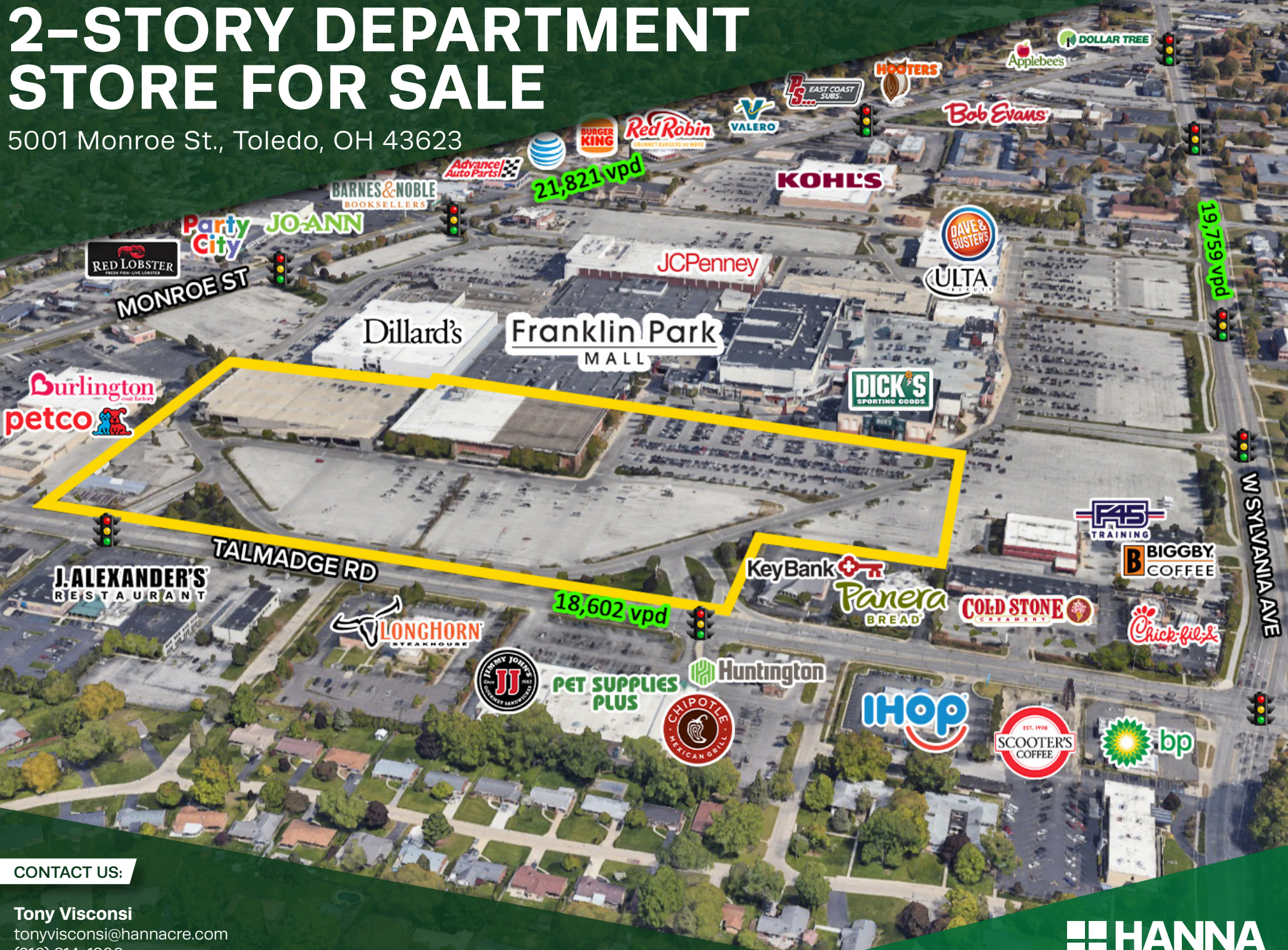


2-STORY DEPARTMENT STORE FOR SALE

5001 Monroe St., Toledo, OH 43623



CONTACT US:

