

Brilliance
Properties LLC



THE TOLEDO DHALIWAL PLAZA

2124 FRANKLIN AVE, TOLEDO, OH 43620



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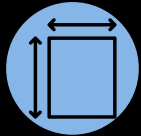
Toledo Dhaliwal

Plaza



Property Size

+/- 53,365 sq ft



Site Size

+/- 4.72 acres



Frontage

389 ft on Franklin



Year Renovated

Under Renovation



Year Built

1983



Zoning

Commercial

Property Highlights

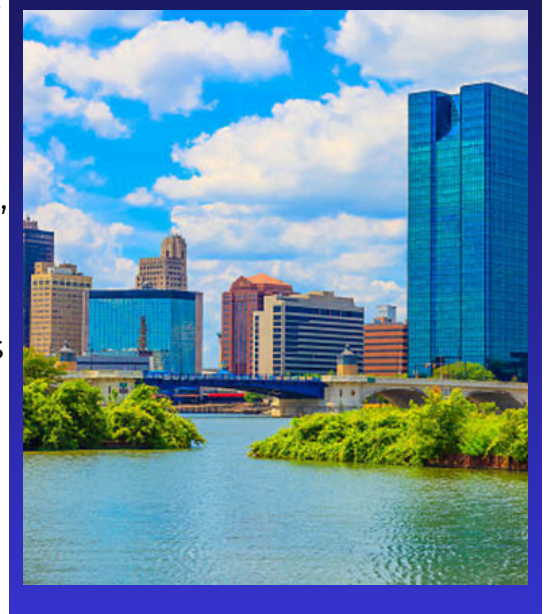
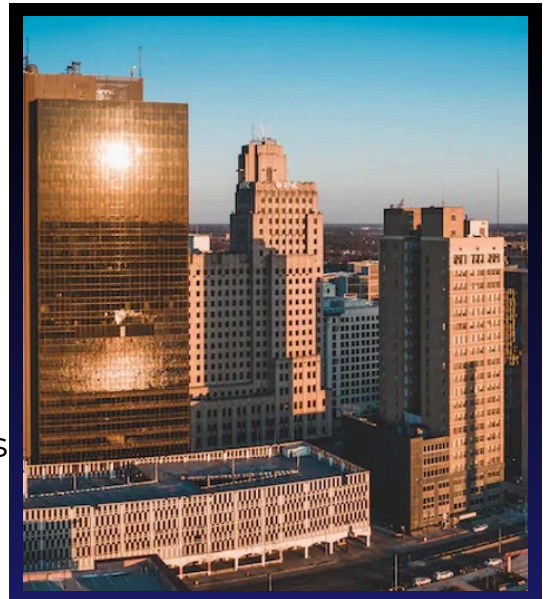
- Total of 15 units, suitable for a variety of retail, business, and medical uses
- Nestled in a bustling commercial area with high car traffic and excellent visibility
- Entrance from from Franklin Avenue and E. Bancroft Street as well as delivery access from Wayman Palmer Court
- Undergoing renovation, the shopping center is being equipped with a brand new HVAC systems, LED lightings, and exterior facade, giving the shopping center a new modern image
- New YMCA facility, with an estimated cost of \$40 million, is scheduled to open next door in the second half 2024, further enhancing the appeal of the shopping center



Toledo MSA

Located on the Western Shore of Lake Erie lies the bustling port city of Toledo, Ohio. The charming midwestern city is the perfect blend of urban vibrancy and historical significance. Discovered in 1833 and incorporated into Ohio as a city in 1837, Toledo has since flourished into an economic hub with thriving sectors in healthcare, education, technology, automotive and glass manufacturing. The city's location along major transportation routes, such as the I-75 and Maumee River, with connections to Cincinnati and the Ohio River, make it a prime location for trade. Today, Toledo's ports are considered the fifth busiest on the Great Lakes.

Toledo is renowned for its rich culture and history of arts, which is showcased in the Toledo Museum of Arts with its vast collection of modern and Renaissance work. Toledo, also known as the Glass Capital of the World, has a long legacy of glass production and its history is reflected in the museum's Glass Pavilion which displays thousands of glass works. Despite its humble beginnings, Toledo has emerged as a cornerstone of America's Midwestern economy and has managed to secure its place as the 4th most populated city in Ohio.

