

# DOLLAR GENERAL®

Presented By:



795 Lafayette Road, Medina, OH - 35 mi south of Cleveland

Top performing store - 13,000+ cars/day - Lease through 2028 with 4, 5 year options remaining



[The-Goldstein-Group.com](http://The-Goldstein-Group.com)

**DOLLAR GENERAL®**

Medina, OH

Photographs



# DOLLAR GENERAL®

795 Lafayette Rd, Medina, OH  
OVERVIEW

Price	\$ 1,150,000.00
Current NOI	\$ 77,850.00
Lease Expires	2028
Lease Type	NN
Cap Rate	6.77%
Property Type	Retail
Property Sub-type	Freestanding
Building Class	B
Sale Type	Investment
Lot Size	1.00 AC
Gross Leasable Area	10,227 SF
Stories	1
Year Built	2005
Parking Ratio	2.78/1000SF
Zoning Description	C-2, Medina City

Demographics	1 Mile	3 Miles	5 Miles
Population:	9,807	40,160	57,164
Households:	4,645	16,910	23,875
Median Age:	37.1	39.3	40.9
Average HH Income:	\$55,036	\$82,171	\$86,217

- Lease currently through November 2030
- **4 RENEWAL OPTIONS WITH 10% BUMPS EACH**
- Dollar General is one of the fastest growing Retail chains in the United States, with over 18,774 stores in the country (a massive 30% increase from 5 years ago)

## Just renewed!

**Absolutely prime location – over 13,100 vehicles per day use the stop sign directly adjacent to the entrance! As a result, store traffic and sales are historically excellent!**

Built to suit for Dollar General Corp, a US Fortune 500 Company in 2005, this location has consistently reported stronger-than-average annual sales compared to other stores nationwide. Current lease term is 5 years beginning in November 2025, with 4 renewal options for 5 years each remaining.

Tenant pays: insurance, taxes, internal maintenance, HVAC maintenance and minor repairs. Tenant provides \$357/mo. for parking lot maintenance. Actual cost is about \$2,000/yr. – so the balance pays all other maintenance and adds about \$500-\$800/yr. to profit.

Landlord responsible for: Structure, Parking Lot & major HVAC repairs, maintaining property and liability insurance.



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## Regional Map



# DOLLAR GENERAL®

# Medina, OH

Snapshot- 5 Mile Radius Map

Cleveland is approx.  
35mins north on  
Interstate!



**DOLLAR GENERAL**

Medina, OH

Snapshot- 3 Mile Radius Map

Cleveland is approx. 35mins north on Interstate!



Medina Public Square Historic District

Fairgrounds

Medina Hospital

Several thousand residential single-family homes and local schools





# Contact Listing Agents

For more information or to schedule a property tour please do not hesitate to contact us at the numbers and/or email addresses below.

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