Tony Visconsi
tonyvisconsi@hannacre.com
(216) 314-1300

2-STORY DEPARTMENT STORE FOR SALE

5001 Monroe St., Toledo, OH 43623 (Franklin Park Mall)

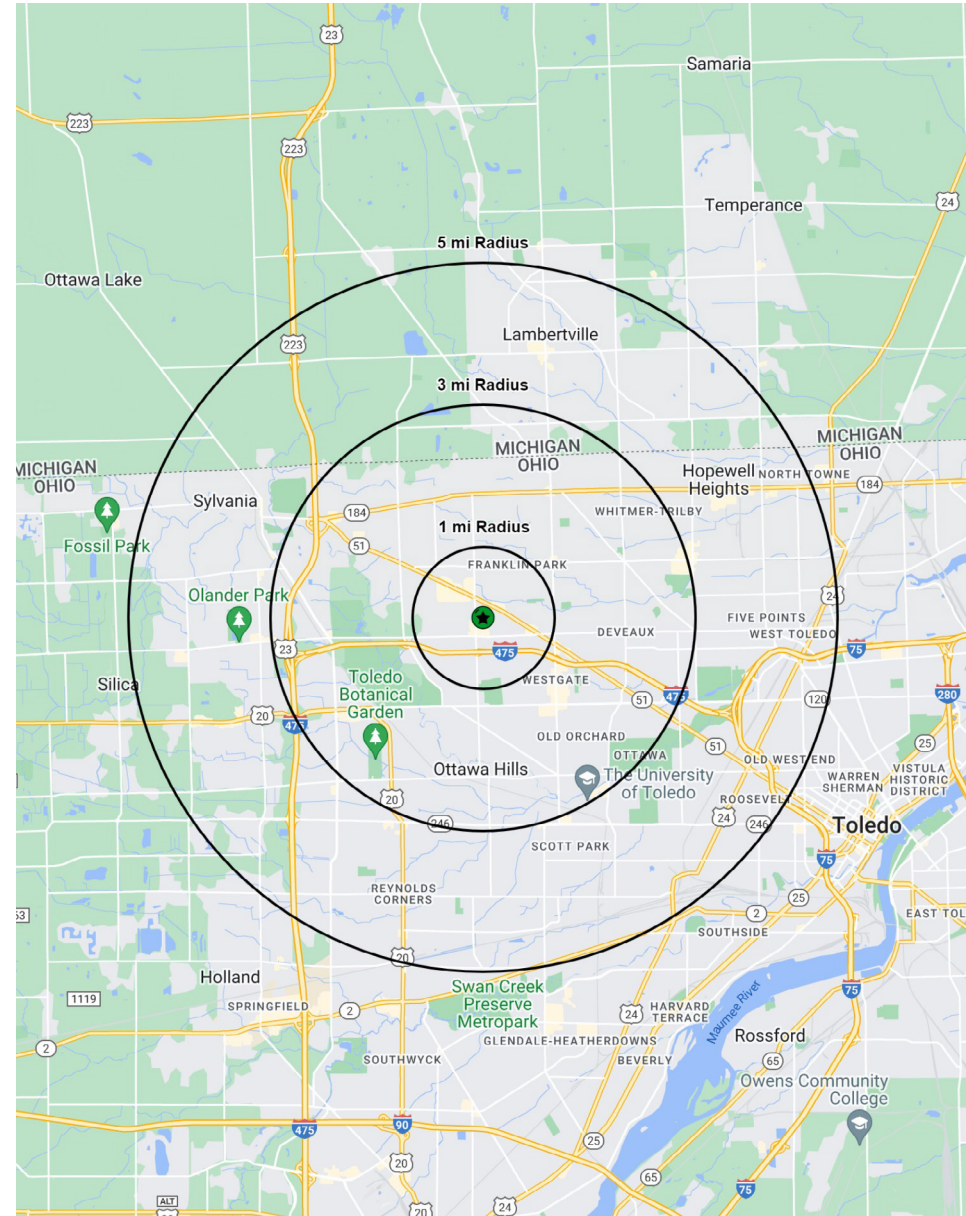
PROPERTY OVERVIEW

- 186,883 SF two (2) story department store attached to Franklin Park Mall available for sale
 - First Floor: 93,725 SF
 - Second Floor: 93,158 SF
- 20.566 Acre parcel with access from every side of the mall
- Two (2) level parking garage with 302 parking spaces with access to the first and second floor of the Macy's and Dillard's building
- +/- 1,286 ft of frontage with two traffic lights on Talmadge Rd
- Neighboring tenants include Dick's Sporting Goods, Dillard's, JCPenney, Kohl's, Cinemark, Burlington, Petco, and more

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,710	86,348	208,426
Households	4,078	37,627	89,737
Median HH Income	\$70,517	\$73,170	\$69,433
Average HH Income	\$98,457	\$99,887	\$94,922
Daytime Population	13,217	45,833	83,895

[View in Google Maps](#)



CONTACT US:

