



407 Lincoln Hwy. Rochelle, IL 61068

FOR SALE

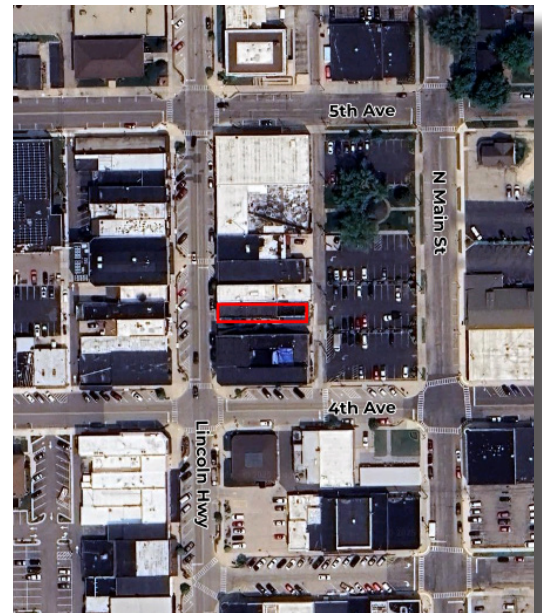
MIXED-USE PROPERTY WITH THRIVING BUSINESSES



An exceptional mixed-use investment awaits in the heart of Rochelle's revitalized downtown. This property combines dining, entertainment, retail opportunity, and residential income all under one roof.

The sale includes multiple fully operational businesses, offering immediate revenue and brand recognition.

A turnkey opportunity for entrepreneurs or investors seeking diversified income and proven growth potential.



NATHAN BRYANT, CCIM
Licensed Real Estate Broker & CEO

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KELLER WILLIAMS REALTY SIGNATURE
4201 Galleria Dr. Loves Park, IL 61111



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PROPERTY HIGHLIGHTS

Asking Price:	\$540,000
Building Size:	6,820 SF
Land Size:	2,722.50 SF
Year Built:	1900
Zoning:	B1
County:	OGLE
Real Estate Taxes:	\$7,772.24
Parcel ID:	24-24-340-006



Fully operational, turnkey businesses with established customer bases.

Prime Lincoln Hwy frontage, benefiting from excellent visibility, steady traffic, and walkability.

Multiple income streams across food, beverage, retail, hospitality, and residential.

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Acres Bistro



A popular dining destination featuring fresh contemporary cuisine and a loyal following.

Retail Space



A versatile retail space with excellent visibility and steady customer traffic, offering flexibility for a variety of uses.

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Garden Suites



Above the commercial spaces, two well-maintained second-floor suites provide additional income, enhancing cash flow and diversifying revenue. Suite 1 is currently rented as an AIRBNB and Suite 2 has recently resigned a 1 year lease.

ScaleHouse Lounge



Located on the lower level, this stylish lounge offers a unique atmosphere. With intimate seating and space for live music or private events, this business is a proven draw for nightlife in Rochelle and adds depth to the property's hospitality offerings.

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LOCATION HIGHLIGHTS



LOCATION & TRANSPORTATION:

Rochelle is located at the intersection of I-39 and I-88, providing direct access to Chicago (80 miles), Rockford (25 miles), and the Quad Cities. Known as the "Hub City," Rochelle is served by two Class I railroads, a municipal airport, and immediate interstate access, offering excellent connectivity for commerce and visitors.

COMMUNITY & EDUCATION:

A vibrant city of over 9,400 residents, Rochelle draws from a broader regional trade area of 40,000+, ensuring a strong customer base for retail, dining, and entertainment businesses. Strong local schools, community parks, and cultural amenities make Rochelle attractive not only for visitors but also for long-term residents and tenants.

ECONOMIC DEVELOPMENT:

Home to major in logistics, food processing, and advanced manufacturing. The city has also developed the Rochelle Business & Technology Park, attracting both national and international firms.

DOWNTOWN REVITALIZATION:

Rochelle's historic downtown is undergoing a wave of investment and renewal, with new dining, entertainment, and retail businesses fueling pedestrian traffic and nightlife.



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