

Levis Commons Town Center

A Tanger Property

Toledo, OH



Key Facts

Acquired May 27, 2026 for ~\$60M

Funded using cash on hand and available liquidity

Market-dominant lifestyle center in growing mixed-use district

~300K SF that is 97.5% occupied* with a mix of 40+ shopping, dining, and entertainment uses, surrounded by strong immediate demand drivers, including existing and planned residential, office, healthcare, and hotels

Located in an affluent Toledo submarket

Perrysburg, one of Ohio's most desirable communities for families, professionals, and business development

Strong yield with ~8.5% estimated first-year return

Expectation for additional growth by enhancing the center's productivity through Tanger's proven leasing, marketing, and operating platforms

Advances external growth strategy

Eighth portfolio addition of market-dominant, open-air center leveraging the Tanger platform and strong balance sheet







PRESTON GARDENS
AT LEVIS COMMONS
Residential – 382 units

THE Waterford at Levis Commons
COMMUNITY
Residential – 216 units

MOSAIC
AT LEVIS COMMONS
Residential – 288 units

BROWNSTONE VILLAGE
AT LEVIS COMMONS
Residential – 18 units

Office Space with
Ground Floor Retail

Hilton Garden Inn
184 Rooms

O-I
O-I Glass Global
Headquarters
(100K SF)

BGSU
BOWLING GREEN
STATE UNIVERSITY
Conference & Event
Facility

Future
Medical Office
New Development

PROMEDICA
Medical Office and
Cancer Center
(80K SF)

Office Space with
Ground Floor Retail

BENCHMARK
RESTAURANT
CLAUDE'S
BISTRO & BAR

HOME2
SUITES BY HILTON
105 Rooms

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40+ Shopping, Dining, and Entertainment Uses

ANTHROPOLOGIE	ARHAUS	ATHLETA	Bar Louie
BIAGGI'S RISTORANTE ITALIANO	CINEMARK	drybar	ETHAN ALLEN
LOVESAC	lululemon	Orangetheory FITNESS	SEPHORA
SHAKE SHACK	Sola SALONS	sonobello	Starbucks

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MSA Demographics

~600K Population

39.5 Median Age
(U.S. 39.6)

Strong 5 Mile Demographics

\$127K Avg Household Income
(MSA \$95K | U.S. \$116K)

48% Bachelor's Degree +
(MSA 31% | U.S. 37%)