Tony Visconsi

tonyvisconsi@hannacre.com

(216) 314-1300

2-STORY DEPARTMENT STORE FOR SALE

PROPERTY OVERVIEW

5001 Monroe St., Toledo, OH 43623 (Franklin Park Mall)

Franklin Park MALL

PREMIER SHOPPING, DINING, AND ENTERTAINMENT DESTINATION IN TOLEDO, OH

Conveniently located off I-475, Franklin Park Mall (1,326,000 SF) provides great shopping in Northwest Ohio, including Altar'd State, American Eagle, BoxLunch, Dry Goods, J. Crew Factory, and Toledo's only Apple Store. Plus our popular outdoor shopping promenade offers DSW, Old Navy, Dave & Buster's, Maurice's and Ulta Cosmetics and Salon and more! Stop by for a bite to eat at one of our many great restaurants, such as BJ's Restaurant & Brewhouse, Don Juan or Black Rock, and then catch a movie at Cinemark Franklin Park 16!

Franklin Park Mall offers a destination that is inviting, memorable, energetic and fun. The region's premier shopping, dining and entertainment location provides an enhanced customer experience by engaging the community and activating the center with entertainment for guests of all ages.

SOURCE: Franklin Park Mall
<https://visitfranklinparkmall.com/>



CONTACT US:

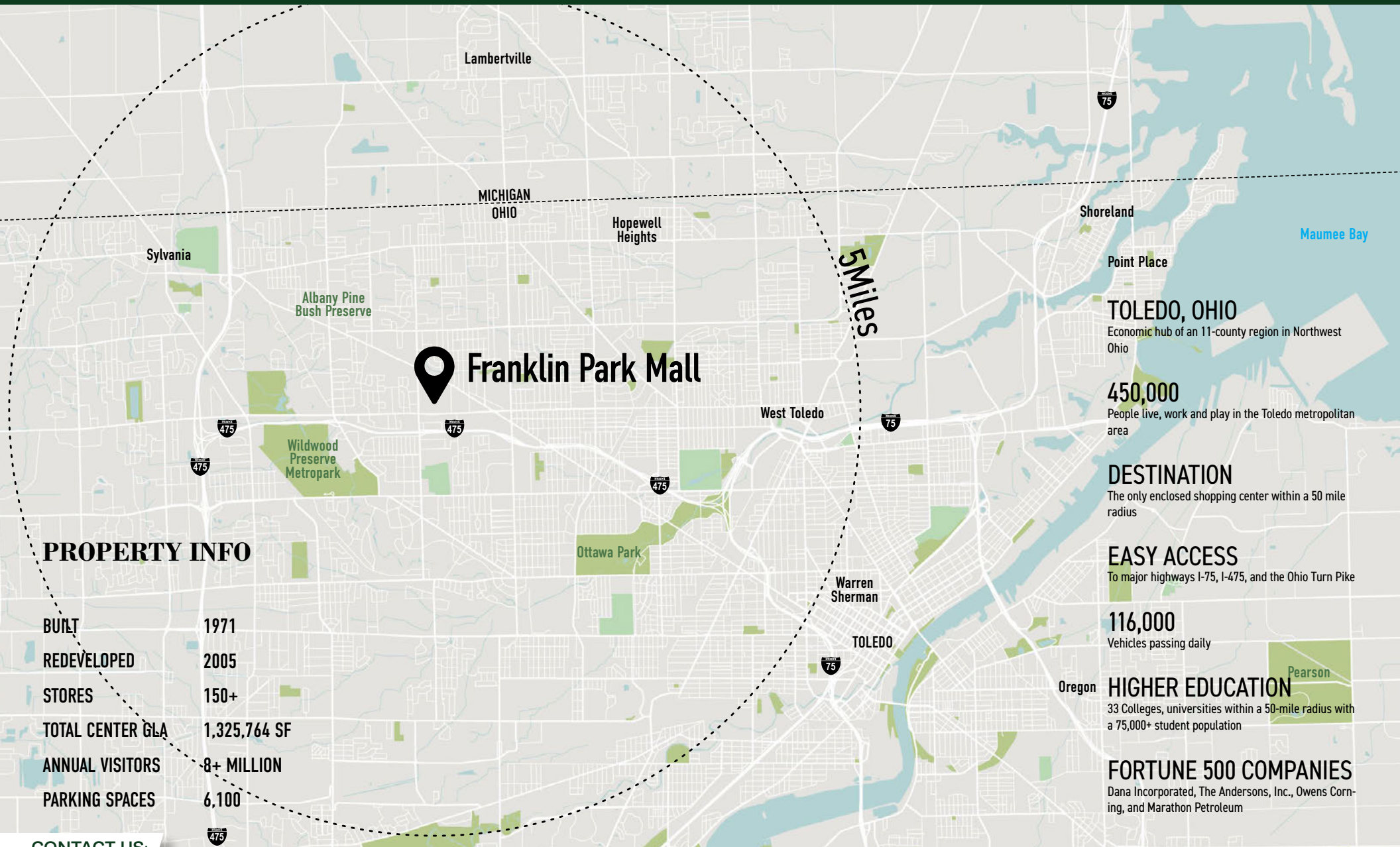
Tony Visconsi
tonyvisconsi@hannacre.com
(216) 314-1300



