

DOLLAR GENERAL

OFFERING MEMORANDUM
DOLLAR GENERAL

3070 Mayfield Road
Cleveland Heights, Ohio 44118

**DOLLAR
GENERAL**

Edited image for illustration purposes only.

CONFIDENTIALITY AGREEMENT AND DISCLAIMER

This Offering Memorandum contains select information regarding the business and operations of the property owner and its tenant for the real property located at **3070 Mayfield Rd, Cleveland Heights, OH 44118** ("Property"). It is provided solely to assist qualified prospective purchasers in evaluating the Property as a potential acquisition opportunity.

This Offering Memorandum is **confidential** and may not be copied, distributed, or used for any purpose other than reviewing the Property without the prior written consent of the Seller or its authorized representatives. Although the information contained herein is believed to have been obtained from sources deemed reliable, **no warranty or representation, express or implied, is made as to its accuracy or completeness.** Neither the Owner nor its agents, officers, or employees have independently confirmed the information, and no liability is assumed for errors, omissions, or changes in the information presented. All measurements, financial figures, projections, tenancy details, and market assumptions should be independently verified by the prospective purchaser.

Prospective buyers are encouraged to conduct a **comprehensive due diligence investigation**, including but not limited to:

- Review of financial records
- Physical inspections
- Lease analysis, including review and understanding of Net Lease terminology and differing language and definitions
- Market and valuation studies
- Consultation with legal, tax, and construction professionals

By accepting and continuing to read this Offering Memorandum, you acknowledge and agree that:

- The information is confidential;
- You will maintain strict confidentiality regarding its contents; and
- You will not disclose this Offering Memorandum, in whole or in part, to any third party without written authorization from the Seller.
- Any reference to tenant names, trade names, trademarks, or logos is included **solely for identification purposes.** Such use does not imply sponsorship, affiliation, or endorsement by any tenant of the Owner, the brokerage, or the Property.

The Owner reserves the right, at its sole discretion, to **reject any offer**, discontinue discussions, or modify the marketing process at any time prior to full execution and delivery of a Purchase Agreement. Should you decide not to pursue the Property, you agree to return or destroy all materials related to your review.

The sole and exclusive rights of a purchaser shall be limited to those expressly stated in a fully executed Purchase Agreement. No other claims, rights, or remedies shall be available against the Owner or its representatives regarding the marketing, negotiation, or sale of the Property.

This Offering Memorandum is not intended to represent the current or complete condition of the Property and should not be relied upon as a statement that no changes have occurred since its preparation.

Net Lease Disclaimer

There are many variations of commercial leases, including gross, net, single-net ("N"), double-net ("NN"), and triple-net ("NNN") structures. Descriptions such as "Bondable NNN," "Absolute NNN," or "True NNN" are marketing terms and may differ in meaning from one transaction to another. These labels are not legally defined and should not be relied upon when evaluating a lease. Prospective buyers and investors should carefully review all lease documents to fully understand the specific responsibilities of both the landlord and tenant. DiFranco Commercial Real Estate advises all parties to consult qualified legal counsel to determine each party's rights, obligations, and maintenance responsibilities under the lease, regardless of the terminology used in this marketing material.

DESCRIPTION



HIGHLIGHTS!

