

# FORMER WALGREENS

## FOR SALE OR LEASE

1.13 ACRES ZONED COMMERCIAL IN DOWNTOWN ROCHESTER, INDIANA ON MAIN STREET



**HARD-CORNER  
LOCATION**

**RE-TENANT/REDEVELOPMENT  
OPPORTUNITY**

**COUNTY  
SEAT CITY**

**\$75K AVERAGE  
HOUSEHOLD INCOME**

906 Main Street  
Rochester, IN 46975

**OFFERING MEMORANDUM**

**Marcus & Millichap**  
THE KLINK GROUP

# EXCLUSIVELY LISTED BY THE KLINK GROUP OF MARCUS & MILLICHAP

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# OFFERING SUMMARY

**Sale Price** \$1,300,000

**Lease Inquiries** Contact Agent

## PROPERTY INFO

**Address** 906 Main Street  
Rochester, IN 46975

**Total SF** 14,756 SF

**Year Built** 1999

**Land Size** 1.13 Acres

**Parcel ID** 25-07-92-181-003.000-009

**Zoning** DC-Downtown Commercial  
(See Page 7)

**Cross Street** Main Street and 9<sup>th</sup> Street



## INVESTMENT HIGHLIGHTS

- Located at the hard-corner, signalized intersection of Main Street and 9<sup>th</sup> Street.
- Main Street experiences approximately 13,000 vehicles-per-day.
- Located in downtown Rochester on city square and surrounded by residential homes and local business.
- Rochester is the county seat for Fulton County where major economic drivers are manufacturing, healthcare and retail trade.
- 1.13 acres of prime real estate ready for re-tenant or redevelopment opportunity in the heart of downtown Rochester
- DC-Downtown Commercial zoning ordinance allows for multiple commercial uses-See Zoning Information Section on page 7.
- Located on Main Retail Corridor with various retailers nearby such as: Walmart, Running's, Wings Etc., Kroger, Tabo Bell, McDonald's Dunkin, Subway, CVS, Burger King, Dollar Tree, Ace Hardware and more.
- 14,756 square feet of space available for immediate lease-up
- Ingress & Egress from Main Street and 9<sup>th</sup> Street





**SUBJECT  
PROPERTY**

Streamliner Family  
Restaurant

Fulton County  
Health Department

E 9th Street

Main Street (13K VPD)

W 9th Street



Fulton County  
Courthouse





Round Bar Golf Club



Arlington Public House Restaurant

Fulton County Courthouse



Streamliner Family Restaurant

Fulton County Health Department

E 9th Street



W 9th Street

Main Street (13K VPD)



SUBJECT PROPERTY





# ZONING INFORMATION

The “DC” (Downtown Commercial) District is intended to prove a land use category for normal commercial uses in the downtown area. The provision that regulate this land use district should make the district compatible with residential districts, as well as, inner city/town commercial districts.

## **DC District (Downtown Commercial)**

The Plan Commission and Board of Zoning Appeals should strive to use this district within incorporated limits in order to create a special mixed-use area of small-scale pedestrian oriented commercial, retail, and office uses within the cities and towns located in Fulton County.

The Plan Commission and Board of Zoning Appeals should strive to minimize parking lots between buildings, rather encouraging parking behind buildings.

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## REFERENCE LINKS BELOW FOR MORE INFORMATION

**Ordinances Enforced by the Fulton County  
Planning Commission Home Page**

<https://co.fulton.in.us/162/Ordinances-Enforced-by-the-Fulton-County>

**Fulton County Zoning Ordinances (PDF)**  
*See PDF Page 63-65 & 167-178*

<https://co.fulton.in.us/DocumentCenter/View/196/Fulton-County-Zone-Ordinance-PDF>

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# Fulton County

## — I N D I A N A —

Fulton County, Indiana, established in 1836 and named after steamboat pioneer Robert Fulton, offers a stable population of approximately 20,000 residents and a balance of rural character with regional connectivity. The county sits along U.S. Route 31, providing direct access to Indianapolis and South Bend, positioning it well for commerce, logistics, and commuter convenience. The local economy is supported by agriculture, light industry, and small business, while residents benefit from a high quality of life enhanced by abundant natural and recreational amenities such as the Nickel Plate Trail, Ruth Kern Nature Preserve, and Germany Bridge Park.

At the heart of Fulton County is Rochester, the county seat and largest city, with a population of just over 6,000. Rochester combines historic small-town character with modern amenities. Its signature attraction is Lake Manitou, a 700-acre recreational hub that drives seasonal tourism and supports year-round community activity.

Beyond its history and natural beauty, Rochester provides strong infrastructure and community amenities that support growth. The city features an 18-hole golf course, equestrian facilities, and a municipal airport with a 5,000-foot runway, making it accessible and well-equipped for residents, visitors, and business users.