2-STORY DEPARTMENT STORE FOR SALE

PROPERTY INFO

5001 Monroe St., Toledo, OH 43623 (Franklin Park Mall)



Franklin Park Mall

PROPERTY INFO

BUILT	1971
REDEVELOPED	2005
STORES	150+
TOTAL CENTER GLA	1,325,764 SF
ANNUAL VISITORS	8+ MILLION
PARKING SPACES	6,100

CONTACT US:

Tony Visconsi
tonyvisconsi@hannacre.com
(216) 314-1300

TOLEDO, OHIO

Economic hub of an 11-county region in Northwest Ohio

450,000

People live, work and play in the Toledo metropolitan area

DESTINATION

The only enclosed shopping center within a 50 mile radius

EASY ACCESS

To major highways I-75, I-475, and the Ohio Turn Pike

116,000

Vehicles passing daily

HIGHER EDUCATION

33 Colleges, universities within a 50-mile radius with a 75,000+ student population

FORTUNE 500 COMPANIES

Dana Incorporated, The Andersons, Inc., Owens Corning, and Marathon Petroleum

2-STORY DEPARTMENT STORE FOR SALE

5001 Monroe St., Toledo, OH 43623 (Franklin Park Mall)

PHOTOS



CONTACT US:

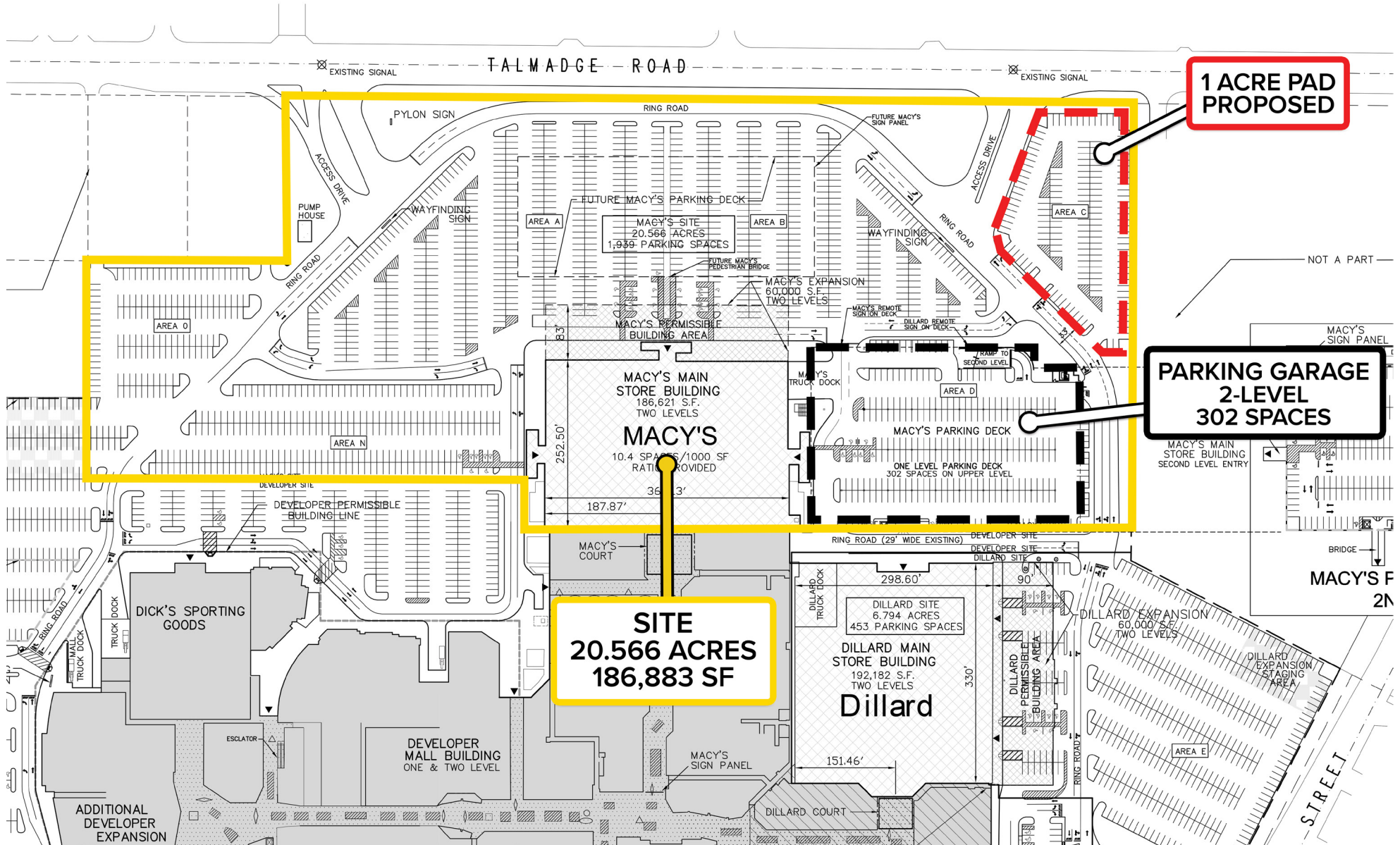
Tony Visconsi
tonyvisconsi@hannacre.com
(216) 314-1300



