



Offering Price  
**\$1,368,500**  
7.5% Cap Rate

Chris Seelig, ccm  
Senior Vice President  
+1 216 239 5073  
chris.seelig@colliers.com

Lauren White  
Vice President  
+1 216 239 5120  
lauren.white@colliers.com



Colliers | Cleveland  
200 Public Square, Suite 1050  
Cleveland, OH 44114  
+1 216 239 5060

NNN INVESTMENT OPPORTUNITY

# Offering Memorandum

**DOLLAR GENERAL®**

12616 Chillicothe Road  
Chesterland, OH 44026

## Contents

Offering Summary 03

---

Market Overview 06

---

Aerial Maps 08

---

Property Photos 11

---

---

01

# Offering Summary

---



# Offering Summary

The Seelig | White Retail Team is pleased to present the opportunity to acquire this Dollar General (Store #16554), a ±9,002 square foot absolute triple-net lease located in Chesterland, Ohio.

This Dollar General is positioned adjacent to West Geauga Plaza, a community shopping center anchored by Giant Eagle, in the heart of Chesterland's commercial district.

## INVESTMENT SUMMARY

**Offering Price:**  
\$1,368,500

**In-Place NOI:**  
\$102,635

**Property Size:**  
9,002 SF | 3.55 AC

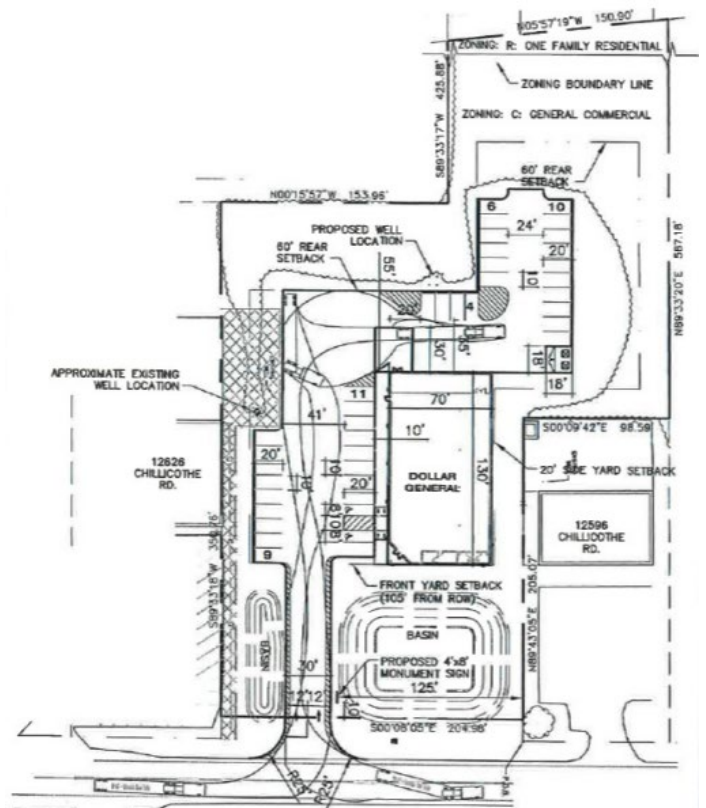
**Occupancy:**  
Single-Tenant

**Lease Structure:**  
Absolute NNN

**Term Remaining:**  
5 Years

**Options Remaining:**  
4 x 5 Years

**Rent Increases:**  
10% in each Option



|                     |  |
|---------------------|--|
| Name                | Dollar General   |
| Location            | 12616 Chillicothe Road<br>Chesterland, OH 44026  |
| County              | Geauga   |
| Parcel Number       | 11-338000  |
| Sale Price          | \$1,368,500  |
| Cap Rate            | 7.50%  |
| NOI                 | \$102,635  |
| Building Type       | Freestanding   |
| Total Building Size | 9,002 square feet  |
| Land Area           | 3.55 acres   |
| Year Built          | 2016   |
| Lease Type          | NNN  |
| Expenses            | None   |
| Tenant              | Dolgen Midwest, LLC<br>dba Dollar General  |
| Guarantor           | Dollar General Corporation   |
| Rent Commencement   | June 1, 2016   |
| Lease Expiration    | May 31, 2031   |
| Lease Term          | Fifteen (15) years   |
| Options             | Four (4) - Five (5) years  |
| Increases           | 10% in each option<br>→ Option 1: \$112,899<br>→ Option 2: \$124,188<br>→ Option 3: \$136,607<br>→ Option 4: \$150,268 |