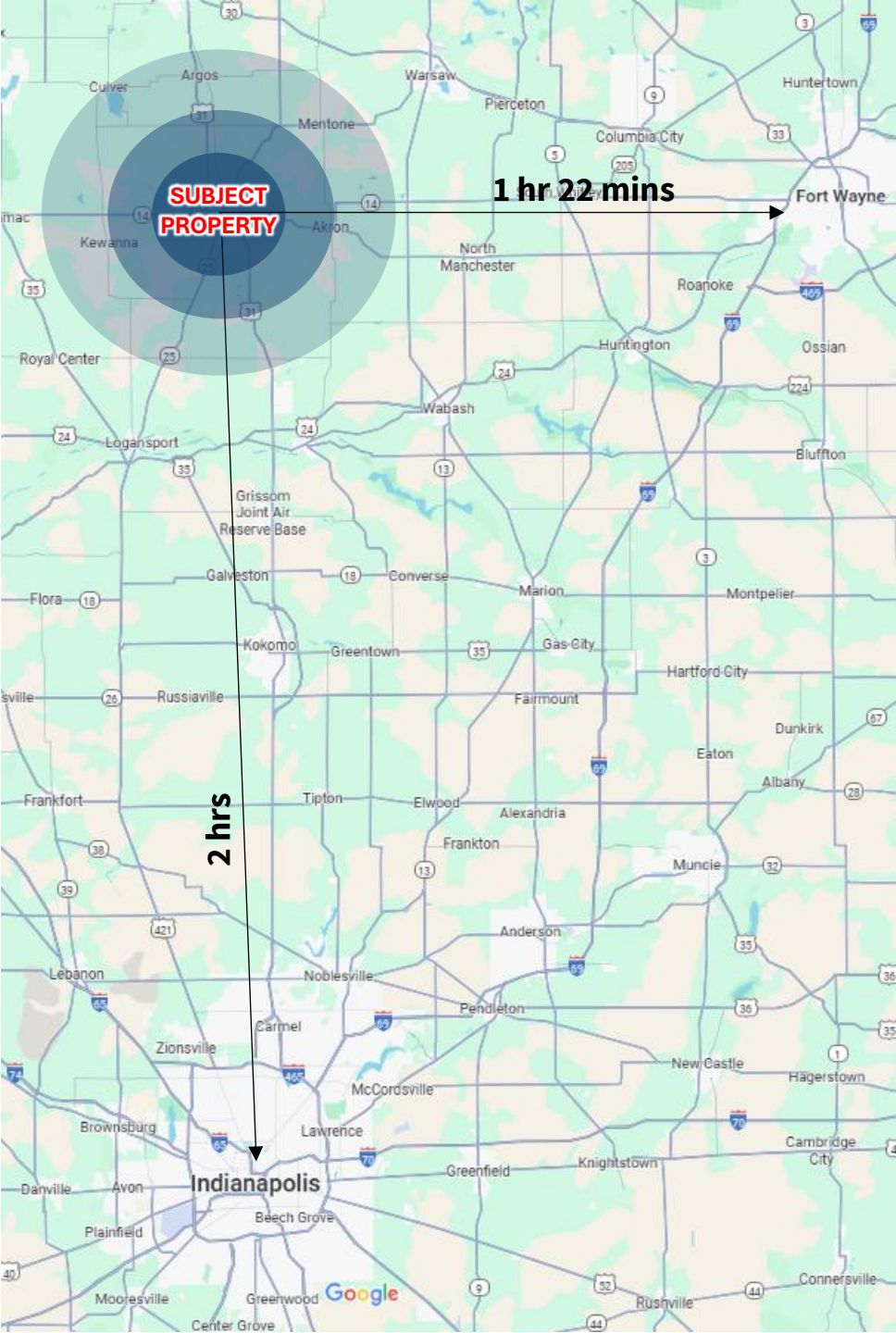


# DEMOGRAPHICS

| POPULATION                 | 3 mile | 5 mile | 10 mile |
|----------------------------|--------|--------|---------|
| 2020 Population            | 9,110  | 10,793 | 17,514  |
| 2024 Population            | 9,256  | 10,918 | 17,475  |
| 2029 Population Projection | 9,225  | 10,872 | 17,366  |
| Median Age                 | 41.7   | 42.1   | 42.5    |

| HOUSEHOLDS                | 3 mile   | 5 mile   | 10 mile  |
|---------------------------|----------|----------|----------|
| 2020 Households           | 3,787    | 4,452    | 7,015    |
| 2024 Households           | 3,842    | 4,500    | 7,006    |
| 2029 Household Projection | 3,827    | 4,480    | 6,962    |
| Total Consumer Spending   | \$113.5M | \$136.7M | \$214.3M |

| INCOME                  | 3 mile   | 5 mile   | 10 mile  |
|-------------------------|----------|----------|----------|
| Avg Household Income    | \$74,136 | \$76,854 | \$74,717 |
| Median Household Income | \$58,484 | \$60,641 | \$58,168 |
| < \$25,000              | 833      | 911      | 1,253    |
| \$25,000 - 50,000       | 780      | 909      | 1,664    |
| \$50,000 - 75,000       | 761      | 878      | 1,427    |
| \$75,000 - 100,000      | 465      | 548      | 847      |
| \$100,000 - 125,000     | 250      | 342      | 605      |
| \$125,000 - 150,000     | 274      | 329      | 500      |
| \$150,000 - 200,000     | 408      | 479      | 538      |
| \$200,000+              | 71       | 104      | 173      |





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