a strategic mix of daily social media posts, and billboard and television during key shopping seasons.
- ShopLevisCommons.com - Content is refreshed frequently with relevant key words to drive SEO and repeat visits which help to elevate merchant visibility online. The center’s website is stocked with content that delivers a mix of retailer promotions, editorial, and fashion, lifestyle, and event information.
- Media relations – As the Heart of Activity in the Greater Toledo market, The Town Center’s activities are frequently covered by the local TV networks and print publications.





## SIGNATURE EVENTS

*Summer Music Series*

*Levis Commons Fine Arts Fair*

*Holiday Events and Christmas Tree Lighting*



Specialty Shops SouthPark



Promenade at Coconut Creek



The Town Center at Levis Commons



HILL  
PARTNERS

**ONSITE HILL PARTNERS' OFFICE**

3201 Levis Commons Blvd. | Perrysburg, OH 43551  
Rita Nelson | RNelson@HillPartnersInc.com  
(419) 931-8888 | shopleviscommons.com

**CORPORATE HILL PARTNERS' OFFICE**

2201 South Blvd., Suite 400 | Charlotte, NC 28203  
Robert H. Spratt, Jr. | RSpratt@HillPartnersInc.com  
(704) 551-2202 | hillpartnersinc.com

# HILL PARTNERS, INC.

HILL PARTNERS, INC. - Hill Partners, Inc., founded in 1983, is a commercial real estate firm specializing in providing innovative retail and mixed-use development solutions. The company concentrates on three basic divisions: Project Conceptualization, which includes feasibility studies, strategic planning, merchandising and market research; Project Implementation, which includes acquisitions, design management, development/ construction management and merchant recruitment; and Property/Asset Management, including operations, tenant relations, consumer marketing and accounting.

