

DOLLAR GENERAL®

2501 S Arlington Rd, Akron, OH 44319

**Retail
Investment Opportunity**
Offering Memorandum



MATTHEWS™

Exclusively Listed By



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● Subject Property

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Property Overview

Dollar General

2501 S Arlington Rd, Akron, OH 44319



Investment Highlights

Property Highlights

- **Investment-Grade Tenancy:** The lease is corporately guaranteed by Dollar General Corporation, a publicly traded, blue-chip retailer with an investment-grade BBB credit rating from Standard & Poor's. This corporate backing provides investors with enhanced security, predictable income durability, and strong risk-adjusted stability.
- **Absolute NNN Lease Structure:** The property operates under an Absolute Triple-Net (NNN) lease, whereby the tenant is responsible for 100% of operating expenses, including taxes, insurance, and maintenance. This structure delivers truly passive ownership with zero landlord obligations and minimal management oversight.
- **Modern Prototype Construction:** Constructed in 2016 on a ± 1.32 -acre lot, the $\pm 10,640$ SF asset features modern construction standards tailored to Dollar General's larger prototype design. The newer vintage significantly reduces near-term capital expenditure risk and mitigates concerns surrounding deferred maintenance.
- **Built-In Inflation Hedge:** The lease structure features attractive 10% rent escalations at each of the four (4) secondary, 5-year renewal options. This compounding structure provides a reliable hedge against inflation and steadily drives long-term asset valuation.
- **Dense, High-Income Demographics:** Unlike typical rural dollar stores, this location is positioned in a robust metro submarket featuring an established 5-mile population of 142,445 residents and an impressive 3-mile average household income of \$85,777.





Arlington Plaza

save a lot | TACO BELL | McDonald's | ALDI

SUBWAY | Wendy's | Mr. Hero

Arbys | El Rincon MEXICAN RESTAURANT

BURGER KING | LOUISIANA POPEYES

Chesapeake Pointe
±200 Units

The Ericsson
±240 Units

Akron Fulton Airport
±900,000 Annual Passengers

Harvest Plaza

Marc's | McDonald's | giant eagle

O'Reilly AUTO PARTS | Auto Zone | DUNKIN' | Pizza Hut

INTERSTATE 277
±71,269 VPD

224
±22,755 VPD

Mohawk Apartments
±101 Units

Lakemore Plaza

planet fitness | Gionino's PIZZERIA

TRACTOR SUPPLY Co | WAYSIDE CAFE | KFC

TACO BELL | BURGER KING | CUBESMART self storage

SUBWAY | Pizza Hut

TOPGOLF

DOLLAR GENERAL
Subject Property

Starbucks | Hoppin' Frog Brewery | Tim Hortons | CHIPOTLE MEXICAN GRILL

Firestone Country Club
Golf Course

Schrop Intermediate School
±550 Students & Teachers

Chapel Hill Christian School
±300 Students & Teachers

INTERSTATE 77
±123,894 VPD

Walmart Supercenter | THE HOME DEPOT | ALDI

KOHL'S | O'Reilly AUTO PARTS | Starbucks | IHOP

Denny's | Panera BREAD | Applebee's GRILL • BAR | Red Roof

Arlington Ridge Marketplace

LOWE'S | CHIPOTLE MEXICAN GRILL | Wendy's | Target

Bob Evans RESTAURANT | BURGER KING | Hampton | Holiday Inn | TACO BELL | CHEVROLET

GMC | HYUNDAI

Google Earth

2501 S Arlington Rd
Akron, OH 44319

±10,640 SF

GLA

2016

Year Built

±123,894 (I-77)

Vehicles Per Day

Absolute NNN

Lease Type

\$160.00

Price Per SF



Property Photos



Financial Overview

Dollar General

2501 S Arlington Rd, Akron, OH 44319



Financial Summary

\$1,700,400

List Price

6.75%

Cap Rate

\$160.00

Price Per SF

±1.32 AC

Lot Size

Property Details

Tenant	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
NOI (Current Year)	\$114,774.96
Commencement Date	10/28/2016
Lease Expiration	10/27/2031
Term Remaining	±5.5 Years
Increases	10% Every Option
Renewal Options	Five, 5 Year Options
LL Responsibilities	None
Tenant Responsibilities	Taxes, Insurance & Maintenance

Annualized Operating Data

Rent Period	Annual Rent	PSF	Monthly Rent	Increases
Current Term (10/28/2016 – 10/27/2031)	\$114,774.96	\$10.79	\$9,564.58	-
Option 1 (10/28/2031 – 10/27/2036)	\$126,252.48	\$11.87	\$10,521.04	10%
Option 2 (10/28/2036 – 10/27/2041)	\$138,877.80	\$13.05	\$11,573.15	10%
Option 3 (10/28/2041 – 10/27/2046)	\$152,645.52	\$14.35	\$12,720.46	10%
Option 4 (10/28/2046 – 10/28/2051)	\$168,042.12	\$15.79	\$14,003.51	10%



