

# NN DOLLAR GENERAL INVESTMENT SALE

3070 MAYFIELD ROAD, CLEVELAND HEIGHTS, OHIO 44118

FOR SALE



- PRICED AT \$1,228,000 (7.45% CAP)
- 7+ YEARS REMAINING ON INITIAL LEASE TERM

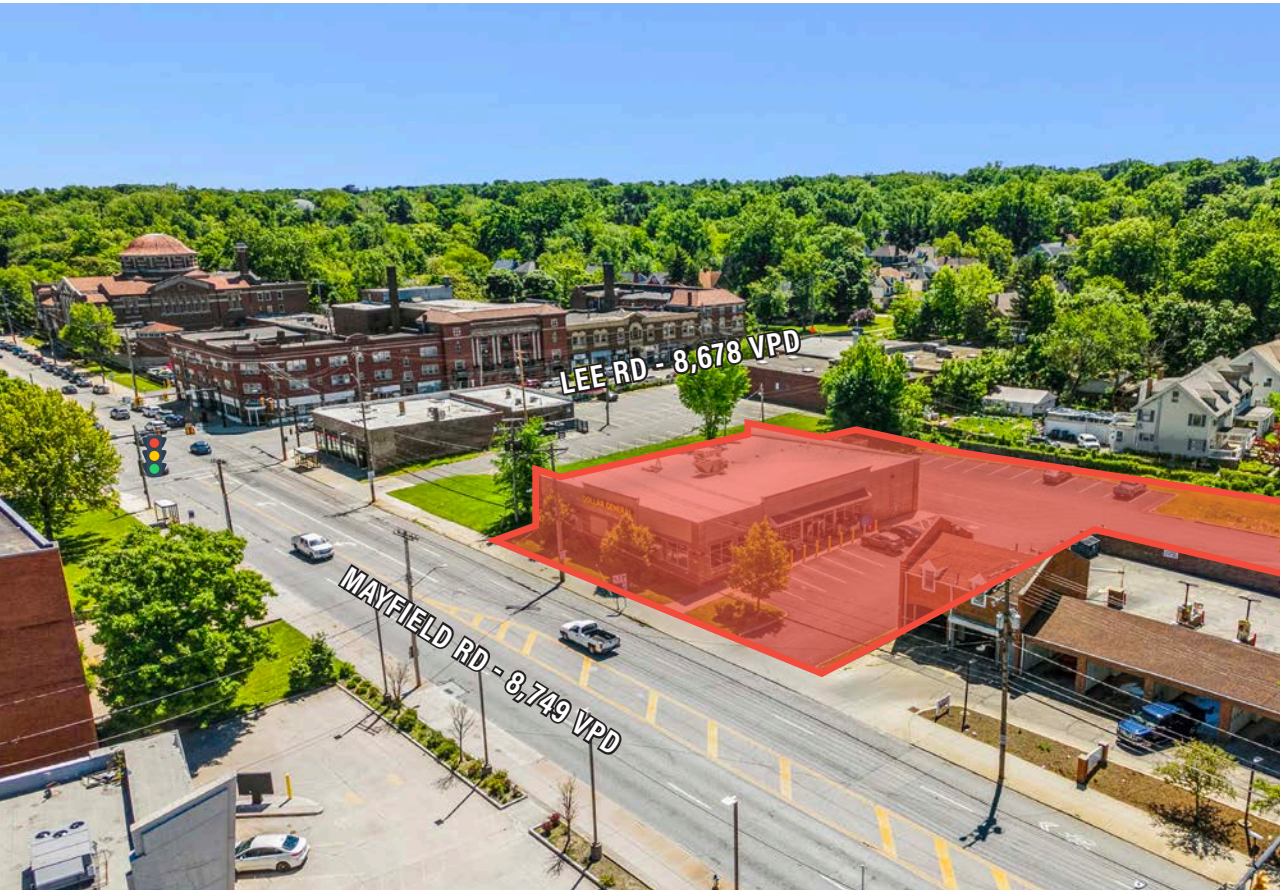
## EXCLUSIVE CONTACTS:

**Joseph W. Khouri**  
Senior Vice President  
216 658 6120  
joseph.khouri@cbre.com

**Kevin Moss**  
Senior Vice President  
216 363 6453  
kevin.moss@cbre.com

**CBRE**

# THE OPPORTUNITY



- For Sale: \$1,228,000 (\$147 per foot) on \$91,520 base rent (7.45 cap rate)
- Priced below replacement cost
- 7+ years remaining on the initial lease term, initial term expiring in September 2033, 2 5 year options with 10% increases per option, through 2043
- This is a NN lease structure, landlord is responsible for roof and structure, as well as initial HVAC replacement. Once HVAC is replaced, Tenant is responsible for all future repairs and maintenance.
- The store is a 8,333 SF freestanding building on 0.82 AC with access to the traffic light
- Highly dense market with 149,859 people in a 3 mile radius with average household incomes of \$86,035
- Cleveland Heights is a high barrier entry market with strong residential housing demand fueled by its appeal to professionals working in University Circle, Case Western Reserve University, and downtown Cleveland.
- Located directly across from Cleveland Heights rec center, and minutes from walkable areas, including Cedar Lee, Cedar-Fairmount, Coventry, University Circle and more
- Minutes from University Circle, Cleveland's "Eds & Meds" district consisting of Cleveland Clinic Main Campus, Case Western Reserve (12,266 total students), and UH Cleveland Medical Center.

## QUICK STATS - 3 MILE RADIUS



DAYTIME  
POPULATION

201,915



2025  
POPULATION

149,859



2025  
HOUSEHOLDS

67,158



2025  
POPULATION  
25 & OVER

101,049



2025  
AVG. HOUSEHOLD  
INCOME

\$86,035

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# LEASE ABSTRACT

<b>Tenant</b>	Dolgen Midwest (Dollar General)
<b>Property Address</b>	3070 Mayfield Road, Cleveland Heights, OH 44118
<b>Tax Parcel Number</b>	684-08-004
<b>Lease Term</b>	Initial Term: Sept. 13, 2023 - Sept. 12, 2033 Option 1: Sept. 13, 2033 - Sept. 12, 2038   Option 2: Sept. 13, 2038 - Sept. 12, 2043
<b>Annual Rent</b>	Current Rent: \$91,520 Annually (\$10.98 per foot) Option 1: \$100,672 Annually (\$12.08 per foot)   Options 2: \$110,739 Annually (\$13.29 per foot)
<b>Lease Structure</b>	Double Net (NN) Lease Structure
<b>Maintenance Responsibilities</b>	Parking Lot: Tenant maintains and repairs, Landlord responsible for major cap ex and replacement. HVAC: Landlord responsible for maintenance, repair and replacement, Tenant is responsible for all maintenance, repair and replacement once replaced.
<b>Capital Expenditures (Tenant)</b>	Ongoing parking lot maintenance"
<b>Capital Expenditures (Landlord)</b>	Roof, structure and Initial HVAC replacement
<b>Insurance</b>	Tenant Responsibility
<b>Taxes &amp; Utilities</b>	Tenant (reimburses Landlord)
<b>Lease Type</b>	Net, Net (NN)
<b>Local Taxes</b>	\$30,079.94 (\$3.61 per foot) - Tenant Pays

# EXTERIOR PHOTOS



# AERIAL VIEW



WESTERN RESERVE UNIVERSITY  
UNIVERSITY HOSPITALS  
Cleveland Clinic MAIN CAMPUS  
THE CLEVELAND MUSEUM OF ART  
Historic LITTLE ITALY  
UNIVERSITY CIRCLE



tommy's restaurant  
Pantera Taqueria  
PACIFIC Post



CLEVELAND HEIGHTS COMMUNITY CENTER

**SITE**

±105'  
±125'  
±150'  
±204'  
±180'

LEE RD - 8,678 VPD

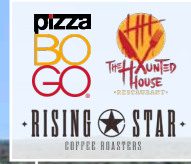
MANSFIELD RD - 8,749 VPD



# AERIAL VIEW



CLEVELAND HEIGHTS  
HIGH SCHOOL



**SITE**

MAYFIELD RD - 8,749 VPD

LEE RD - 8,678 VPD

CUMBERLAND RD

CLEVELAND HEIGHTS  
COMMUNITY CENTER



# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	15,357	149,859	313,442
2025 Daytime Population	13,304	201,915	373,113
2025 Households - Current Year Estimate	7,744	67,158	141,408
2025 Average Household Income	\$86,744	\$86,035	\$87,008
2030 Average Household Income Projection	\$99,607	\$96,606	\$98,448
2025 Median Household Income	\$54,330	\$53,060	\$51,816
2025 Population 25 and Over	11,042	101,049	217,493

## CONTACT US

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