2-STORY DEPARTMENT STORE FOR SALE

5001 Monroe St., Toledo, OH 43623 (Franklin Park Mall)

SITE PLAN



CONTACT US:

Tony Visconsi

tonyvisconsi@hannacre.com

(216) 314-1300

HANNA
COMMERCIAL REAL ESTATE

2-STORY DEPARTMENT STORE FOR SALE

MICRO AERIAL

5001 Monroe St., Toledo, OH 43623 (Franklin Park Mall)



CONTACT US:

Tony Visconsi
tonyvisconsi@hannacre.com
(216) 314-1300



2-STORY DEPARTMENT STORE FOR SALE

MACRO AERIAL

5001 Monroe St., Toledo, OH 43623 (Franklin Park Mall)



CONTACT US:

Tony Visconsi
tonyvisconsi@hannacre.com
(216) 314-1300

2-STORY DEPARTMENT STORE FOR SALE

5001 Monroe St., Toledo, OH 43623 (Franklin Park Mall)

CONTACT US:

Tony Visconsi

tonyvisconsi@hannacre.com
(216) 314-1300

This is a confidential listing
and the store is still open.
Please do not tour.

DISCLAIMER

The Offering Memorandum has been prepared by Hanna Commercial Real Estate and does not purport to provide an accurate summary of the property, nor does it purport to be all-inclusive or to contain all of the information which the Buyer may need or desire. The Offering Memorandum is not a substitute for Buyer's thorough due diligence investigation of this property. Verification and Analysis of the information contained in the Offering Memorandum are solely the responsibility of the Buyer. Although the information contained herein is believed to be accurate, Hanna Commercial Real Estate and its employees disclaim any responsibility for inaccuracies and expect Buyer to exercise independent due diligence in verifying all such information. Hanna Commercial Real Estate has not verified any of this information, nor has Hanna Commercial Real Estate conducted any investigation regarding these matters. Hanna Commercial Real Estate makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein or otherwise provided to Buyer by Hanna Commercial Real Estate. Further, Hanna Commercial Real Estate and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or its Tenant(s) since the date of preparation of the Offering Memorandum.

All projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property and nothing contained herein or otherwise provided to Buyer by Hanna Commercial Real Estate shall be relied on as a promise or representation as to the future performance of the property. While tenant(s) past performance is an important consideration, it is not a guarantee of future success. Similarly, lease rates may be set based on a tenant's projected sales with little or no record of actual performance

or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant(s) history and lease guarantee(s), Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property, including the likelihood of locating a replacement tenant(s) if the current tenant(s) should default or abandon the property, the lease terms that Buyer may be able to negotiate with a potential replacement tenant(s), and Buyer's legal ability to make alternate use of the property.

Like all real estate investments, this property investment carries significant risk and it is the sole responsibility of the Buyer to independently confirm the accuracy and completeness of all material information before completing any purchase. Hanna Commercial Real Estate expressly denies any obligation to conduct a due diligence examination of this Property for the Buyer. Buyer and Buyer's tax, financial, legal, and construction advisors must conduct a careful, independent investigation of this property to determine if the property is suitable for the Buyer's needs. Buyer agrees to indemnify, defend, protect and hold Hanna Commercial Real Estate and any affiliate of Hanna Commercial Real Estate harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees) arising, directly or indirectly from any actions or omissions of Hanna Commercial Real Estate, its employees, officers, directors or agents.

Buyer agrees to indemnify and hold Hanna Commercial Real Estate harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.