

Marcus & Millichap

TAYLOR MCMINN
RETAIL GROUP



OFFERING MEMORANDUM

SUBJECT PROPERTY

popshelf

Chardon (Cleveland MSA), OH

Marcus & Millichap

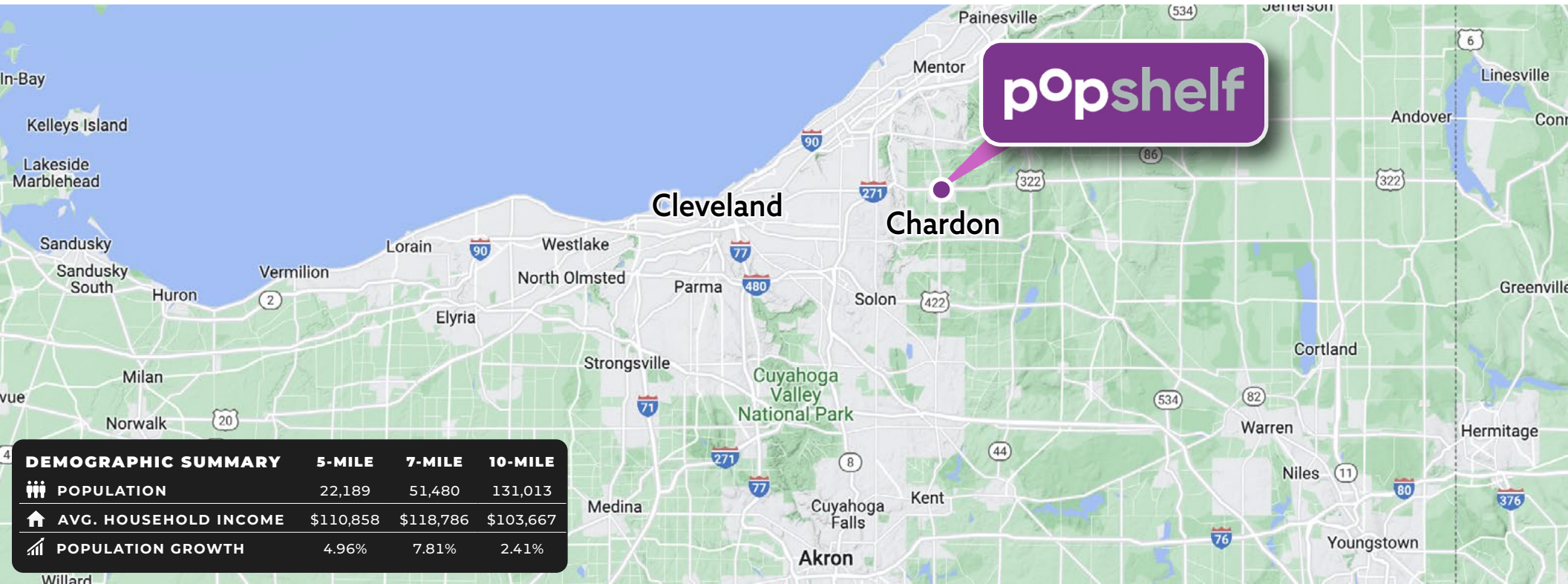
OFFERING SUMMARY



550 Fifth Avenue, Chardon (Cleveland MSA), OH 44024

PRICE	\$2,719,000
CAP RATE	6.40%
NOI	\$174,000
RENTABLE SQ FT.	10,542
YEAR BUILT	2023
LOT SIZE	1.6 AC
TENANT TRADE NAME	PopShelf
LEASE GUARANTOR	Dollar General Corporation
LEASE TYPE	NNN
ROOF & STRUCTURE	Tenant

LEASE TERM	15 Years		
RENT COMMENCEMENT DATE	December 2023		
LEASE EXPIRATION DATE	December 2038		
TERM REMAINING ON LEASE	15 Years		
INCREASES	10% Increases During Options		
OPTIONS	Five, 5-Year Options		
BASE RENT	Years 1-15		\$174,000
OPTION RENT	Years 16-20	(Option 1)	\$191,400
	Years 21-25	(Option 2)	\$210,540
	Years 26-30	(Option 3)	\$231,594
	Years 31-35	(Option 4)	\$254,753
	Years 36-40	(Option 5)	\$280,228
TENANT RESPONSIBILITIES	Taxes, CAM, Insurance, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		



INVESTMENT HIGHLIGHTS

NEWLY CONSTRUCTED 2024 POPSHELF

- Popshelf is a Dollar General brand located in affluent suburban areas focused on home décor, seasonal entertaining and health & beauty products. 95% of the items are priced below \$5.00.
- This property offers a brand new upgraded construction 10,542 SF PopShelf located in Chardon (Geauga County), OH with an estimated delivery of November 2023.