DEMOGRAPHICS



**POPULATION**

1-Mile 1,750  
3-Mile 11,173  
5-Mile 25,841



**AVERAGE HOUSEHOLD INCOME**

1-Mile \$110,344  
3-Mile \$145,600  
5-Mile \$164,974



**MEDIAN AGE**

1-Mile 49.4  
3-Mile 50.1  
5-Mile 50.9



**EMPLOYEES**

1-Mile 1,668  
3-Mile 4,939  
5-Mile 8,943



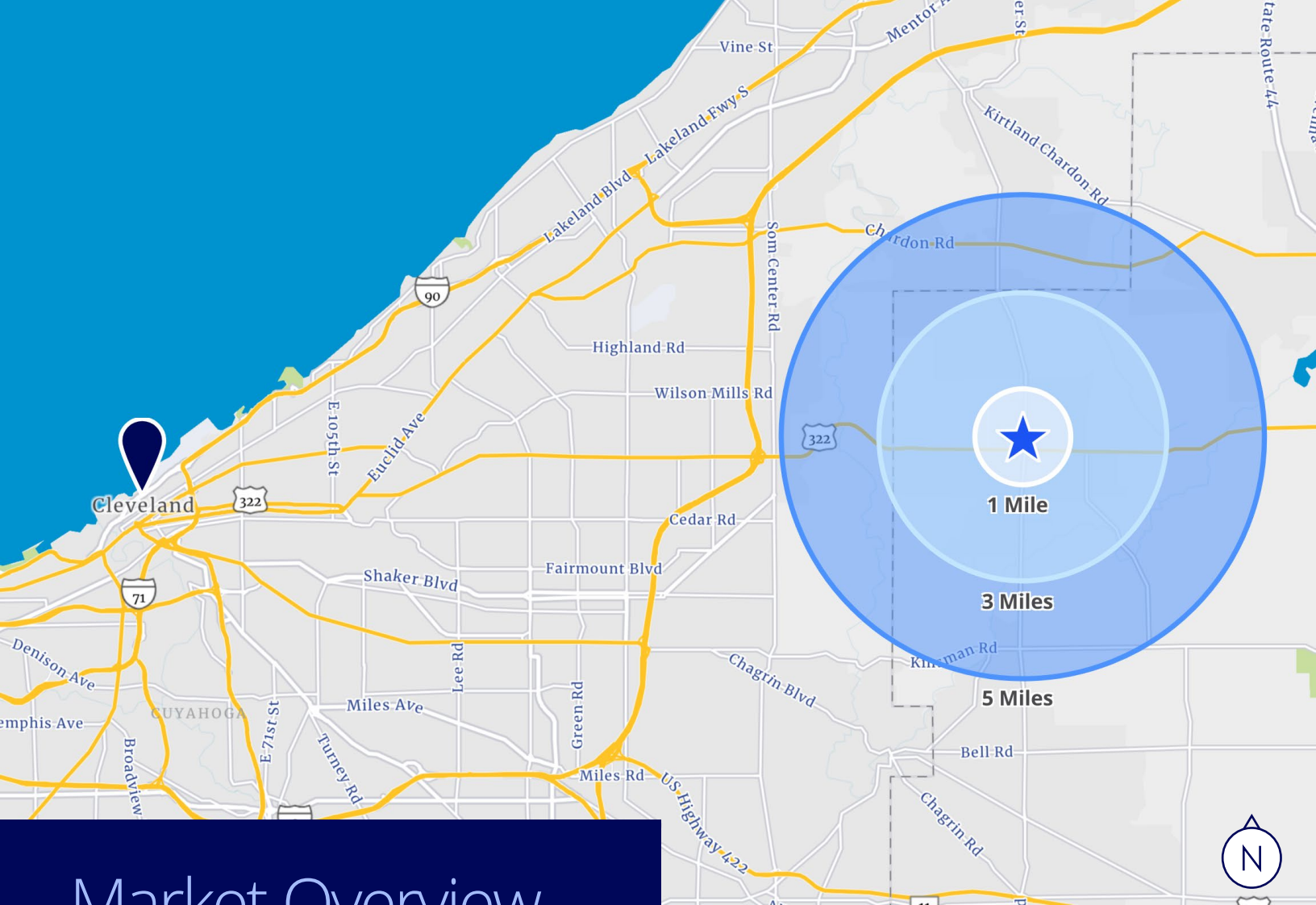
Click here to view full demographics

---

02

# Market Overview

---



## Market Overview

Chesterland is a stable, well-established suburb located approximately 20 miles east of Cleveland. As part of the Cleveland-Elyria Metropolitan Statistical Area with over 2.1 million residents, the community benefits from strong regional connectivity. Chesterland is characterized as semi-rural with low-density neighborhoods, strong household incomes, and a long-standing reputation as one of Geauga County's most desirable residential areas.

