

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 th Street



INVESTMENT HIGHLIGHTS

- Located at the hard-corner, signalized intersection of Main Street and 9th 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 9th Street



Flagstar
Bank

Streamliner Family
Restaurant

Fulton County
Health Department

Fulton County
Courthouse

**SUBJECT
PROPERTY**

Main Street (1.3K VPD)

W 9th Street

E 9th Street





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.

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>



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

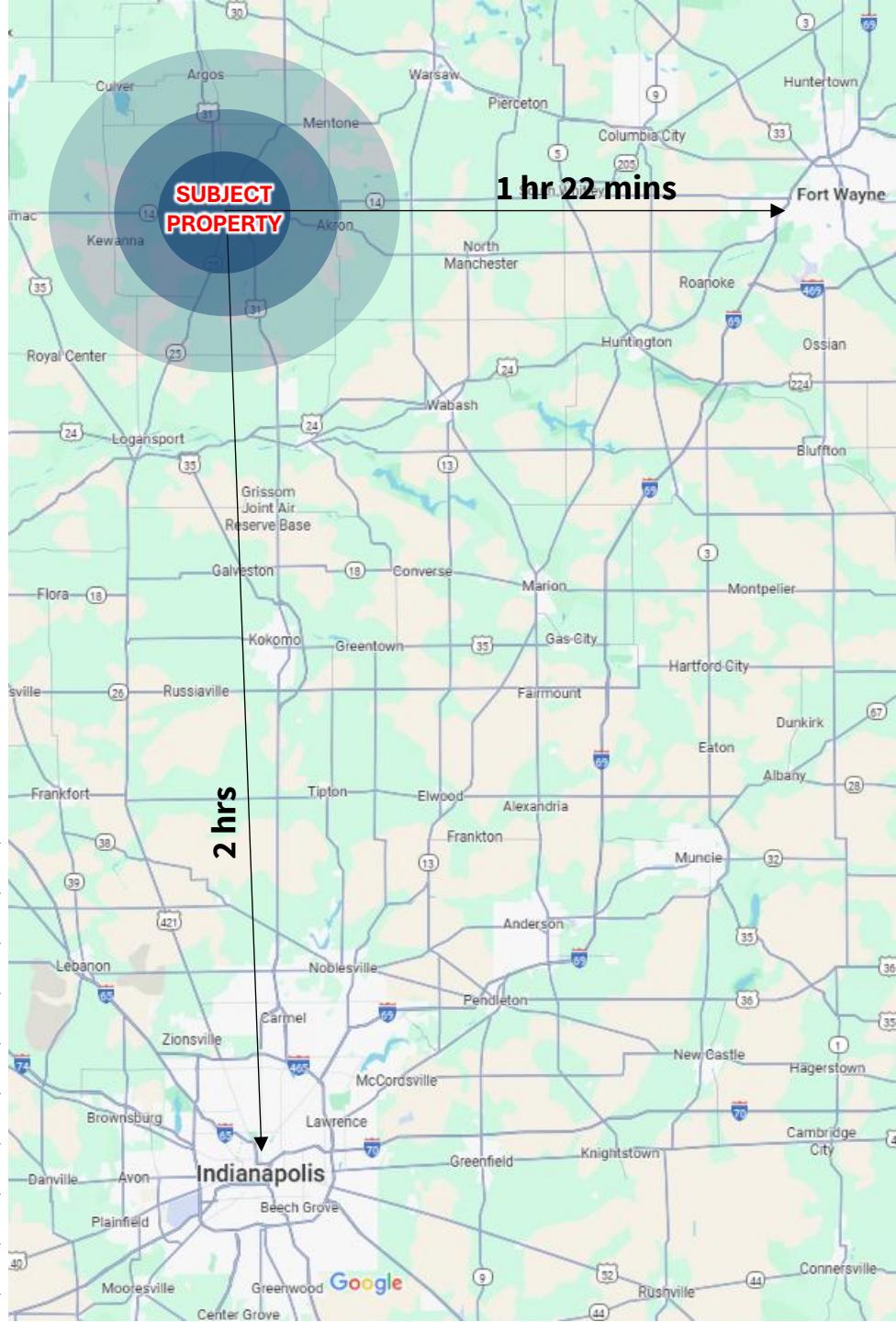
	3 mile	5 mile	10 mile
2020 Population	9,110	10,793	17,514
2024 Population	9,256	10,918	17,475
2029 Population Projection	9,225	10,872	17,366
Median Age	41.7	42.1	42.5

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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