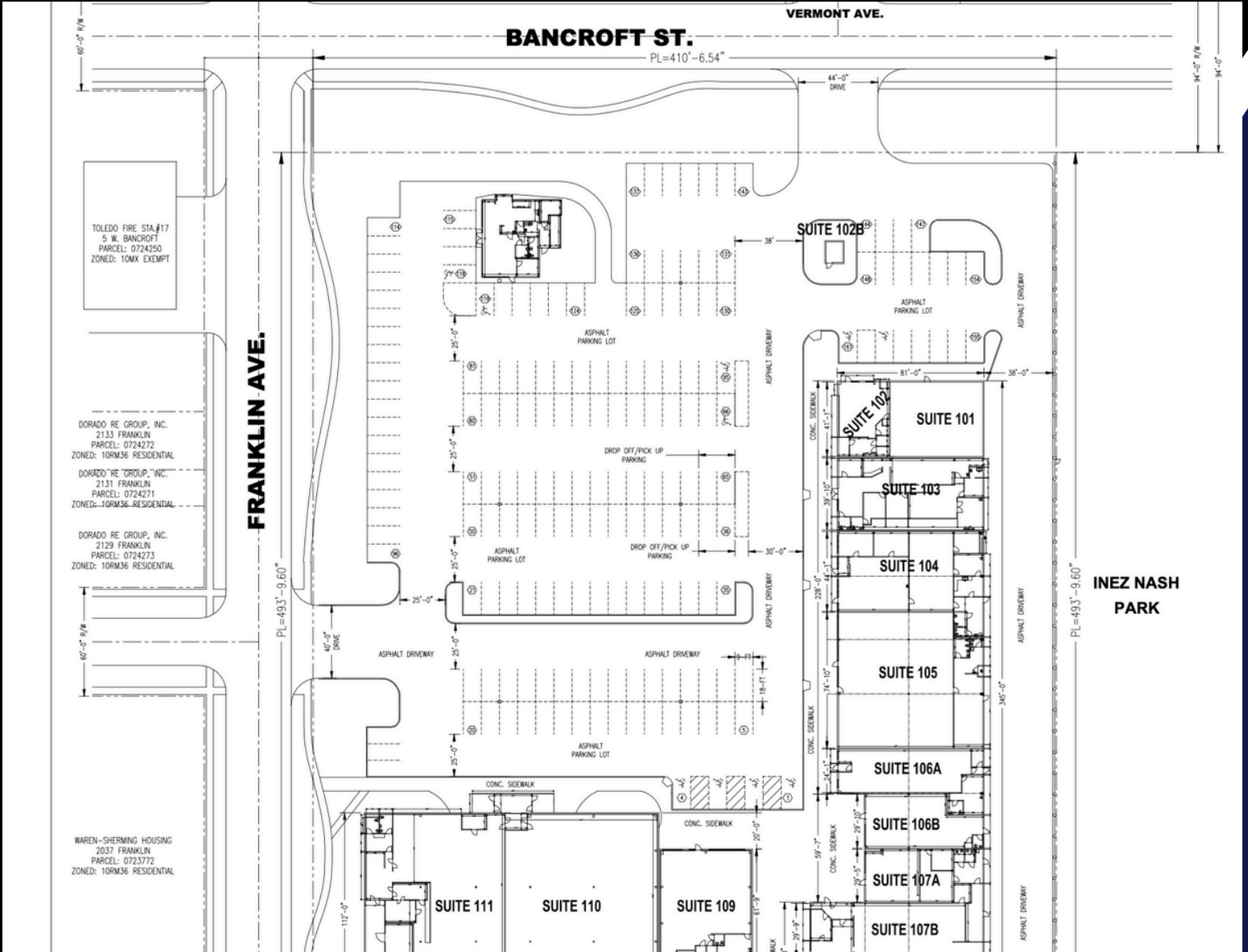


	5 Mile Radius	Lucas County	Toledo MSA
Population	224,492	426,643	606,240
Households	85,345	181,383	256,399
Average HHI	\$52,788	\$82,521	\$73,837

Rendering



Site Map



Area Map



Regional Map



The logo for Brilliance Properties LLC is centered in the upper half of the image. It features the word "Brilliance" in a large, elegant, gold-colored cursive font. Below it, the words "PROPERTIES LLC" are written in a smaller, gold-colored, all-caps sans-serif font. The text is set against a dark blue circular background with a thin gold border. This circle is surrounded by a larger, semi-transparent white circle with a blue border. The entire graphic is set against a black background with a blue and white curved design element on the left and bottom.

Brilliance
PROPERTIES LLC

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