2025 ESRI Demographics

Major Proximate Cities

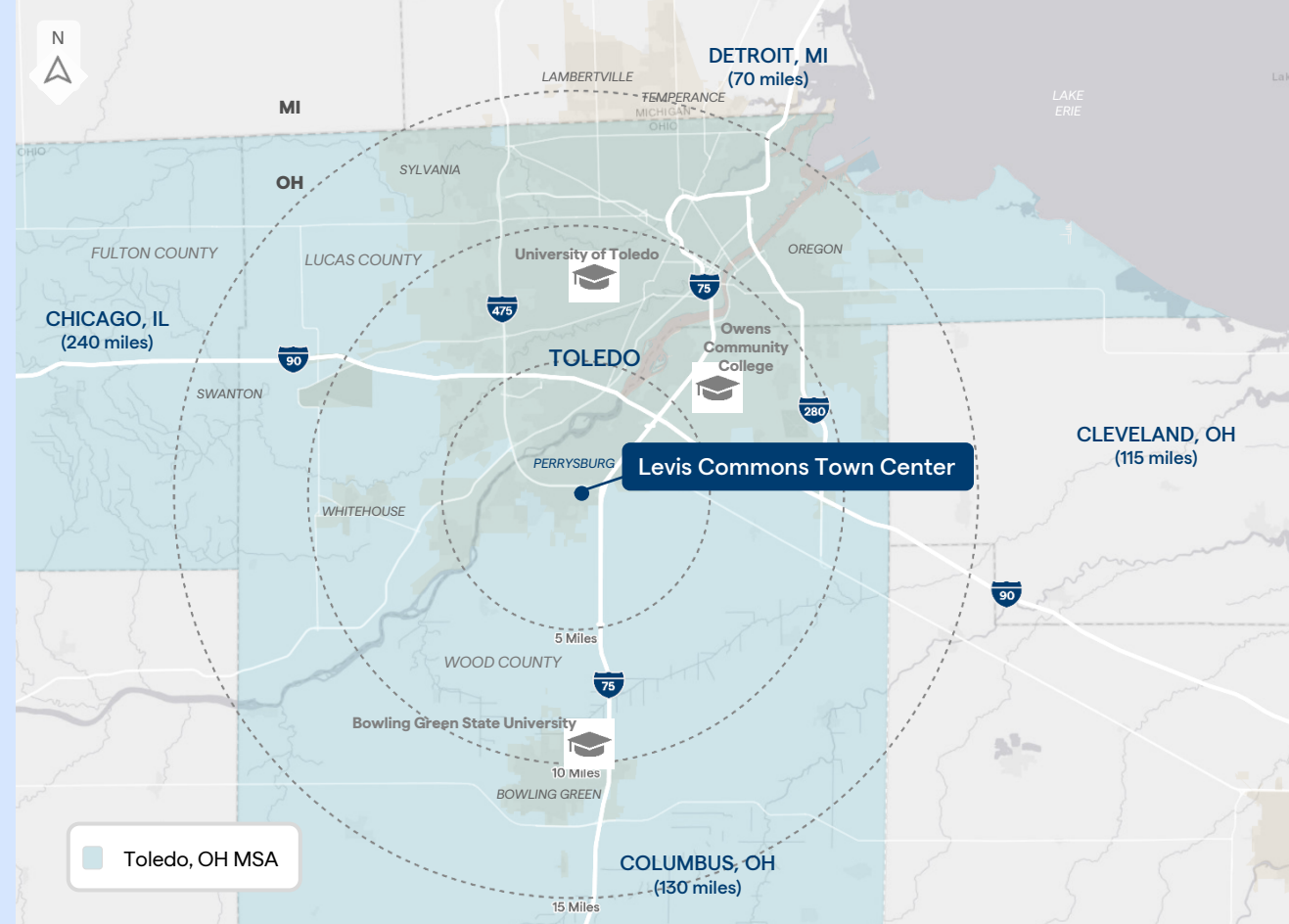
- Detroit (70 mi)
- Cleveland (115 mi)
- Columbus (130 mi)
- Chicago (240 mi)

Avg. Daily Traffic

- I-475 – 72K AADT
- Hwy 25 – 33K AADT
- 53% of the U.S. population lives within a day's drive

Gateway to the Midwest

- Strategically positioned within a day's drive of the Midwest's major metros
- Seamless access to Detroit, Chicago, Cleveland, Columbus and beyond
- Central location connects businesses and consumers to key markets across the region with ease



Toledo, OH MSA

- **Top U.S. Glass Manufacturing Metro** (home to 4 largest glass companies: Owens Corning, Libbey Glass, Pilkington, and Owens-Illinois)
- **#4 Housing Market** in the U.S. (based on existing home sales and price growth rates, 2026 Realtor.com)
- **Top 10 Metro** for Business Investment in the East North Central Region of U.S.

Market Tourism

- **15.9M** Tourists (2024)
- **\$1.5B** Visitor Spend (2024)

Market Attractions:

- Toledo Zoo & Aquarium
- Toledo Museum of Art + Glass Pavilion
- Nature Based Recreation: Metroparks / Nationally known Birding areas / Lake & River activities
- Minor League, Youth and Amateur Sports

Higher Education & Employment Strength

Colleges & Universities¹

- Bowling Green State University
 - **20K** Enrollment, **2.8K** Employees
- Toledo University
 - **14K** Enrollment, **5.8K** Employees
- Owens Community College
 - **7.4K** Enrollment, **1.3K** Employees

Corporate Headquarters: ProMedica Health Systems (15K)², The Anderson's Inc (1.6K), Dana Inc (1.5K), Owens Corning (1.5K), Libbey Inc. (1.2K), GEM Inc. (1.1K), Block Communications Inc. (500), Owens-Illinois (O-I) (600)

Premier Submarket Location

Perrysburg Zip Code 43551:

- **#1 Best Public Schools** in MSA 2026 Niche
- **#1 Largest Zip** in MSA (Population of **45K**)
- **#1 Population Growth** in MSA, **+20%** 2010 to 2025³
- **#2 Highest Avg. Household Income (\$134K)**³

Surrounding Density (w/in 5 miles):

- **72K** resident population
- **2.9M** SF Class A+B Office
- **9K** Multi-Family Units
- **40** Hotels / **3.5K** Rooms