



Actual Store Represented

OFFERING MEMORANDUM

Absolute NNN Lease Investment Opportunity

12375 Mayfield Road | Chardon, OH



For more information, please contact:

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Associate Real Estate Broker

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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



OFFERING SUMMARY

PRICE	\$1,230,000
CAP RATE	8%
NOI	\$98,377
PRICE PER SF	\$136.60
YEARS REMAINING	6.8
LEASE GUARANTY	Dollar General Corporation
DG STORE #	18803



DOLLAR GENERAL

PROPERTY SUMMARY

ADDRESS	12375 Mayfield Road Chardon, OH 44027
COUNTY	Geauga
BUILDING AREA	9,002 SF
LAND AREA	5.009 Acres
BUILT	2018



Investment Summary

Absolute Triple Net Lease

- New 2018 Construction - Absolute Triple Net (NNN) Lease - No Landlord Responsibilities
- Dollar General (NYSE: DG) BBB Credit Rating
- Corporate Guaranty From Investment Grade Tenant
- Located Just 45 Minutes Outside of Downtown Cleveland
- Located Off of U.S. Route 322 - Main Artery to Cleveland and Across the Street From the Mayfield Sand Ridge Golf Club
- Neighboring Tenants Include - Sun Mart, Junction Buick GMC, Morning Star Friends Church and Mayfield Road Drive-In Theatre