TENANT OVERVIEW

Year Founded
1939

Headquarters
Goodlettsville, TN

Type of Ownership
Fee Simple

Employees
194,200+

Locations
20,600+

Credit Rating
BBB (S&P)

Annual Revenue
\$40.61 Billion

DOLLAR GENERAL®

Tenant Overview

Dollar General Corporation is the largest small-box discount retailer in the United States, operating more than 20,600+ locations across 48+ states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company provides convenient access to low-priced everyday essentials including consumables, household goods, health and beauty products, apparel, and seasonal items. Dollar General's strategic focus on rural, suburban, and underserved markets allows it to maintain a loyal customer base while facing limited direct competition.

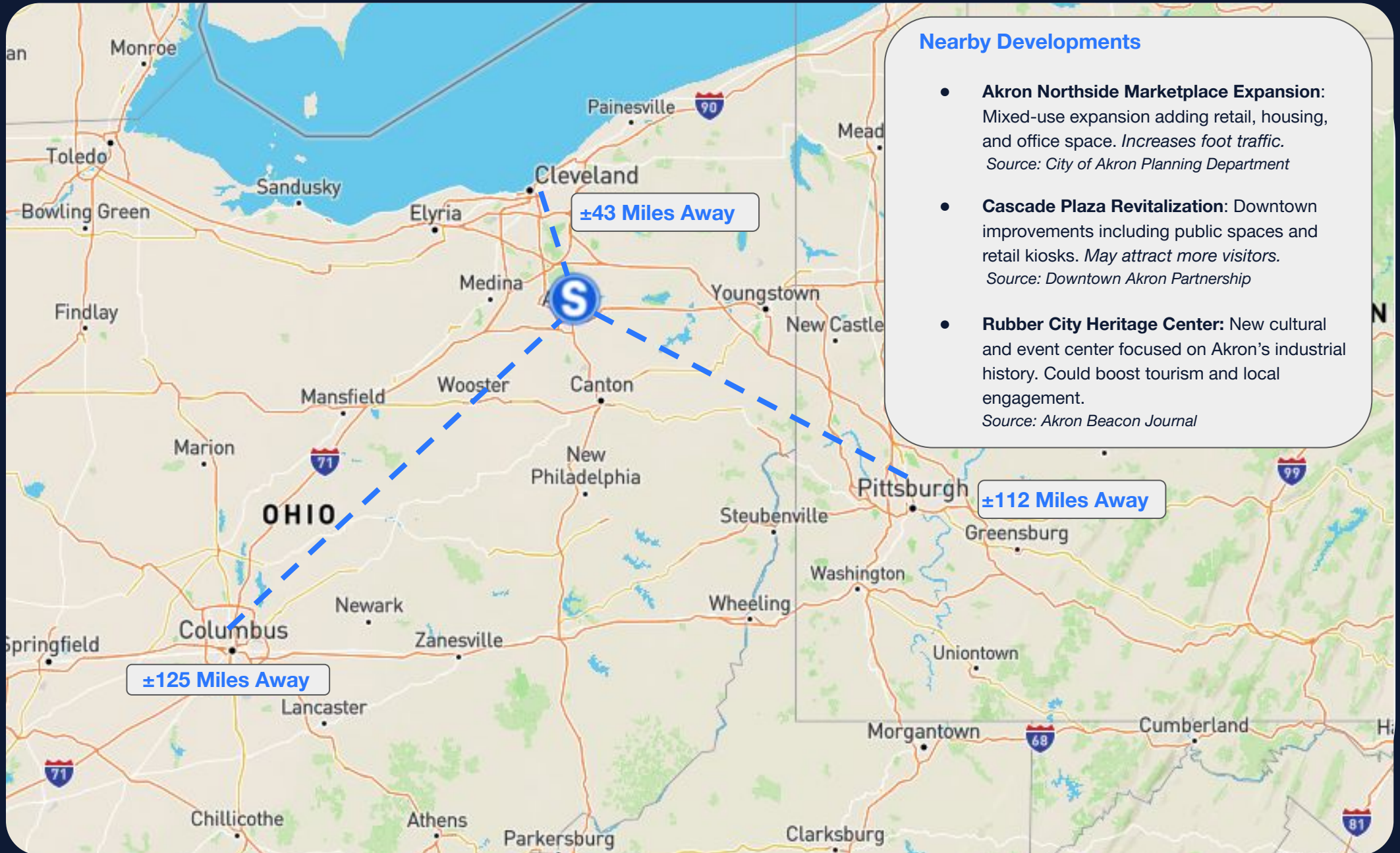
Why Invest in Dollar General?

