



DOLLAR TREE

7052 E ATHOL CROSSING RD | ATHOL ID 83801

LONG-TERM LEASED INVESTMENT OPPORTUNITY



TOK
COMMERCIAL

OFFERING PRICE:
\$2,450,000

CAP RATE:
6.12%

JOHN STEVENS CCIM
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Owned and Developed By:



a Meridian, Idaho-Based Company

OVERVIEW



n	SALE PRICE:	\$2,450,000	n	LEASE TERM:	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	CAP RATE:	6.12%	n	BUILDING SIZE:	10,000 SF
n	NET OPERATING INCOME:	\$150,000 (Years 1-10)	n	PARCEL SIZE:	.97 Acres
n	RENT COMMENCEMENT:	Est. July 15, 2024	n	YEAR BUILT:	2023
n	LEASE EXPIRATION DATE:	Est. July 14, 2034	n	LEASE TYPE:	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].
n	TENANT HAS RIGHT OF FIRST REFUSAL TO PURCHASE WITH 10 BUSINESS DAY RESPONSE PERIOD. [Section W-17 of lease]				



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: 2.10.2026

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SITE AERIAL



STRONG NEIGHBORING TENANTS!



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SITE PHOTOS



DOLLAR TREE



Owned and Developed By:
NWDC | NORTHWEST DEVELOPMENT COMPANY
a Meridian, Idaho-Based 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



12,500 VPD

5,951 VPD

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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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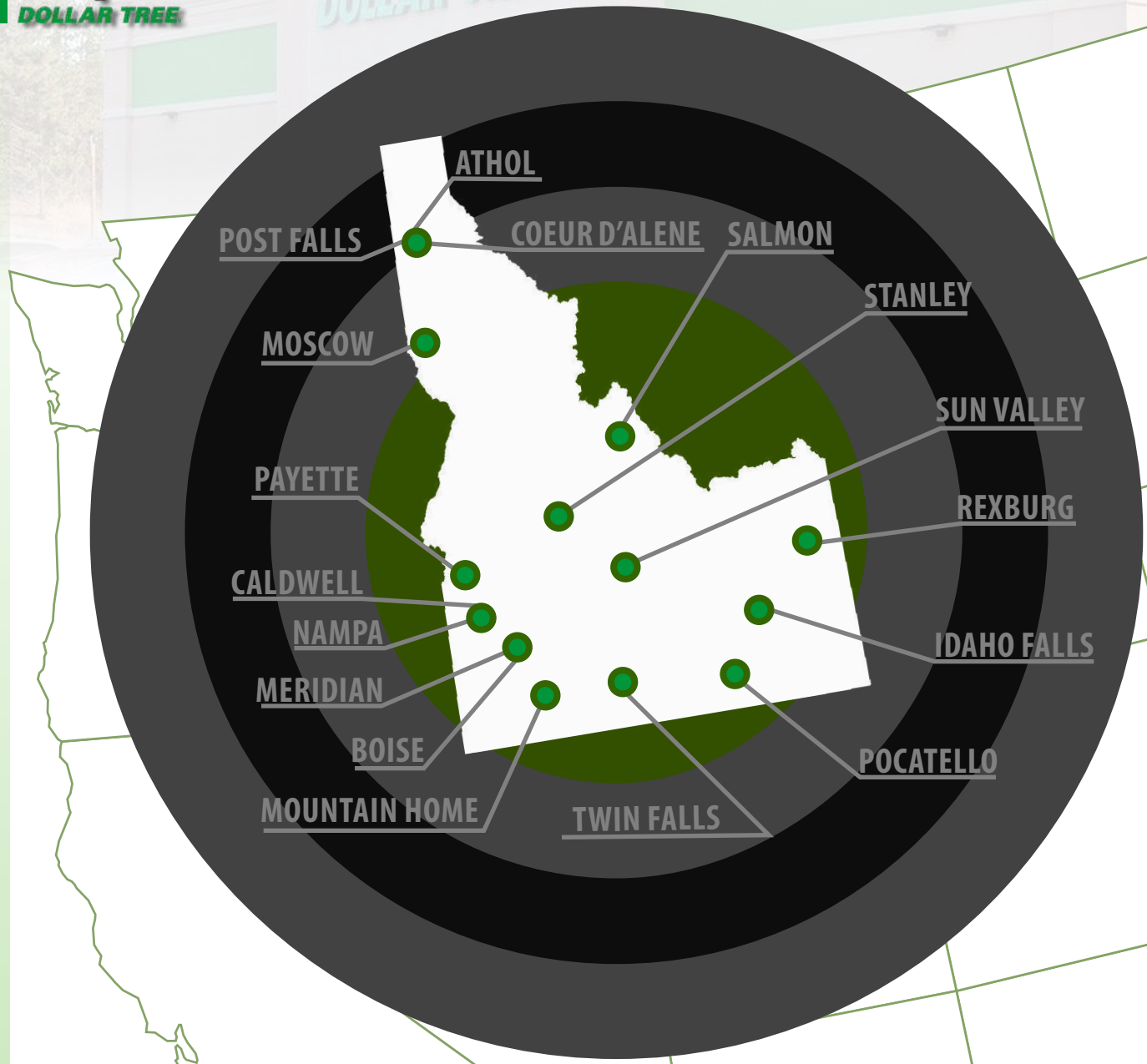
IDAHO



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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