ACROSS FROM WALMART & HOME DEPOT SHOPPING CENTER

- The subject property is located at a signalized intersection between Center Street (13,802 VPD) and Hwy 6 (11,178 VPD).
- This Popshelf is positioned directly across the street from a Walmart Supercenter and a Home Depot Anchored Shopping Center. Other Retailers in the Home Depot Center include Dollar Tree, Shoe Depot, Five Below, and more.
- Other National Retail in Chardon include Shoe Depot, Aldi, Tractor Supply, McDonalds, Big Lots and many more.

AFFULENT CLEVELAND SUBURB | AVG. HHI \$110,858

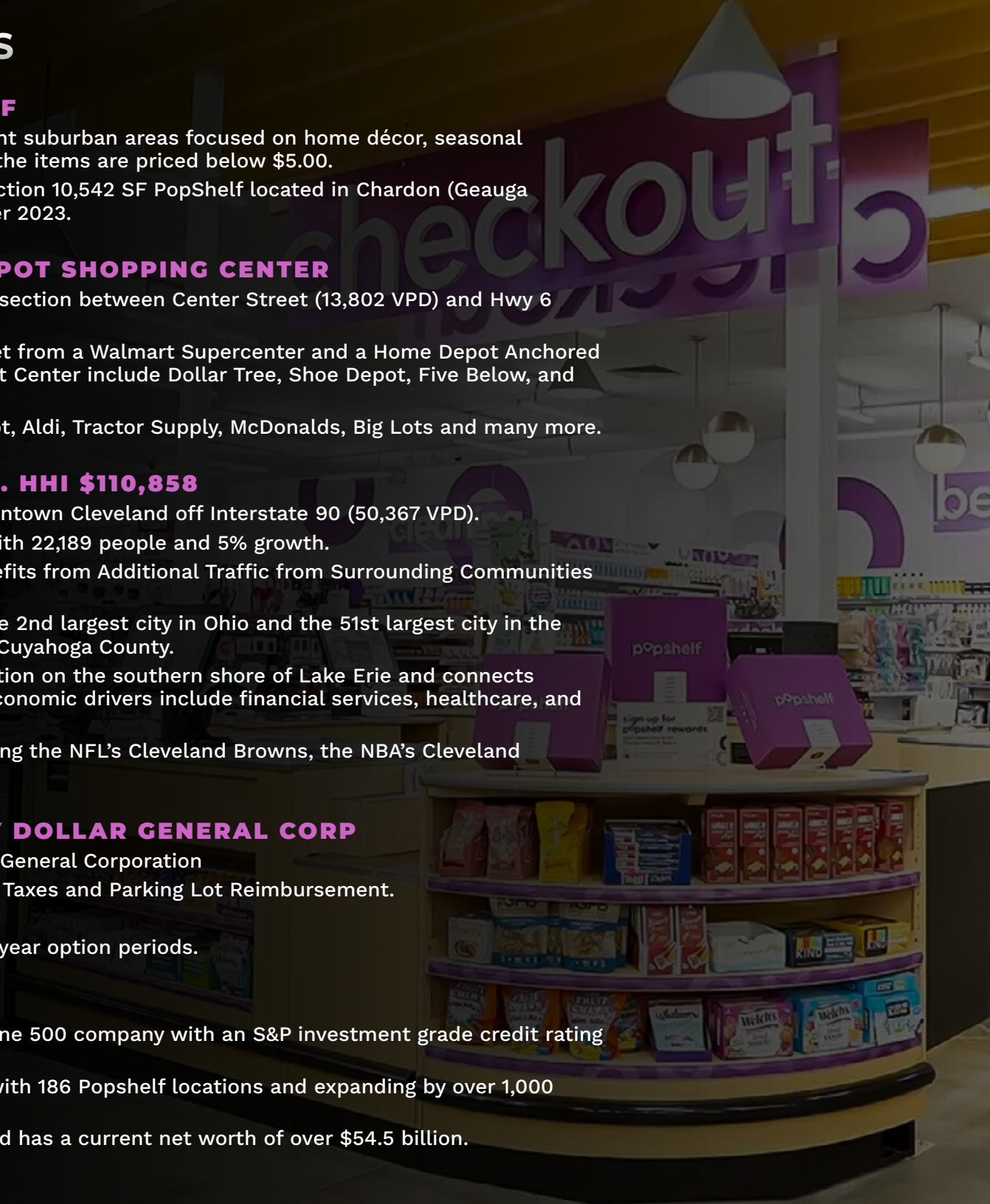
- Chardon is an affluent suburb 30 miles east of downtown Cleveland off Interstate 90 (50,367 VPD).
- The 5 Mile average household income is \$110,858 with 22,189 people and 5% growth.
- Chardon is the County Seat of Geauga County; Benefits from Additional Traffic from Surrounding Communities for County Government/Courts/ Services
- Cleveland has a population of 385,525, making it the 2nd largest city in Ohio and the 51st largest city in the United States. Cleveland is also the county seat of Cuyahoga County.
- Cleveland is a manufacturing center due to its location on the southern shore of Lake Erie and connects many canals and railroad lines. Cleveland's other economic drivers include financial services, healthcare, and biomedical.
- Home to multiple professional sports teams including the NFL's Cleveland Browns, the NBA's Cleveland Cavaliers, and the MLB's Cleveland Guardians.