- Extensive geographic footprint in 48 states with over 20,600 stores provides diversification and resilience across markets.
- Because a large portion of its merchandise is consumables (grocery, household, personal care), Dollar General benefits from recurring demand even in softer retail cycles.
- Approximately 80% of revenue is derived from consumables such as household goods, groceries, and personal care items, providing consistent foot traffic and recurring sales.
- Targets rural and low-competition trade areas, creating a strong moat against larger retailers and e-commerce disruption.
- Management is actively prioritizing debt reduction and capital discipline to stabilize leverage and preserve long-term financial flexibility.
- In periods of economic uncertainty or consumer trade-down behavior, Dollar General benefits from increased value-conscious shopping, supporting demand stability.

Market Overview

Dollar General

2501 S Arlington Rd, Akron, OH 44319



Nearby Developments

- **Akron Northside Marketplace Expansion:** Mixed-use expansion adding retail, housing, and office space. *Increases foot traffic.*
Source: City of Akron Planning Department
- **Cascade Plaza Revitalization:** Downtown improvements including public spaces and retail kiosks. *May attract more visitors.*
Source: Downtown Akron Partnership
- **Rubber City Heritage Center:** New cultural and event center focused on Akron's industrial history. Could boost tourism and local engagement.
Source: Akron Beacon Journal

Akron, OH



142,445

5-Mile Population

\$85,777

3-Mile Avg Hh Income

\$40.35B+

Gross Metro Product

Akron, Ohio, known as the "Rubber Capital of the World," is a resilient mid-sized city in Northeast Ohio that has successfully transitioned from its 20th-century industrial peak into a modern hub for polymer science, healthcare, and education. Founded in 1825 at the highest point of the Ohio and Erie Canal—a position that earned it the Greek name for "summit"—the city became a global powerhouse as the headquarters for tire giants like Goodyear and Firestone.

Today, Akron leverages this legacy through the "Polymer Valley," home to hundreds of companies specializing in advanced materials, alongside major institutions like the University of Akron and the Summa Health System. While the city faces contemporary challenges, including a 2026 population of approximately 189,400 and ongoing efforts toward fiscal sustainability, it remains a vibrant cultural center defined by its historic neighborhoods, the scenic Cuyahoga Valley National Park, and a low cost of living that continues to attract young professionals.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	38,426	140,017	434,019
Current Year Estimate	38,363	142,445	435,842
2020 Census	38,236	143,119	436,722
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	16,843	61,103	186,244
Current Year Estimate	16,820	60,838	185,906
2020 Census	16,764	59,899	185,300
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$85,777	\$77,110	\$82,555

Cleveland, OH | MSA

Cleveland is a historic industrial hub and a resurgent urban center in the United States, known for its cultural institutions, healthcare leadership, and emerging innovation economy. As the anchor city of Northeast Ohio, it benefits from a strong regional identity, a robust healthcare and education sector led by world-class institutions like the Cleveland Clinic and Case Western Reserve University, and a growing base of arts, music, and sports attractions. This mix of legacy industry, cultural vibrancy, and infrastructure investment creates attractive opportunities for both tourism and economic development.

Businesses and retailers in Cleveland enjoy access to a diverse consumer base and a steadily recovering tourism sector, with more than 18 million annual visitors in 2023. The city's walkable neighborhoods, ongoing downtown revitalization, and connectivity through major highways and Cleveland Hopkins International Airport support strong visitor engagement and long-term value creation. Tourism generates nearly \$11 billion in total economic impact annually, supports over 68,000 jobs, and provides significant tax revenue, underscoring Cleveland's role as a resilient and growing Midwest destination.

Total Population

1.78 Million

Annual Visitors

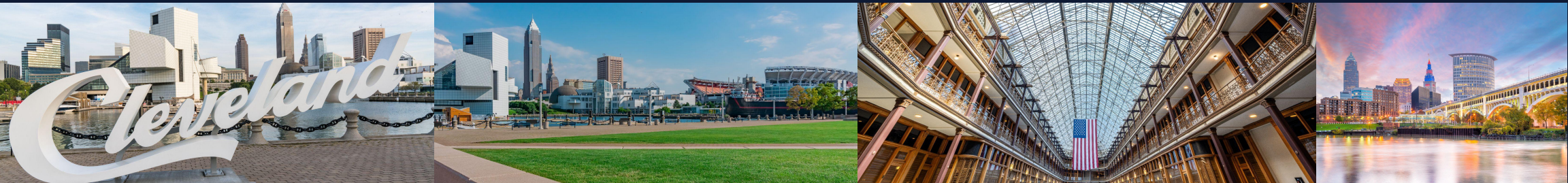
18.34 million

Tourism Economic Impact

\$6.7 Billion

GDP Growth

3.3%



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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.

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