

# 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



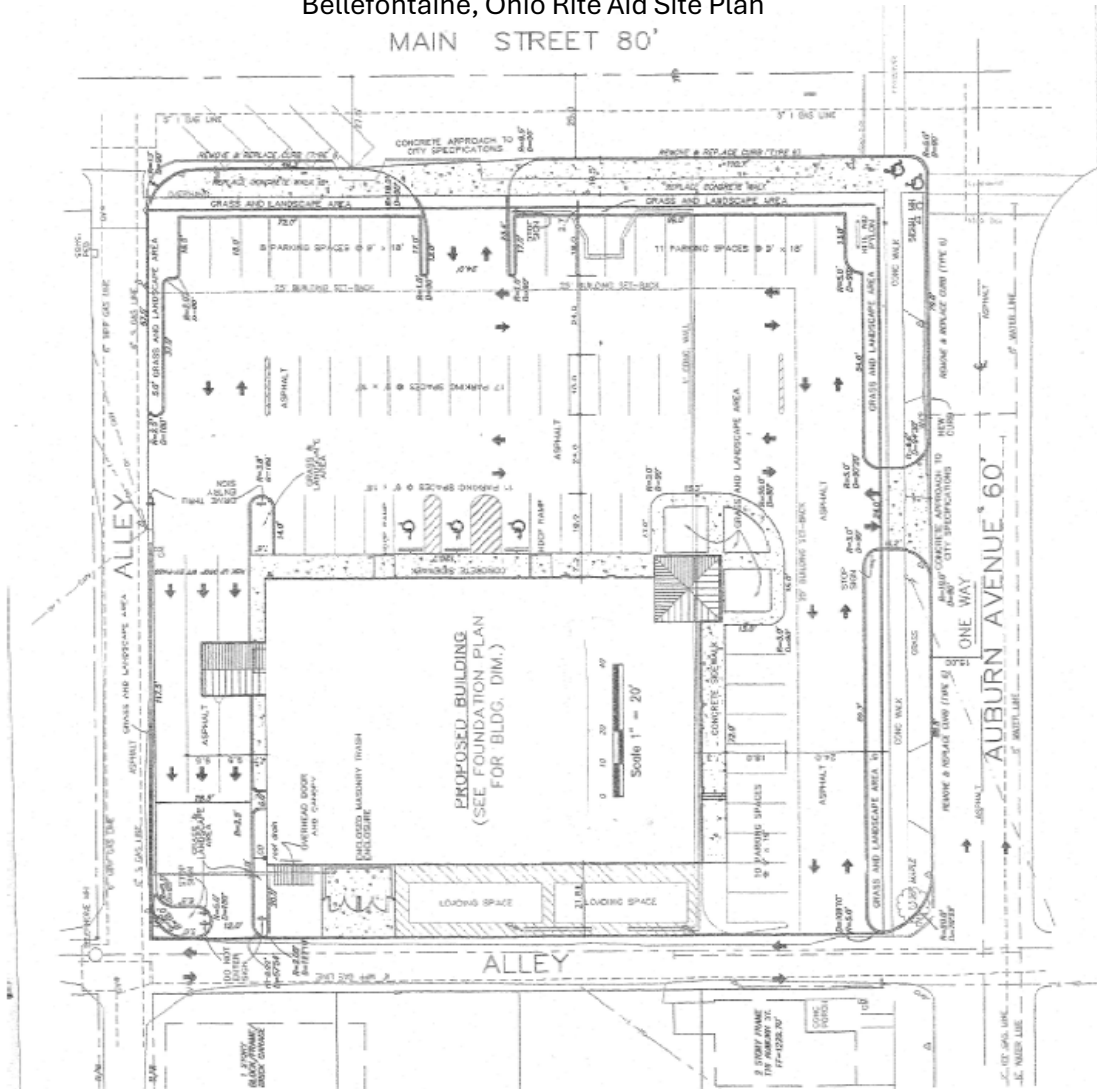
Map

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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

Rent: \$122,944 per year (1<sup>st</sup> five years) plus tax & insurance reimbursement

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.

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).