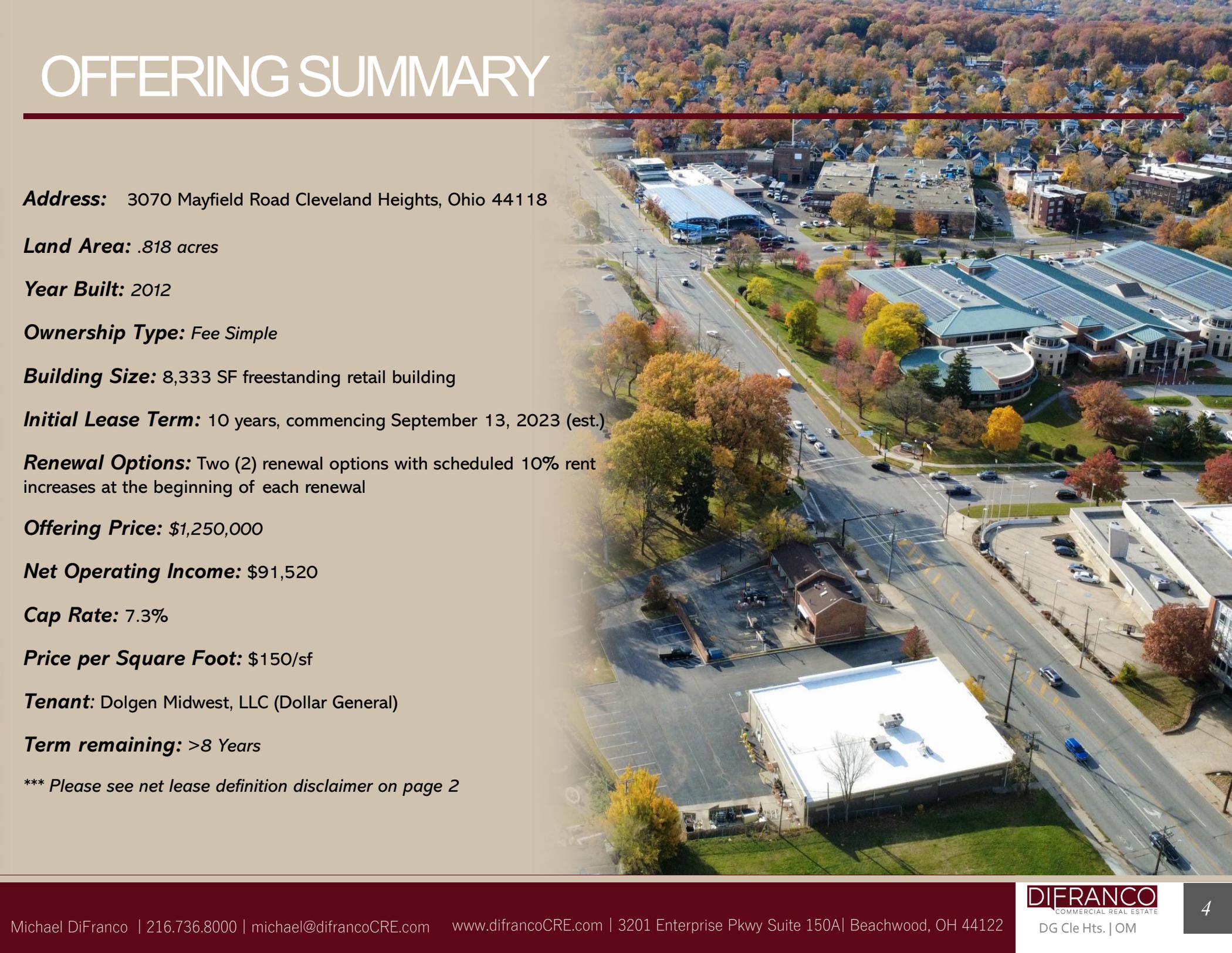
- 6 Miles from Downtown Cleveland
- 17 miles to Cleveland Hopkins airport
- Prime Location in market along Mayfield Rd (32,000 + VPD)
- 7 years 10 mo. remaining
- Well constructed, multiple exit scenarios

DiFranco CRE is pleased to present the opportunity to acquire fee simple ownership of an 8,333 SF Dollar General located at **3070 Mayfield Road in Cleveland Heights, Ohio**. This well-positioned urban infill asset sits along one of the east side's busiest commercial corridors, benefiting from 32,737 vehicles per day along Mayfield Road (SR-322) and exceptional visibility to both commuter and neighborhood traffic. Dollar General operates under a long-term NNN lease structure, providing passive, predictable income backed by one of the nation's most successful and resilient retailers.

The surrounding demographic base is exceptionally strong, with 17,123 residents and 8,398 households within one mile, and 162,497 residents and 72,080 households within three miles, supported by a dense, walkable suburban environment known for stable housing, diverse retail, and proximity to major employment hubs such as University Circle, Case Western Reserve University, and the Cleveland Clinic systems.

The location's combination of high traffic, mature population density, and consistent consumer demand makes this an ideal opportunity for both 1031 exchange buyers and passive net-lease investors seeking long-term stability in a proven urban market.

OFFERING SUMMARY



Address: 3070 Mayfield Road Cleveland Heights, Ohio 44118

Land Area: .818 acres

Year Built: 2012

Ownership Type: Fee Simple

Building Size: 8,333 SF freestanding retail building

Initial Lease Term: 10 years, commencing September 13, 2023 (est.)

