

# DOLLAR GENERAL®

981 State Route 7 N, Pierpont, OH 44082

**Retail**  
**Investment Opportunity**  
Offering Memorandum



Representative Photo

**MATTHEWS™**

# Exclusively Listed By



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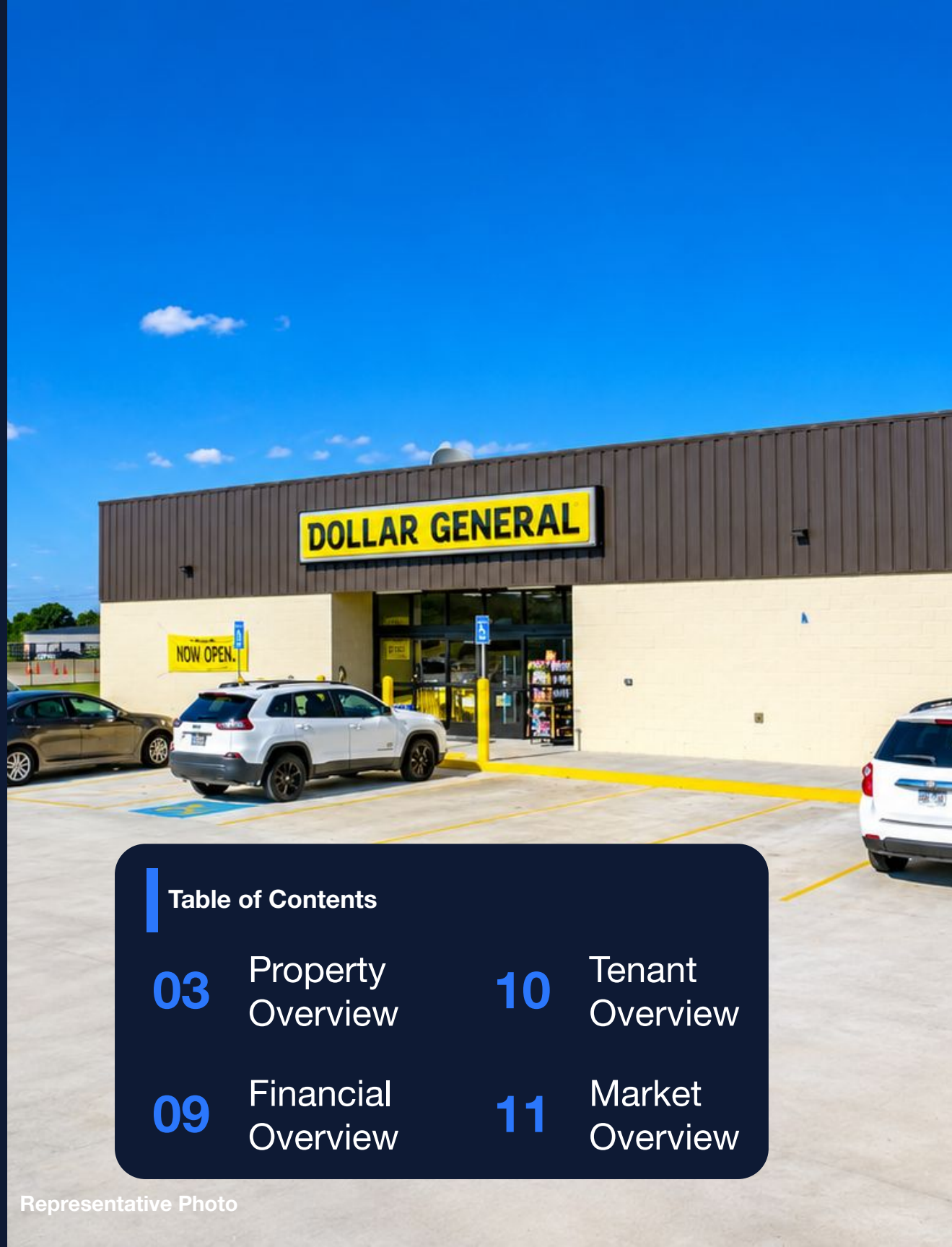
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Representative Photo

# PROPERTY OVERVIEW

**Dollar General**

981 State Route 7 N, Pierpont, OH 44082



Representative Photo

# INVESTMENT HIGHLIGHTS

- 2020 build-to-suit construction for Dollar General with  $\pm$  8.5 years remaining on an initial 15-year absolute NNN lease.
- Attractive 7.65% return on a stabilized investment-grade credit tenant.
- Close proximity to Pymatuning State Park and Pineview Campgrounds— two major tourist destinations featuring more than 650 campsites and 25 modern cabins — generating consistent consumer traffic and supporting surrounding retail demand.
- Pierpont, OH, is located 17 miles southeast of Ashtabula, OH, and 35 miles southwest of Erie, PA.
- Minimal competition — the nearest national dollar-store competitor is 10+ miles away, allowing Dollar General to maintain a dominant position within the local market.
- Dollar General boasts an investment-grade credit rating of BBB (S&P).
- Dollar General has  $\pm$ 20,000 locations and plans to continue their expansion for the foreseeable future.
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic.
- Dollar General has a market cap of  $\pm$ \$23 billion.