Chesterland's town center and primary commercial area are concentrated around the highly-visible intersection of Chillicothe Road (SR-306) and Mayfield Road (US-322), forming the core retail corridor. This trade area serves a population base that relies heavily on convenient, essential-needs retailers like Dollar General.

The subject property is strategically situated adjacent to West Geauga Plaza, a Giant Eagle-anchored community shopping center featuring more than 30 tenants, including restaurants, financial institutions, service businesses, and additional neighborhood retail operations. This location benefits from strong co-tenancy, steady traffic patterns, and consistent demand from local residents and regional pass-through consumers.

---

03

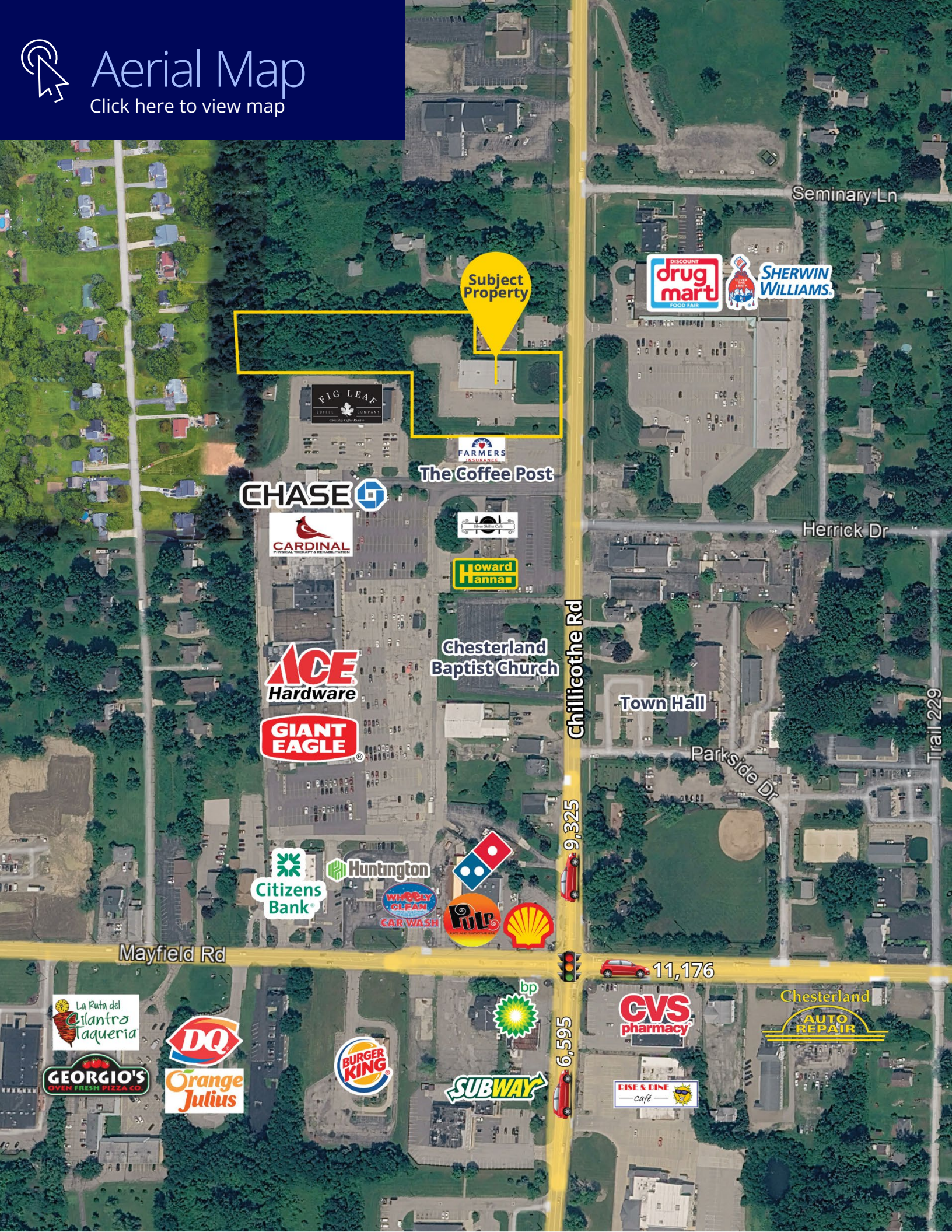
# Aerial Maps

---



# Aerial Map

Click here to view map



Subject Property



Seminary Ln



SHERWIN WILLIAMS



The Coffee Post



