Levis Commons Town Center

A Tanger Property

Toledo, OH



Levis Commons Town Center
A Tanger Property

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 96.9% 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



*As of September 30, 2026


lululemon
lululemon
lululemon
ETHAN ALLEN


SEPHORA
SEPHORA


SHAKE SHACK


BARRY BAGELS
MEIGS BUILDING
STARBUCKS COFFEE


ANTHROPOLOGIE


MOSAIC AT LEVIS COMMONS
Residential – 288 units
BROWNSTONE VILLAGE AT LEVIS COMMONS
Residential – 18 units
THE Waterford at Levis Commons COMMUNITY
Residential – 216 units
PRESTON GARDENS AT LEVIS COMMONS
Residential – 382 units
Office Space with Ground Floor Retail
basil
HANG OVER EASY
BENCHMARK RESTAURANT
CLAUDE'S BISTRO & BAR
Office Space with Ground Floor Retail
18k SF Retail Building Under Construction
Hilton Garden Inn
184 Rooms
O-I Glass Global Headquarters (100K SF)
HOME2 SUITES BY HILTON
105 Rooms
BGSU. BOWLING GREEN STATE UNIVERSITY
Conference & Event Facility
Future Medical Office New Development
PROMEDICA
Medical Office and Cancer Center (80K SF)
Levis Commons Town Center
A Tanger Property
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
Property boundary
Tanger

Levis Commons Town Center
Toledo, OH

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

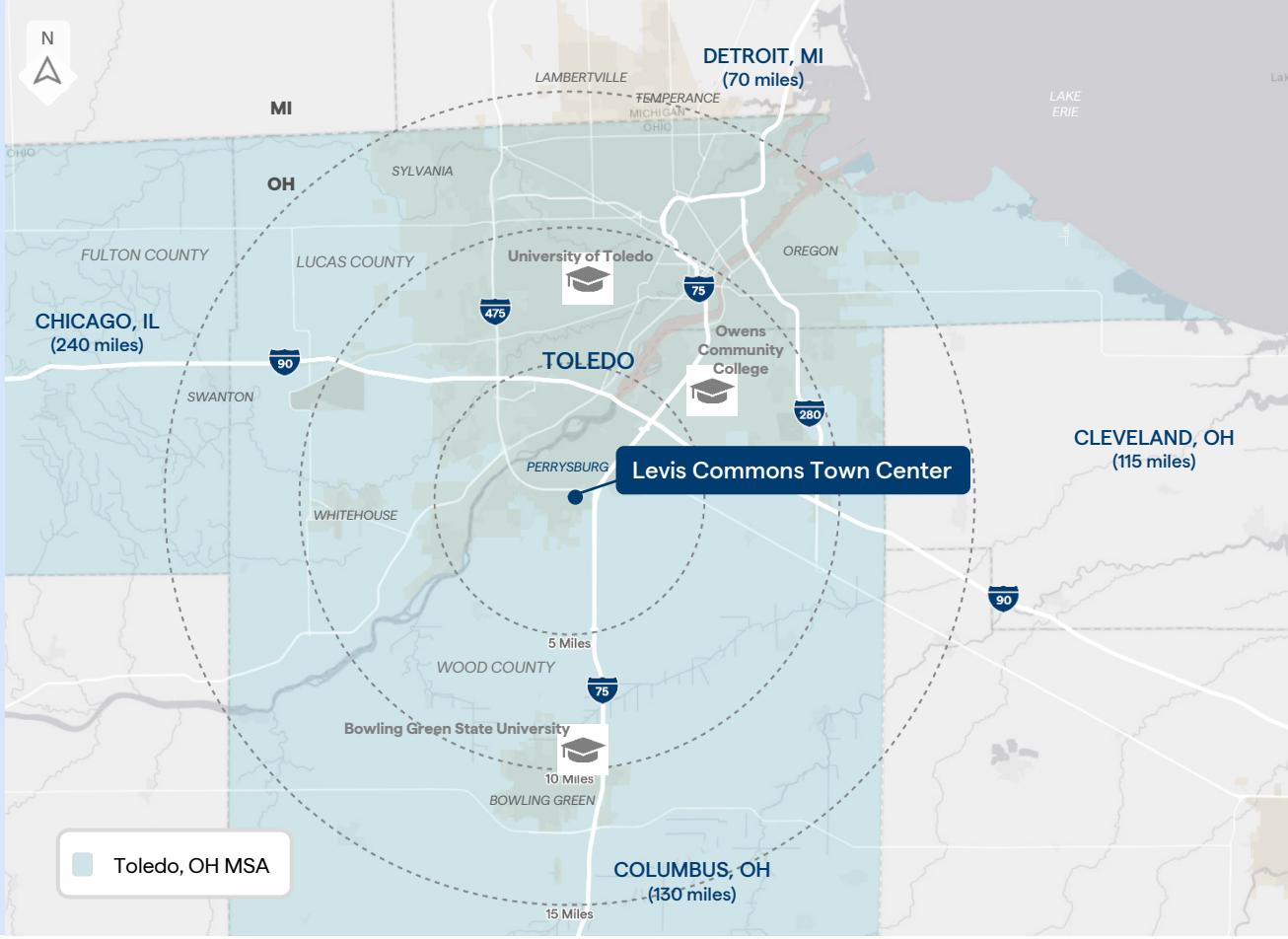
- Detroit (70 mi)
- Cleveland (115 mi)
- Columbus (130 mi)
- Chicago (240 mi)

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 & Universities[1]

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 2025[3]
- **#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

Tanger

[1]Sources: ESRI, Placer.ai, Inrix, CoStar, Niche, Bowling Green State University, Toledo University, Owens Community College, Destination Toledo, Regional Growth Partnership Northwest Ohio. [2]Regional employee counts in parentheses – 2024. [3]Zips with 10K+ people.