Representative Photo



 **Downtown Ashtabula**  
±17.6 Miles Away

**PIERPONT TOWNSHIP HALL**  
Local Government Office

167

**Childs-Williams-Ducro**  
Funeral Home

Creek Rd

**DOLLAR GENERAL**  
Subject Property

Marcy Rd

**Pierpont Fire Department**  
Ambulance Service

State Route 167 W

 **UNITED STATES POSTAL SERVICE**

**Pierpont Presbyterian Church**

167



State Route 167 W

167



167



## Dollar General

981 State Route 7 N, Pierpont, OH 44082

**2020**

Year Built

**±9,100 SF**

GLA\*

**±1.48 AC**

Lot Size\*

\*Buyer to Verify GLA & Lot Size with New Survey



# FINANCIAL OVERVIEW

**Dollar General**

981 State Route 7 N, Pierpont, OH 44082



Representative Photo

# FINANCIAL SUMMARY

**\$1,213,804**

List Price

**7.65%**

Cap Rate

## Lease Summary

Address	981 State Route 7 N Pierpont, OH 44082
Tenant Name	Dollar General
Lease Guarantor	Corporate
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Landlord Responsibility	None
Term Remaining on Lease	± 8.5 Years
Lease Expiration Date	1/31/2035
Rent Increases	10% In Options
Renewal Options	Three, 5-Year

## Annualized Operating Data

	Date	Monthly Rent	Annual Rent	Increases
	<b>Current - 1/31/2035</b>	<b>\$7,738.00</b>	<b>\$92,856.00</b>	<b>-</b>
Option 1	2/1/2035 - 1/31/2040	\$8,511.80	\$102,141.60	10%
Option 2	2/1/2040 - 1/31/2045	\$9,362.98	\$112,355.76	10%
Option 3	2/1/2045 - 1/31/2050	\$10,299.28	\$123,591.34	10%



# TENANT OVERVIEW

Year Founded  
1939

Headquarters  
Goodlettsville, TN

Ownership Status  
Public

Employees  
±180,000

Locations  
20,000+

Credit Rating  
BBB

Annual Revenue  
\$40.61 Billion

## DOLLAR GENERAL®

### Tenant Overview

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

### Why Invest in Dollar General?

- **Strong Financials:** Q2 2025 earnings beat expectations with \$10.73B in sales and raised full-year guidance—showing solid momentum.
- **Expanding Customer Base:** Gaining traction with higher-income shoppers, especially in non-consumables, widening its market reach.
- **Net Store Growth:** Adding 725 new stores in 2025 (net +600), while optimizing underperformers for long-term efficiency.
- **Massive Scale:** Operates ~21,000 stores, employs 180,000+, and generates ~\$40.61B in annual revenue—highlighting stability and reach.

# Pierpont, OH

## LOCATION HIGHLIGHTS

- Positioned along **State Route 7** retail corridor
- Access to **Ohio & Pennsylvania** consumer base
- 31± miles to **Cleveland**
- Limited competing retail inventory nearby
- **Strong commuter** and **agricultural traffic** patterns
- **Affordable operating environment for local businesses**

## Local Market Overview

Located in northeastern Ohio near the Pennsylvania border, Pierpont Township benefits from the broader economic and transportation network of Ashtabula County while maintaining a rural commercial environment supported by regional traffic patterns along State Route 7. The area serves local residents, agricultural users, and travelers moving between Ohio and northwestern Pennsylvania. Retail properties in the corridor benefit from limited direct competition, strong accessibility, and consistent demand for convenience-oriented services. Ashtabula County's affordability and lower operating costs continue to attract residents and small businesses seeking value relative to larger Northeast Ohio markets.

The surrounding region is supported by manufacturing, logistics, healthcare, agriculture, and tourism tied to Lake Erie and Interstate 90 connectivity. Nearby employment centers including Ashtabula, Conneaut, and Erie, Pennsylvania provide additional economic support for consumer spending throughout the trade area. The county's stable homeownership base and commuter workforce create dependable demand drivers for neighborhood retail uses, service businesses, fuel stations, and agricultural support retail.

## Property Demographics

Population	5-Mile	10-Mile	15-Mile
Five-Year Projection	2,653	16,119	74,828
Current Year Estimate	2,631	16,081	75,622

Income	5-Mile	10-Mile	15-Mile
Average Household Income	\$86,510	\$91,658	\$80,016

# CLEVELAND, OH MSA

Market Demographics



## Local Market Overview

Cleveland's metropolitan area serves as a dense and diverse consumer market supported by established residential neighborhoods, major employment centers, and strong regional connectivity throughout Northeast Ohio. The region benefits from a broad economic base anchored by healthcare, manufacturing, logistics, education, and professional services, with major institutions and employers generating consistent daytime population activity and stable long-term consumer demand. Extensive transportation infrastructure, including Interstates 90, 71, and 77, provides strong accessibility throughout the metro area and supports steady commuter traffic/

Retail demand within the Cleveland MSA is supported by stable household density, an affordable cost of living, and continued reinvestment across residential and commercial sectors. Ongoing mixed-use redevelopment throughout downtown Cleveland and surrounding neighborhoods has contributed to renewed residential growth, increased consumer engagement, and expanding commercial activity, while established suburban trade areas continue to benefit from long-standing neighborhood stability and convenience-oriented retail demand.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **981 State Route 7 N, Pierpont, OH, 44082** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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