Herrick Dr

Chesterland Baptist Church



Town Hall



Parkside Dr



Chillicothe Rd

9,325



Mayfield Rd

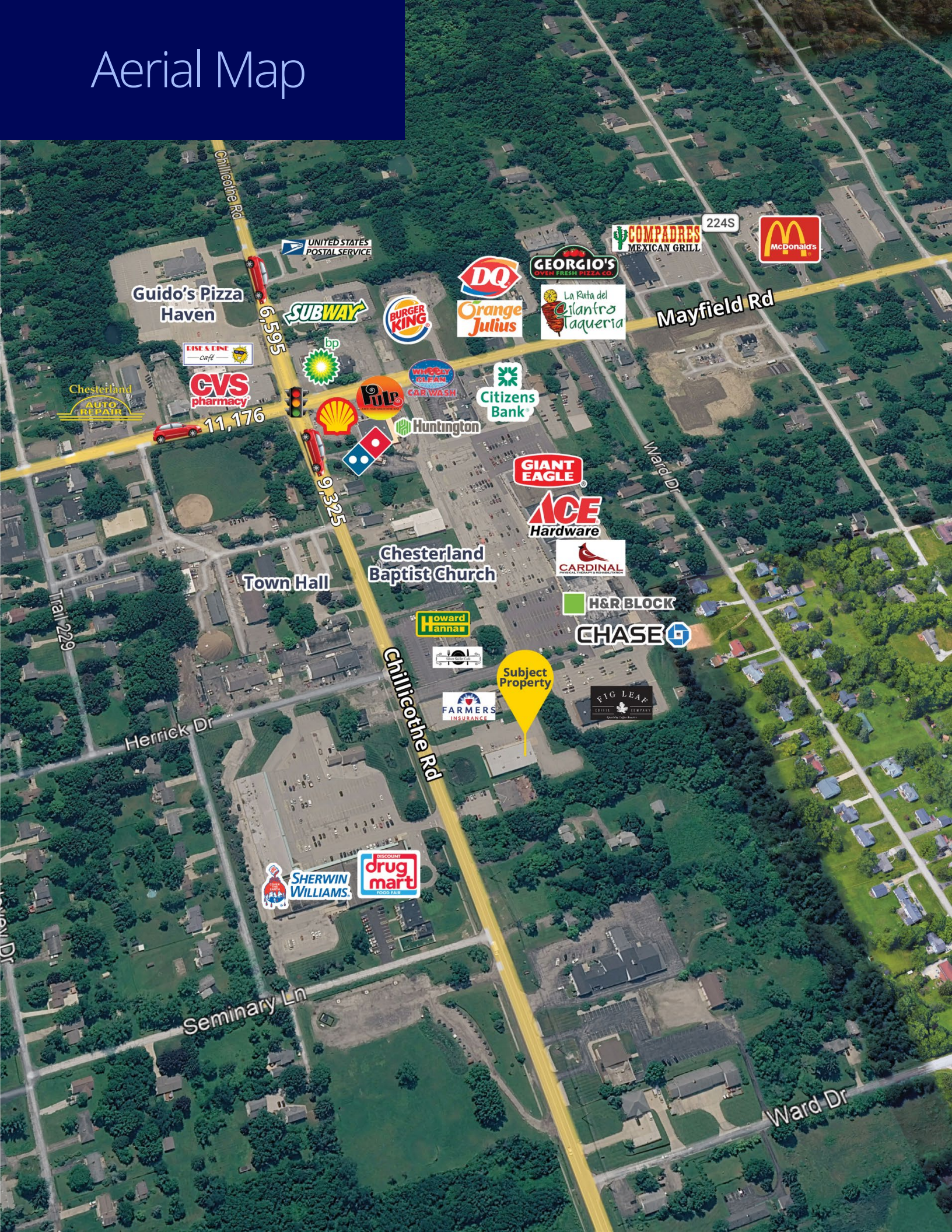
11,176



6,595



# Aerial Map



# Aerial Map

Guido's Pizza Haven

UNITED STATES POSTAL SERVICE

COMPADRES MEXICAN GRILL



GEORGIO'S OVEN FRESH PIZZA CO



Mayfield Rd

ENE & LINE Cafe



Chesterland AUTO REPAIR



Huntington

11,176

9,325



Town Hall

Chesterland Baptist Church



H&R BLOCK



Howard Hanna

Subject Property



FARMERS INSURANCE



Herrick Dr

Chillicothe Rd



Seminary Ln

Ward Dr

---

04

# Property Photos

---





**Chris Seelig, CCIM**  
Senior Vice President  
+1 216 239 5073  
chris.seelig@colliers.com

**Lauren White**  
Vice President  
+1 216 239 5120  
lauren.white@colliers.com

**Colliers | Cleveland**  
200 Public Square, Suite 1050  
Cleveland, OH 44114  
+1 216 239 5060



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.