

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% 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







THE Waterford at Levis Commons COMMUNITY Residential - 216 units

PRESTON GARDENS AT LEVIS COMMONS Residential - 382 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 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)

basil RESTAURANT HANG OVER EASY

BENCHMARK RESTAURANT CLAUDE'S BISTRO & BAR

HOME2 SUITES BY HILTON 105 Rooms

Office Space with Ground Floor Retail 18k SF Retail Building Under Construction

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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

Property boundary

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

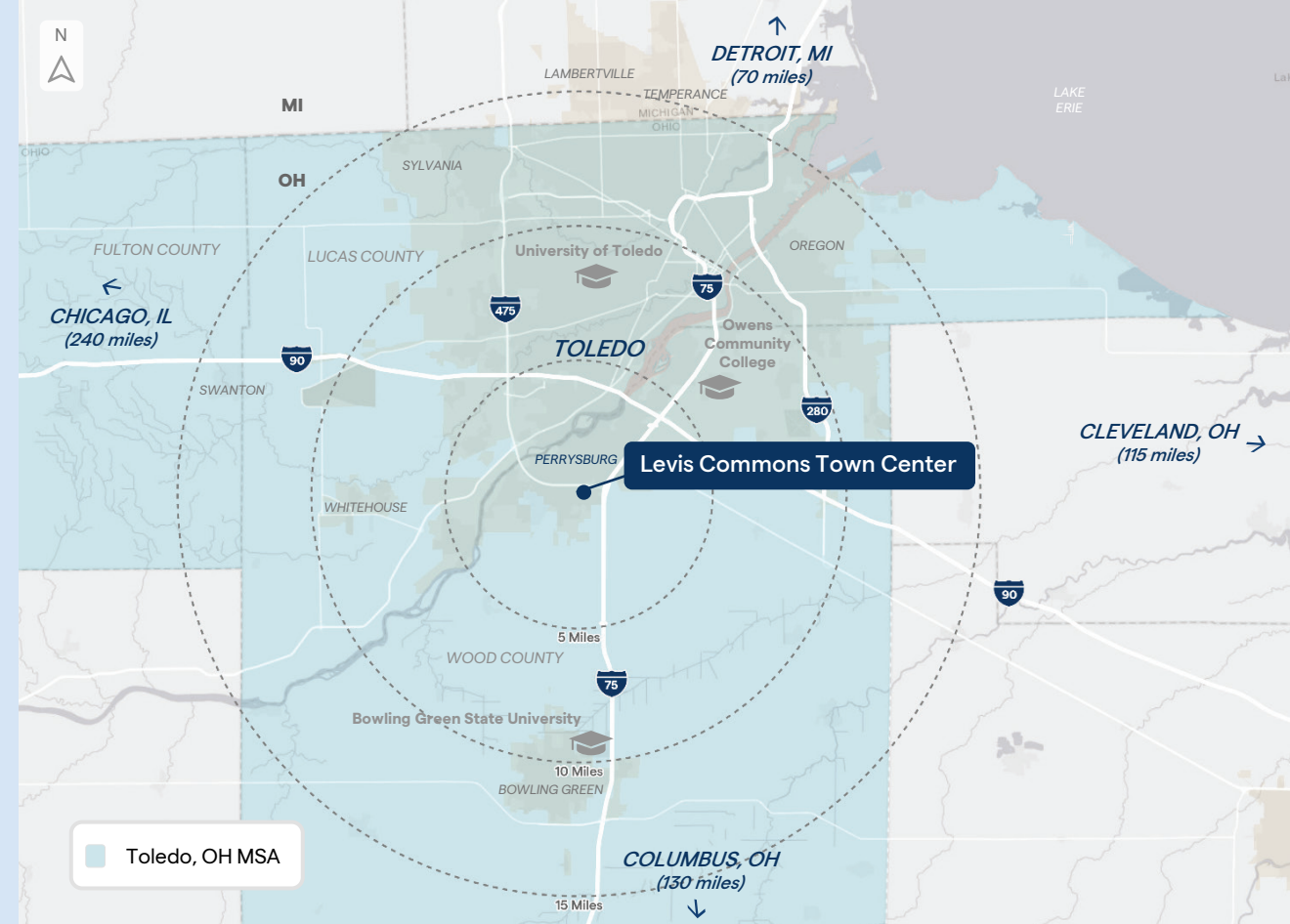
- Detroit (70 mi)
- Cleveland (115 mi)
- Columbus (130 mi)
- Chicago (240 mi)

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 & 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

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

Advancing External Growth Strategy

Levis Commons Town Center Represents Eighth Portfolio Addition

8 Additions | \$840M Invested

Outlet



Tanger Palm Beach | Palm Beach, FL
Strategic Partnership - July 2022



Tanger Nashville | Nashville, TN
New Development - October 2023



Tanger Asheville | Asheville, NC
Acquired - November 2023



Tanger Kansas City | Kansas City, KS
Acquired - September 2025

Lifestyle



Bridge Street Town Centre
Huntsville, AL
Acquired - November 2023



The Promenade at Chenal
Little Rock, AR
Acquired - December 2024



Pinecrest
Cleveland, OH
Acquired - February 2025



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Toledo, OH
Acquired - May 2026