



**DOLLAR TREE**

7052 E ATHOL CROSSING RD | ATHOL ID 83801

**LONG-TERM LEASED INVESTMENT OPPORTUNITY**



**Tok**  
COMMERCIAL

**OFFERING PRICE:**  
\$2,500,000

**CAP RATE:**  
6.00%

**JOHN STEVENS CCIM**  
208.947.0814 | john@tokcommercial.com

**HOLLY CHETWOOD CCIM**  
208.947.0827 | holly@tokcommercial.com

Owned and Developed By:



a Meridian, Idaho-Based Company



## OVERVIEW



n <b>SALE PRICE:</b>	\$2,500,000	n <b>LEASE TERM:</b>	10 Years, 3 x 5 year options Yrs. 11-15: \$155,000/yr. Yrs. 16-20: \$160,000/yr. Yrs. 21-25: \$165,000/yr.
n <b>CAP RATE:</b>	6.00%		
n <b>NET OPERATING INCOME:</b>	\$150,000 (Years 1-10)	n <b>BUILDING SIZE:</b>	10,000 SF
n <b>RENT COMMENCEMENT:</b>	Est. July 15, 2024	n <b>PARCEL SIZE:</b>	.97 Acres
n <b>LEASE EXPIRATION DATE:</b>	Est. July 14, 2034	n <b>YEAR BUILT:</b>	2023
n <b>TENANT HAS RIGHT OF FIRST REFUSAL TO PURCHASE WITH 10 BUSINESS DAY RESPONSE PERIOD.</b> [Section W-17 of lease]		n <b>LEASE TYPE:</b>	NN Lease - Tenant pays property taxes, insurance, and maintenance [Section K-4 of the lease]; Landlord maintains foundation, roof, slab, fire sprinkler system, parking lot, and landscaping [Section K-1 of the lease].

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Owned and Developed By:  
 **NORTHWEST DEVELOPMENT COMPANY**  
 a Meridian, Idaho-Based Company

## HIGHLIGHTS

- n Conveniently located right off U.S. Highway 95, offering excellent visibility and easy access for local and regional traffic.
- n Strong Retail Synergy: Surrounded by successful national and local retailers including. Ace Hardware, Super 1 Foods, Tractor Supply Co., Grease Monkey, P1FCU – credit union, Northwest Urgent Care, AutoZone, Sweet Lou's Restaurant & Tap Room, 76 Station, Korean Cuisine & Teriyaki, Idaho Gun & Outdoors.
- n Approximately 21 miles from Coeur d'Alene and within close proximity to the Spokane metropolitan area.

UPDATED: 1.13.2026

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# SITE AERIAL



## STRONG NEIGHBORING TENANTS!



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# SITE PHOTOS



DOLLAR TREE



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**NWDC** | NORTHWEST  
DEVELOPMENT  
COMPANY  
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# SITE PLANS



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## ABOUT



As part of the national Dollar Tree brand, this Athol location connects residents of this growing small-town setting with the reliability and value of a large retail chain. Positioned within the Athol Crossing commercial area, it appears amid a wave of new business development in the city—offering both established and new customers enhanced accessibility to everyday goods.

In addition to its economical pricing, the store provides meaningful convenience to the local community. It accepts EBT for qualifying food items and features a Snack Zone™, ensuring that families, students, and everyday shoppers can easily access essentials in one location.

The Dollar Tree store serves as a go-to destination for value-conscious shoppers throughout the Kootenai County region. Open daily from 9:00 a.m. until 9:00 p.m. (8:00 p.m. on Sundays), the store offers a broad mix of products spanning frozen and refrigerated foods, household necessities, greeting cards, party supplies, and more.



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AERIAL



DOLLAR TREE



## 1 MILE RADIUS



POPULATION

**586**

1 MI. RADIUS



EST. EMPLOYEES

**198**

1 MI. RADIUS



AVG. HOUSEHOLD INC.

**\$100,985**

1 MI. RADIUS

## 3 MILE RADIUS



POPULATION

**3,601**

3 MI. RADIUS



EST. EMPLOYEES

**449**

3 MI. RADIUS



AVG. HOUSEHOLD INC.

**\$92,174**

3 MI. RADIUS

## 5 MILE RADIUS



POPULATION

**6,803**

5 MI. RADIUS



EST. EMPLOYEES

**657**

5 MI. RADIUS



AVG. HOUSEHOLD INC.

