



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%

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Owned and Developed By:



a Meridian, Idaho-Based Company

OVERVIEW



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



HIGHLIGHTS

- Conveniently located right off U.S. Highway 95, offering excellent visibility and easy access for local and regional traffic.
- 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.
- 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



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

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SITE PLANS



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ABOUT



DOLLAR TREE®

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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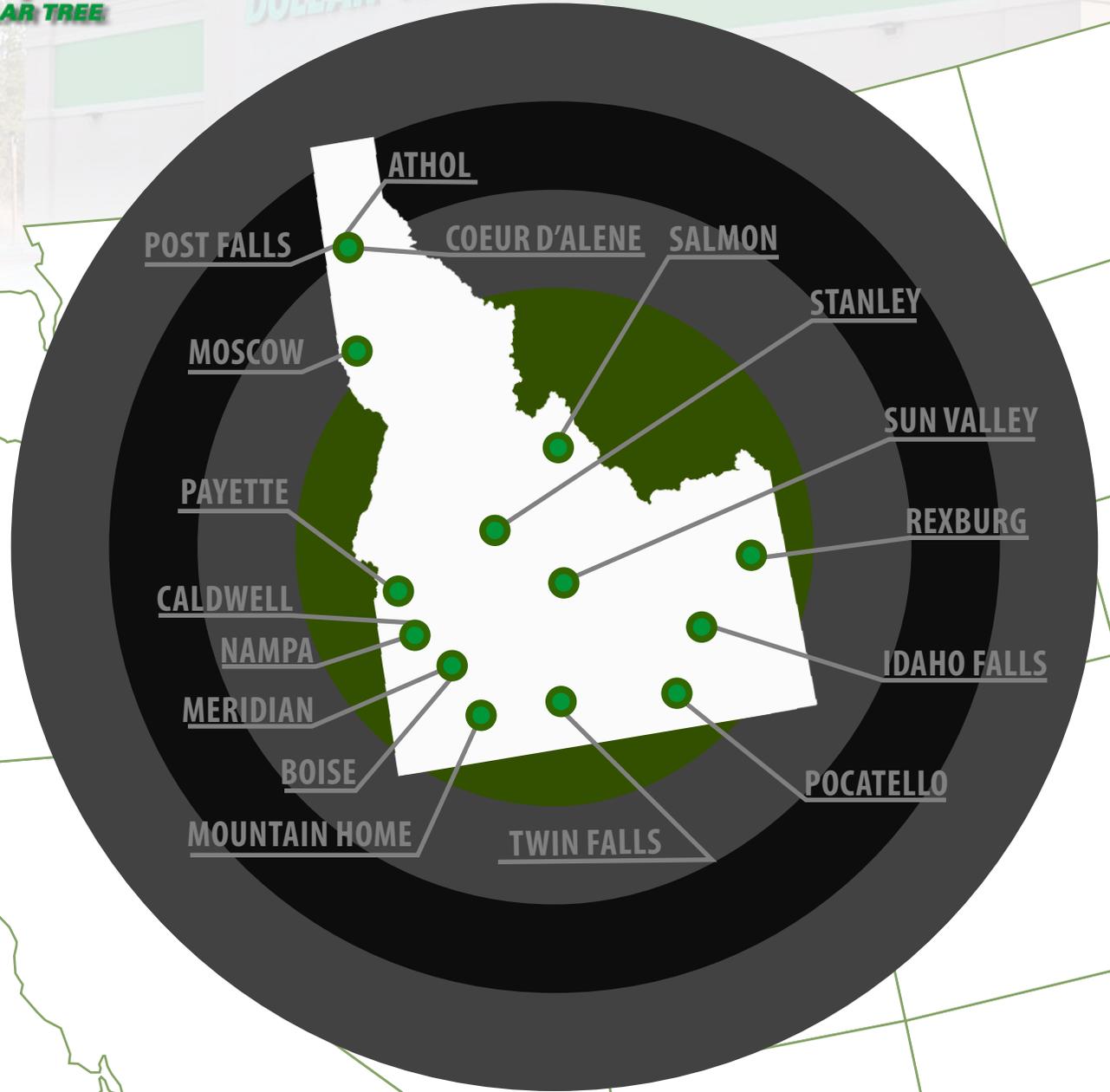
IDAHO



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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