NEW 15-YEAR LEASE GUARANTEED BY DOLLAR GENERAL CORP

- Brand new 15-year NNN lease guaranteed by Dollar General Corporation
- Tenant is responsible for HVAC, Utilities, Insurance, Taxes and Parking Lot Reimbursement.
- There are 100% no Landlord Responsibilities.
- There are 10% rent increases in each of the Five, 5-year option periods.

INVESTMENT GRADE TENANT

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Dollar General currently has over 19,300 locations with 186 Popshelf locations and expanding by over 1,000 stores each year.
- Dollar General has been in business for 80 years and has a current net worth of over \$54.5 billion.





pOpshelf

DOLLAR GENERAL

DG

PUBLICALLY
TRADED

\$54.4 B

TOTAL DG
NET WORTH

83

YEARS IN
BUSINESS

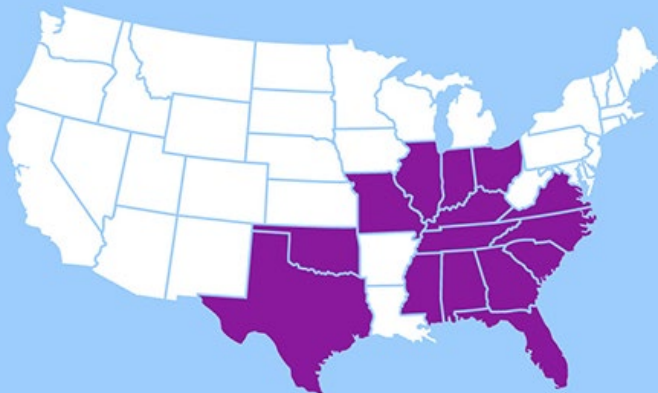
19,300+

DG STORES IN
47 STATES

186

POPSHELF
STORES

SUBJECT PROPERTY



186 STORES & COUNTING

THE NEW UPSCALE BRAND CONCEPT BY DOLLAR GENERAL

pOpshelf is targeting locations in mid-sized cities and suburbs on the fringes of larger metro areas. pOpshelf has 186+ locations and plans for the ultimate potential of 3,000+ locations. pOpshelf will offer a fun, on trend and rotating selection of seasonal, houseware, home décor, and party goods in addition to candy & snacks, toys & games and electronics. Customers may also choose from an expansive selection of health and beauty products, home cleaning supplies and paper products, among other items. The new store format targets customers in suburban areas that earn a yearly household income between \$50,000 to \$125,000.