**\$97,821**

5 MI. RADIUS

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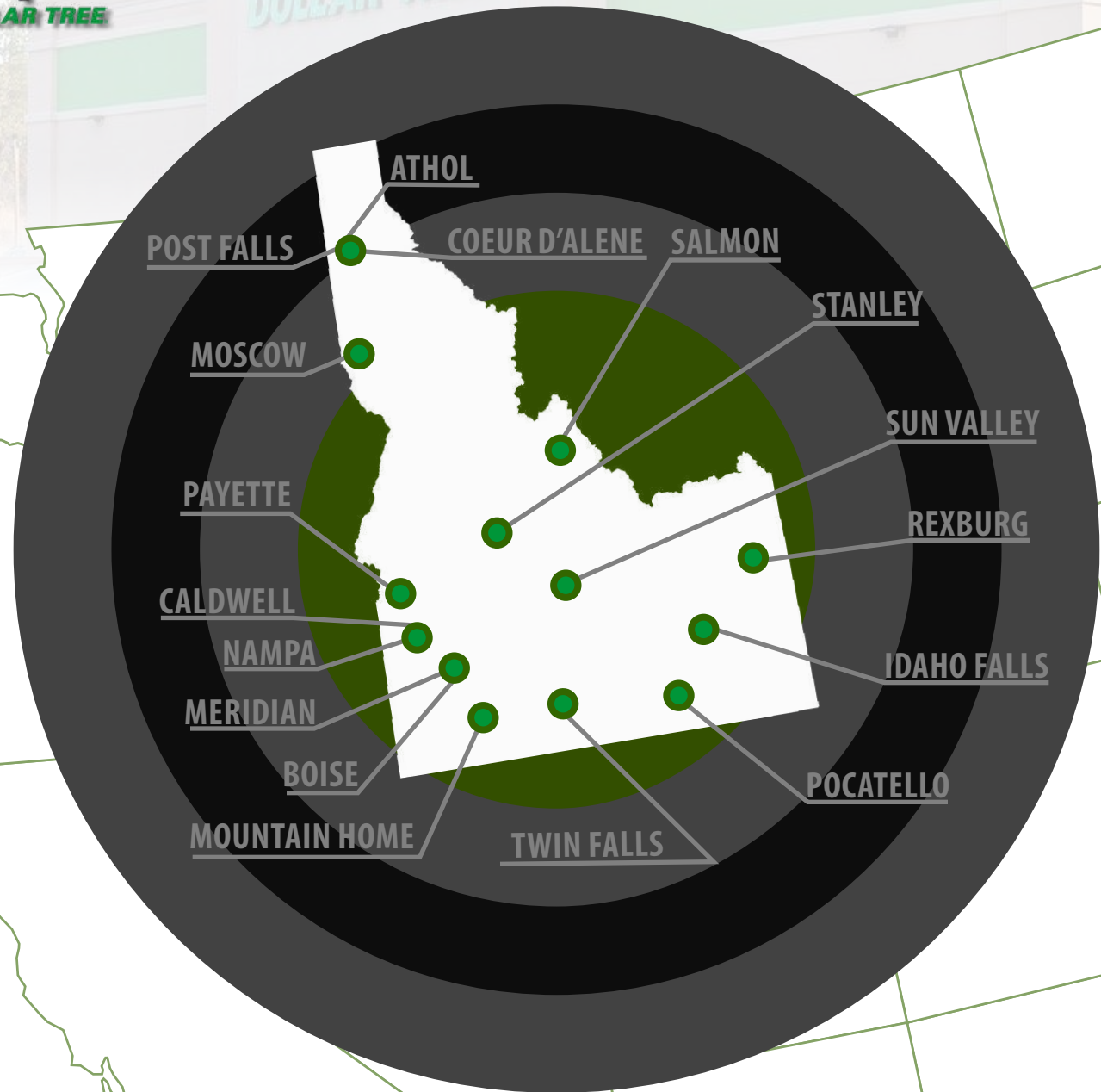
IDAHO



# NORTH IDAHO IS ON THE MAP!

MORE THAN JUST POTATOES.

Along the Mountain West Corridor,  
Idaho is among the fastest growing  
regions of the U.S., due to population  
growth ease of doing business,  
and low taxes.



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