Renewal Options: Two (2) renewal options with scheduled 10% rent increases at the beginning of each renewal

Offering Price: \$1,250,000

Net Operating Income: \$91,520

Cap Rate: 7.3%

Price per Square Foot: \$150/sf

Tenant: Dolgen Midwest, LLC (Dollar General)

Term remaining: >8 Years

***** Please see net lease definition disclaimer on page 2**

DEMOS AND OVERVIEW

Forest Hills Manor

Heights Rockefeller Building

Rockefeller Point

collision center OF CLEVELAND

FOREST HILLS PLACE
A BY APARTS COMMUNITY

HORIZON MONTENAPPE SCHOOL
MARATHON

The Civic



DREAS HEALTHCARE SERVICES

Collision Center

MAYFIELD RD. US 322 - 32,737 VPD



DOLLAR GENERAL
SUBJECT

		1 Mile	3 Miles	5 Miles
Population	2024 Population	17,123	162,497	324,675
Households	2024 Households	8,398	72,080	144,208
Income	Avg HH Inc.	\$66,584	\$66,059	\$66,973
	Med HH Inc.	\$40,192	\$40,510	\$41,537

FINANCIALS

RENT SCHEDULE

Tenant	Size (sf)	Start	End	Period	Term	Ann. Rent	Mo. Rent	Rent PSF	Rent Increase
Dolgen Midwest, LLC	8,333	9/13/2023	9/30/2033	Initial Term	10 years	\$ 91,520.00	\$7,626.67	\$ 10.98	0
		10/1/2033	9/30/2038	First Option Period	5 years	\$100,672.00	\$8,389.33	\$ 12.08	10%
		10/1/2038	9/30/2043	Second Option Period	5 years	\$110,739.20	\$9,228.25	\$ 13.29	10%



Responsible Party	Property Tax	Insurance	Parking Lot	Roof	HVAC	Exterior Systems	Snow + Landscape + Lighting
	Tenant	Tenant	Tenant	Landlord	Landlord	Landlord	Tenant
	Reimburses		maintains and repairs *non-capital*	Transferable Roof Warranted through 2033 TRUCO SYSTEM	Upon LL replacement Tenant soley responsible for any and all maint + repair		

TENANT PROFILE

DOLLAR GENERAL – COMPANY PROFILE

Revenues: \$38.7 Billion (2023)

Rank: Largest Small Box Retailer in the United States

Credit Rating: BBB (Investment Grade)

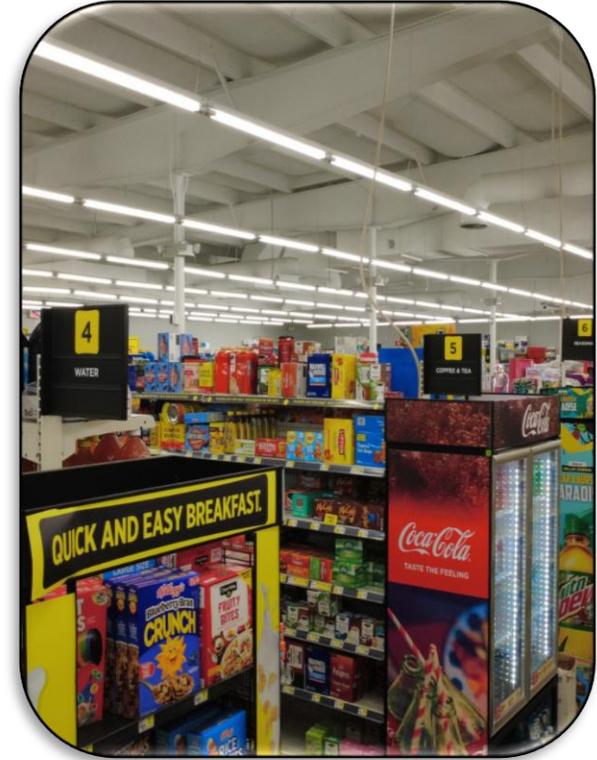
NYSE Symbol: DG

Dollar General (“DG”) is one of the nation’s largest and most resilient discount retailers, operating **over 19,000 locations** across 48 states. DG focuses on delivering frequently purchased, essential household items—such as food, snacks, cleaning supplies, paper products, OTC medicines, beauty aids, apparel basics, and seasonal goods—at **everyday low prices** in convenient neighborhood locations. The chain is known for its streamlined store format, efficient restocking model, and customer-friendly “in and out” shopping experience.

Since its founding in 1939, Dollar General has built a long history of profitable growth by serving value-driven customers who rely on DG for affordable everyday necessities. DG’s simplified small-box format enables the company to thrive in dense urban areas, suburban corridors, and especially underserved rural communities where limited retail competition exists.

DG’s well-known slogan, “**Save time. Save money. Every day!**” reflects its ability to consistently deliver competitive prices on both national brands and DG’s extensive lineup of private-label offerings. The company’s strong value proposition, combined with its focus on convenience and essential goods, creates a shopping experience that differentiates Dollar General from other discount and drugstore retailers.

