



DOLLAR TREE

401 N. Chapel St., Louisville, OH

Asking	\$ 1,159,442
NOI	\$ 82,900
CAP	7.15%

DT has been the only tenant since 2010. Recently renewed through 2030 with two more 5 year options and agreed upon escalation showing their commitment. Possible seller financing.

About this property:

Positioned along Louisville's primary commercial corridor at a great corner lot, this freestanding Dollar Tree enjoys exceptional visibility and convenient access. Just 2 blocks to Main Street, the city's main east-west thoroughfare. The property benefits from steady local traffic, strong community loyalty, and proximity to key neighborhood anchors including schools, municipal offices, and residential developments.

Highlights:

- Limited competition
- Corporate-guaranteed lease
- Prime Location: High-exposure frontage on N. Chapel Street
- Ample Parking: Well-maintained paved lot with easy ingress/egress
- Built to suit location in 2010
- 2 extensions, 5 year each already agreed upon starting 2030.
- Long-term NNN lease — landlord responsible for roof & structure

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