44 Center St.
13,802 VPD



6 Hwy 6
11,178 VPD



O'Reilly heinens
DUNKIN' MARATHON
Huntington

ALDI Advance Auto Parts
SHERWIN WILLIAMS Starbucks

CHARDON Ohio

TSC TRACTOR SUPPLY CO BIG LOTS!
SUBWAY GNC Pizza Hut
RITE AID TACO BELL SHEETZ

GOODWILL 9
PET SUPPLIES PLUS
Domino's Pizza Arby's
DAIRY QUEEN MCDONALD'S

44 Center St.
13,802 VPD

6 Hwy 6
11,178 VPD

GIANT EAGLE

Lake Health

University Hospitals
The Science of Health. The Art of Com

snap fitness 24/7

CHARDON COLLISION

popshelf



THE HOME DEPOT

Walmart

premier bank

CHARDON *Ohio*

 Chardon Middle School
732 students

 Chardon High School
1,182 students

Center St.
13,802 VPD

Walmart

popshelf

ALDI **Advance Auto Parts**
SHERWIN WILLIAMS 

CHASE

 Congin's Pizza

 **RE/MAX**

GOODWILL
PET SUPPLIES PLUS

DAIRY QUEEN
MCDONALD'S

 **premier bank**




GIANT EAGLE

Hwy 6
11,178 VPD

TSC TRACTOR SUPPLY CO **BIG LOTS!**

SUBWAY **GNC** 

RITE AID  **SHEETZ**

DEMOGRAPHIC SUMMARY	5-MILE	7-MILE	10-MILE
 POPULATION	22,189	51,480	131,013
 AVG. HOUSEHOLD INCOME	\$110,858	\$118,786	\$103,667
 POPULATION GROWTH	4.96%	7.81%	2.41%

LAKE ERIE

11 Million Visitors per Year
\$2.8 Billion in Economic Impact



CLEVELAND STATE UNIVERSITY
16,000 STUDENTS

CASE WESTERN RESERVE UNIVERSITY EST. 1826
12,142 STUDENTS

Walmart, Burlington, BIG LOTS!, Lowe's, petco, Marshalls, Target, The Home Depot, Best Buy, Aldi, Sam's Club

Walmart, Aldi, Giant Eagle, Five Below, Big Lots!, Tractor Supply Co., Dollar Tree, Dunkin', Advance Auto Parts, O'Reilly, Ag Pro, Heinen's

Target, Marshalls, Walmart, Joann, Longhorn Steakhouse, Kohl's, Five Guys, Shoe Carnival, The Home Depot, Roses, Panera Bread, Arby's, Starbucks, Wendy's

Great Northern MALL
Dillard's, Hallmark, Finish Line, Foot Locker, Bath & Body Works, Seneca, Kay Jewelers, Victoria's Secret, Slippers Station, Gold Diamond Source, Lids

Giant Eagle, Dollar Tree, Domino's Pizza, KFC, Pizza Hut, CVS pharmacy, Auto Zone, Subway, Dunkin', Family Dollar, K, O'Reilly Auto Parts