DOLLAR GENERAL **OLLIE'S FOOD STORE** **USPS** **getGo**

WesBanco **CHASE** **PNC**

KeyBank **goodwill** **-chargepoint+**

Starbucks **FIVE BEL'W** **MARATHON** **COST CUTTERS**

O'Reilly AUTO PARTS **THEATRES** **Huntington** **snap fitness**

Bob Evans **First National Bank** **DOLLAR TREE** **ADVANCE AUTO PARTS**

SALLY BEAUTY **SHOE DEPT.** **Walmart** **JOHNSON MITCHELL**

SUBWAY **DUNKIN'** **SHEETZ** **TACO BELL**

Arbys **DQ** **McDonald's**

heimens **ALDI** **giant eagle** **FIFTH THIRD BANK**

PET SUPPLIES PLUS **CVS pharmacy** **NAPA** **AutoZone**

Pizza Hut **TRACTOR SUPPLY CO** **THE HOME DEPOT** **SHERWIN-WILLIAMS**

12375 Mayfield Rd
DOLLAR GENERAL

USPS **Gulf**

USPS **KeyBank** **Huntington** **Citizens Bank**

-chargepoint+ **DOLLAR TREE** **CALIBER COLLISION** **Great Clips**

DOLLAR GENERAL **SUNOCO** **MR.TIRE** **SHELL**

CHASE **SUBWAY** **ANYTIME FITNESS** **bp**

DQ **McDonald's** **giant eagle** **CVS pharmacy**

NAPA **AutoZone** **SHERWIN-WILLIAMS** **ACE**

RAM **GMC** **Jeep** **DODGE**

CHRYSLER **MARATHON**

USPS **Ford** **CHEVROLET**

KIA **-chargepoint+** **SUBWAY**

MAPCO **USPS** **getGo** **usbank**

Huntington **JOHNSON MITCHELL** **ALDI** **MARATHON**

-chargepoint+ **HARBOR FREIGHT** **Great Clips** **NAPA**

Do it Best **DOLLAR TREE** **O'Reilly** **DOLLAR GENERAL**

ACE **TACO BELL** **Walmart** **SUBWAY**

CIRCLE K **Arbys** **DQ** **BURGER KING**

McDonald's **giant eagle** **CVS pharmacy** **ADVANCE AUTO PARTS**

Pizza Hut **TRACTOR SUPPLY CO** **SHERWIN-WILLIAMS** **-chargepoint+**

USPS **ANYTIME FITNESS** **Speedway**

SUNOCO **DOLLAR GENERAL** **bp**

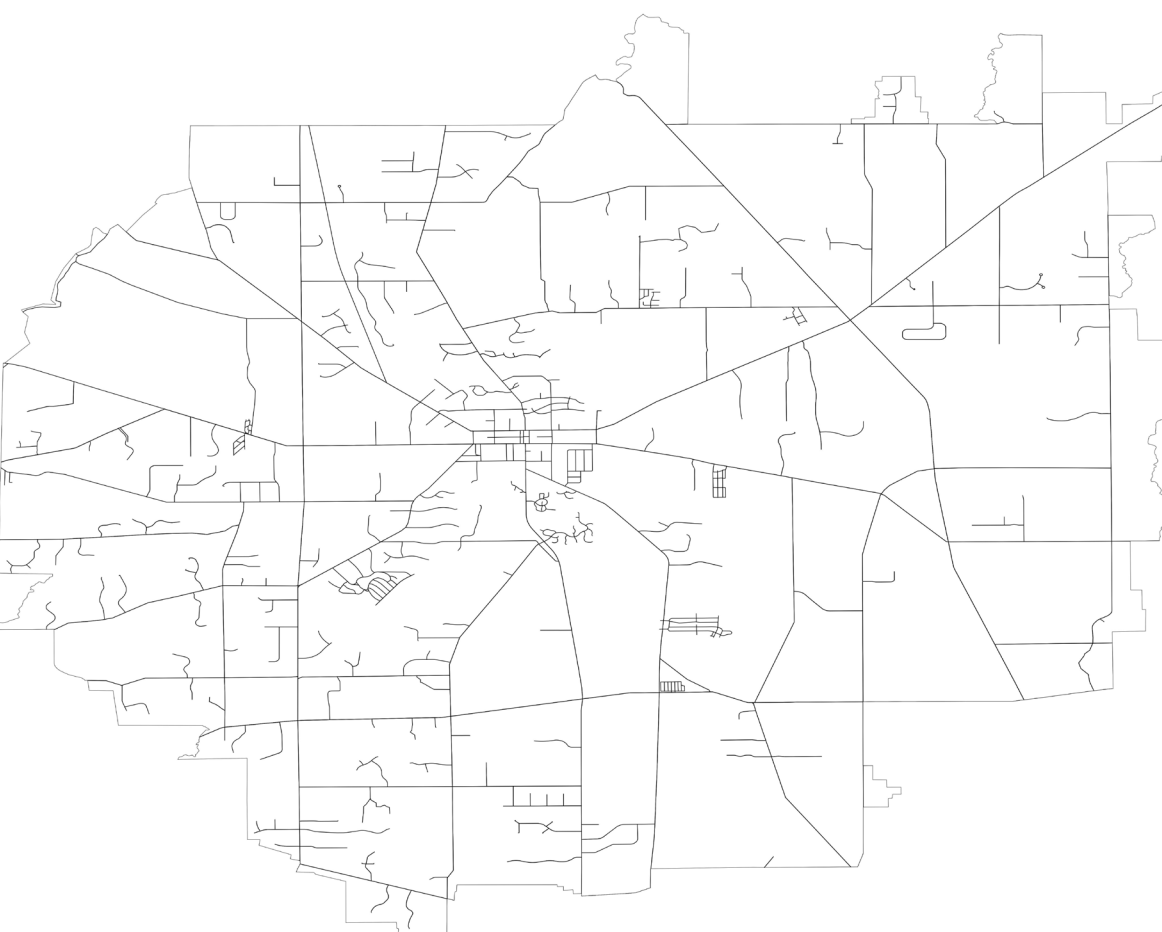
USPS **SUNOCO** **CIRCLE K**

DOLLAR GENERAL

Chardon is the county seat of Geauga County, Ohio with a population of 5,251 in 2025. It is part of the Cleveland Metropolitan Area, or also known as “Greater Cleveland.” According to the 2020 United States Census estimates, the five-county Cleveland-Elyria Metropolitan Statistical Area (MSA) consists of Cuyahoga County, Geauga County, Lake County, Lorain County, and Medina County, and has a population of 2,088,251, making Greater Cleveland the 34th most populous metropolitan area in the United States and largest metro in Ohio.

Chardon is known for its maple syrup industry. Celebration of the syrup season begins at Tapping Sunday in March, when the sap is at prime thawing temperature. Chardon has a reputable education system and as of 2024-2025 school year earned 4.5 out of 5 star rating from the Ohio State Board of Education.

The annual Geauga County Maple Festival is a four-day celebration that takes place on the Chardon Square the last weekend in April. Greater Chardon features numerous parks and golf courses, Chardon Lakes Golf Course is located in the heart of Chardon, two minutes from the square. Sand Ridge Golf Club in nearby Munson Township is also an excellent course. Due to the area’s varying weather conditions and abundance of park space, sports activities are available for every season.



41°34'30"N 81°11'14"W

CHARDON

OHIO

LEASE SUMMARY

TENANT	Dolgenercorp, LLC
PREMISES	9,002 SF Building
LEASE COMMENCEMENT	March 1, 2018
LEASE EXPIRATION	February 28, 2033
LEASE TERM REMAINING	6.8 Years
RENEWAL OPTIONS	(4) 5 Year
RENT INCREASES	10% at Options
LEASE TYPE	Absolute Triple Net (NNN)
USE	Discount Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



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The information contained in the Offering Memorandum has been obtained from sources we believe to be reliable; however potential buyers must take appropriate measures to verify all of the information set forth herein.

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