

# Dollar Tree

230 S Main St, Bellefontaine, OH 43311



Presented By:  
Timberline Development & Realty



# Dollar Tree

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## Property Details

**Price: \$1,500,000**

View the full listing here: <https://www.loopnet.com/Listing/230-S-Main-St-Bellefontaine-OH/40596777/>

|                      |                      |
|----------------------|----------------------|
| Price:               | \$1,500,000          |
| Property Type:       | Retail               |
| Property Subtype:    | Storefront           |
| Building Class:      | C                    |
| Sale Type:           | Investment           |
| Lot Size:            | 1.20 AC              |
| Gross Building Area: | 11,300 SF            |
| Sale Conditions:     | Build to Suit        |
| No. Stories:         | 1                    |
| Year Built:          | 1997                 |
| Tenancy:             | Single               |
| Parking Ratio:       | 4.78/1,000 SF        |
| Zoning Description:  | Commercial           |
| APN / Parcel ID:     | 17-091-16-02-013-000 |
| Walk Score ®:        | 50 (Fairly friendly) |

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Property Photos



Exterior

## Bellefontaine, Ohio



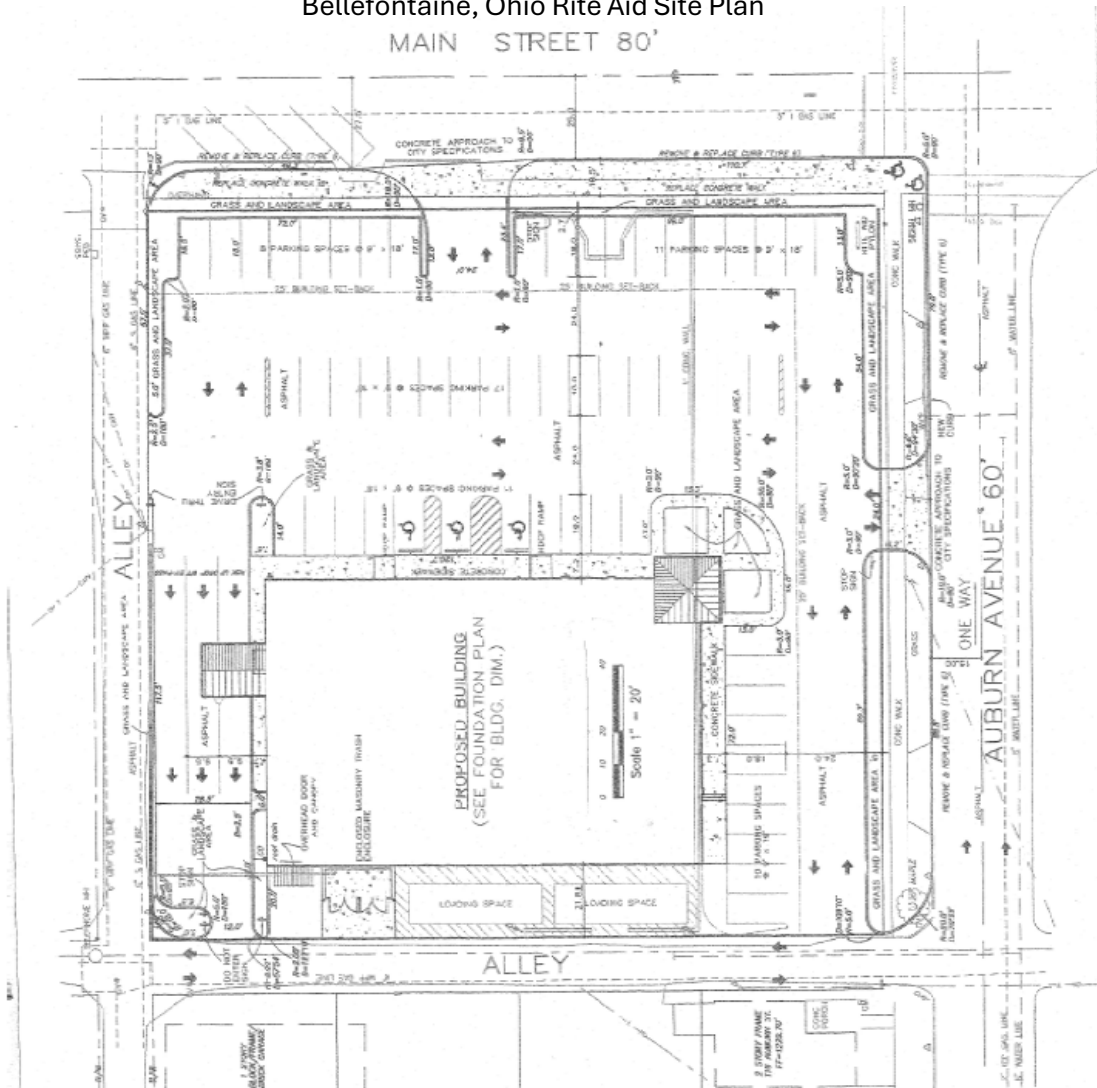
Map

# Dollar Tree

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## Property Photos

Bellefontaine, Ohio Rite Aid Site Plan



Site Plan



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**Timberline Development  
& Realty**

1091 Circle on the Grm  
Columbus, OH 43235



## **Dollar Tree Lease Summary**

230 S. Main St., Bellefontaine, Ohio (Dollar Tree Store #10705)

Lease Commencement Date: May 5, 2025

Lease Expiration Date: September 30, 2030 (5.41 year base term)

Lease Renewal Options: Four five year renewal options with rent bumps

Lessor: RP Ohio, an Ohio LLC. Note: RP Ohio built this building as a build to suit for Rite Aid in 1997.

Lessee: Dollar Tree Stores, Inc.

Building GLA: Plans say 11,300, Dollar Tree says 11,266.

Site: 1.112 acres at a signalized corner.

Taxes and Insurance: Landlord pays, Dollar Tree reimburses monthly.

HVAC: Dollar Tree's responsibility.

Utilities: Dollar Tree's responsibility.

Roof: Landlord's responsibility to provide a leak free roof. The roof was cleaned and inspected by a local commercial roofing company prior to DT opening and found to be in good condition. The local company (Lee's Roofing) is available should a leak occur.

Landlord's Initial Work: This has all been done and approved by DT.

Rent: The lease forbids a blanket disclosure of rent, but you can go to Loopnet and sign a non-disclosure agreement to see confidential information.

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Repairs and Maintenance: DT is responsible for routine maintenance of the building; fixtures; equipment; doors and plate glass; interior plumbing, electrical and sewer systems within the building; parking lot; sidewalks; trash areas; snow removal; landscaping; and exterior lighting. (See Section K4 of the lease).