Dollar General continues to be recognized for outstanding growth and operational performance. DG was recently ranked **#91 on the Fortune 500**, supported by more than **\$38 billion in annual revenue**. DG’s business model—centered around essential goods, efficient supply chain operations, and a lean store format—has historically shown **strong resilience** during both favorable and challenging economic cycles. This stability supports long-term confidence for landlords and investors in DG-leased properties nationwide.

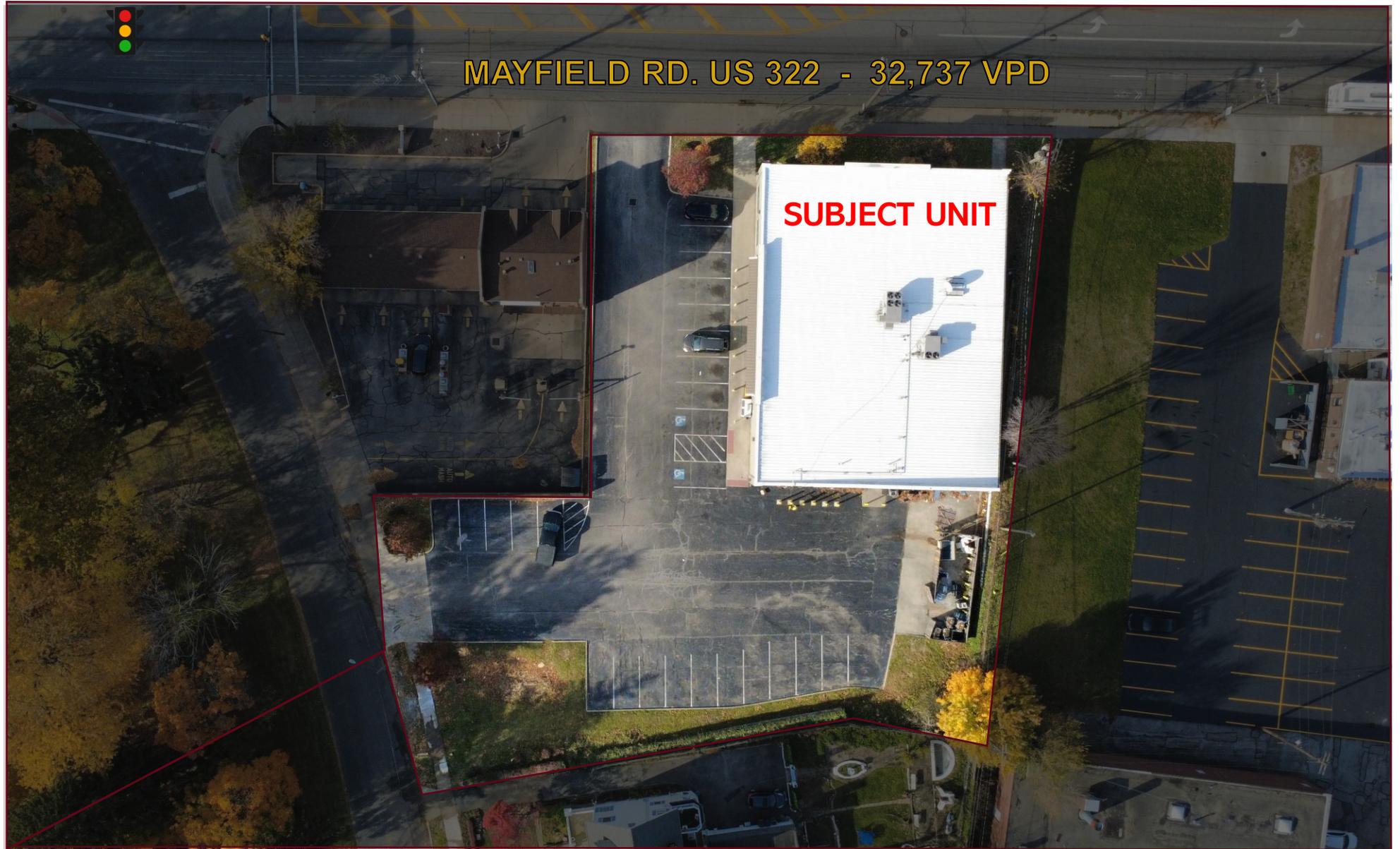


QUICK FACTS

Category	Details
Website	www.dollargeneral.com
Founded	1939
Headquarters	Goodlettsville, Tennessee
Number of Locations	19,000+
Number of Employees	170,000+



OVERVIEW



FOR MORE INFO

DIFRANCO
COMMERCIAL REAL ESTATE

Michael DiFranco



216 736 8000



michael@difrancoCRE.com



www.difrancoCRE.com