CHARDON Ohio

popshelf

Center St.
13,802 VPD

Hwy 6
11,178 VPD

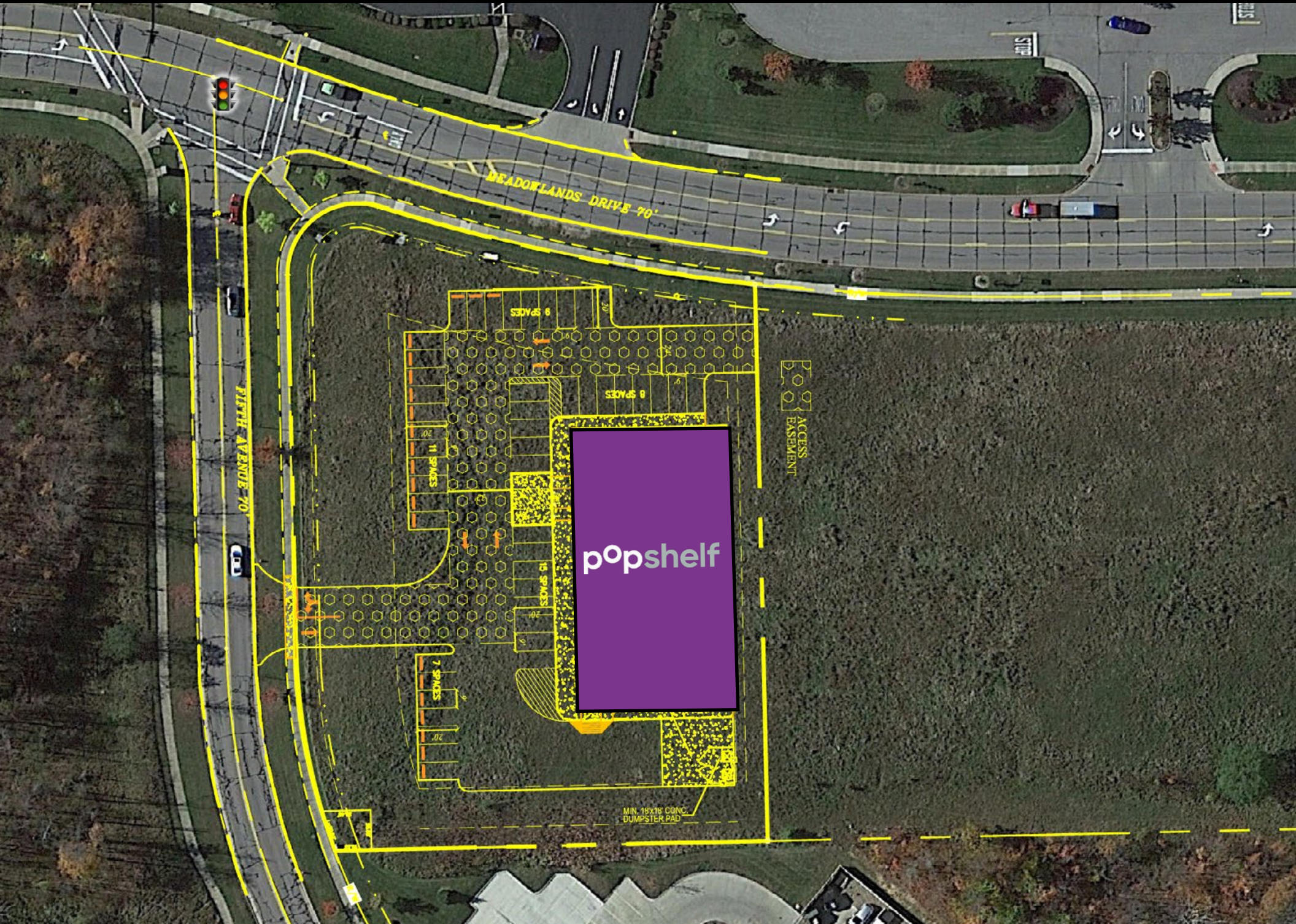
Hidden Valley Golf Course

Rolling Green Golf Club

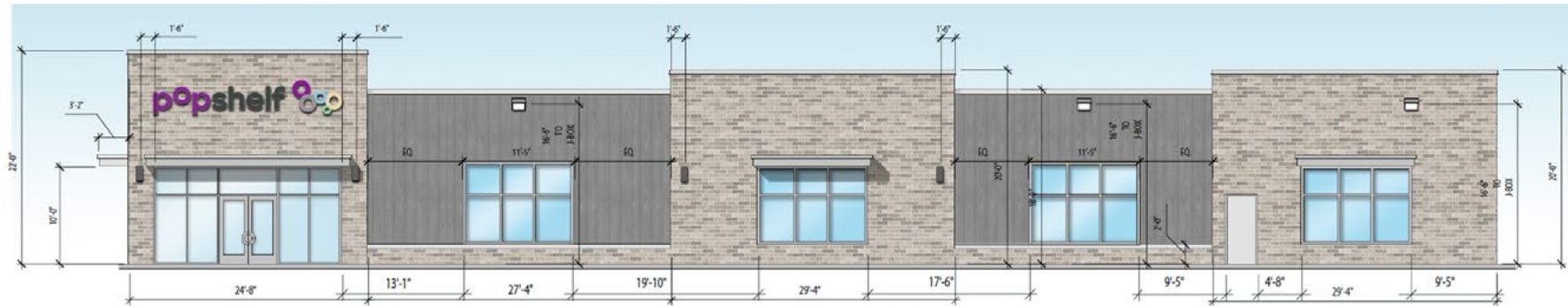
Sugar Bush Golf Club

DEMOGRAPHIC SUMMARY	5-MILE	7-MILE	10-MILE
POPULATION	22,189	51,480	131,013
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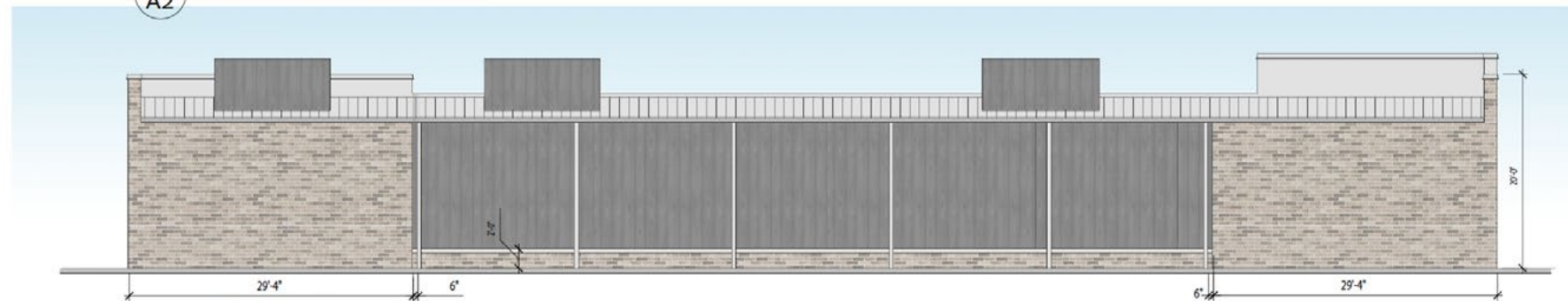
SITE PLAN



ELEVATIONS



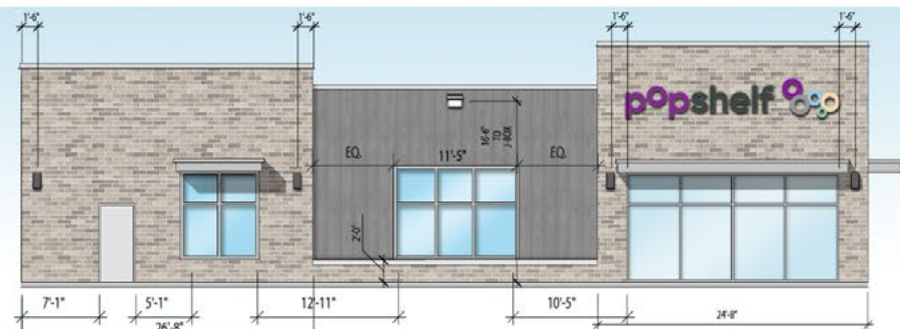
1
A2 FRONT ELEVATION (PARKING)



2
A2 REAR ELEVATION



3
A2 SIDE ELEVATION



4
A2 SIDE ELEVATION



Cleveland

1.7 MILLION+

MSA POPULATION

\$147 BILLION

GROSS DOMESTIC
PRODUCT

16.1 MILLION

TOURISTS PER YEAR
\$7.1 BILLION IMPACT

Cleveland, Ohio, a vibrant city nestled on the shores of Lake Erie, is a bustling metropolis with a rich history, diverse cultural scene, and a welcoming spirit. With a total Metropolitan Statistical Area (MSA) population of over 2 million residents, Cleveland is a thriving hub of economic and cultural activity in the Midwest. Known as the “Rock and Roll Capital of the World,” Cleveland proudly hosts the iconic Rock and Roll Hall of Fame, where music enthusiasts from around the globe flock to pay homage to the legends of rock and immerse themselves in the history and impact of this influential genre. Cleveland’s economic landscape is bolstered by several Fortune 500 companies that have chosen to establish their headquarters in the city. KeyCorp, a major financial services company, Progressive Corporation, a renowned insurance provider, and Sherwin-Williams, a global leader in paints and coatings, are among the industry giants contributing to Cleveland’s economic vitality. These companies

not only create job opportunities but also foster innovation and growth, making Cleveland an attractive destination for professionals and entrepreneurs. Beyond its musical legacy and thriving business sector, Cleveland is a sports enthusiast’s paradise. The city is home to professional sports teams that inspire immense pride and passion among the locals — The Cleveland Cavaliers of the National Basketball Association (NBA), the Cleveland Browns of the National Football League (NFL), and the Cleveland Guardians (formerly known as the Cleveland Indians) of Major League Baseball (MLB). Cleveland offers a dynamic blend of opportunities for residents and visitors alike. Its thriving economy, renowned cultural institutions like the Rock and Roll Hall of Fame, and passionate sports community make Cleveland a truly remarkable and engaging destination in the heart of the Midwest.

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Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

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MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC.

MICHAEL GLASS | BROKER OF RECORD | 500 NEIL AVE., STE. 100 | COLUMBUS, OH 43215

P: (614) 360-9800 | LIC. # BRK.2007005898 | MICHAEL.GLASS@MARCUSMILLICHAP.COM

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 550 Fifth Avenue, Chardon (Cleveland MSA), OH 44024

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

New Property: Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information

Purchaser's Initials _____ Seller's Initials _____

pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____