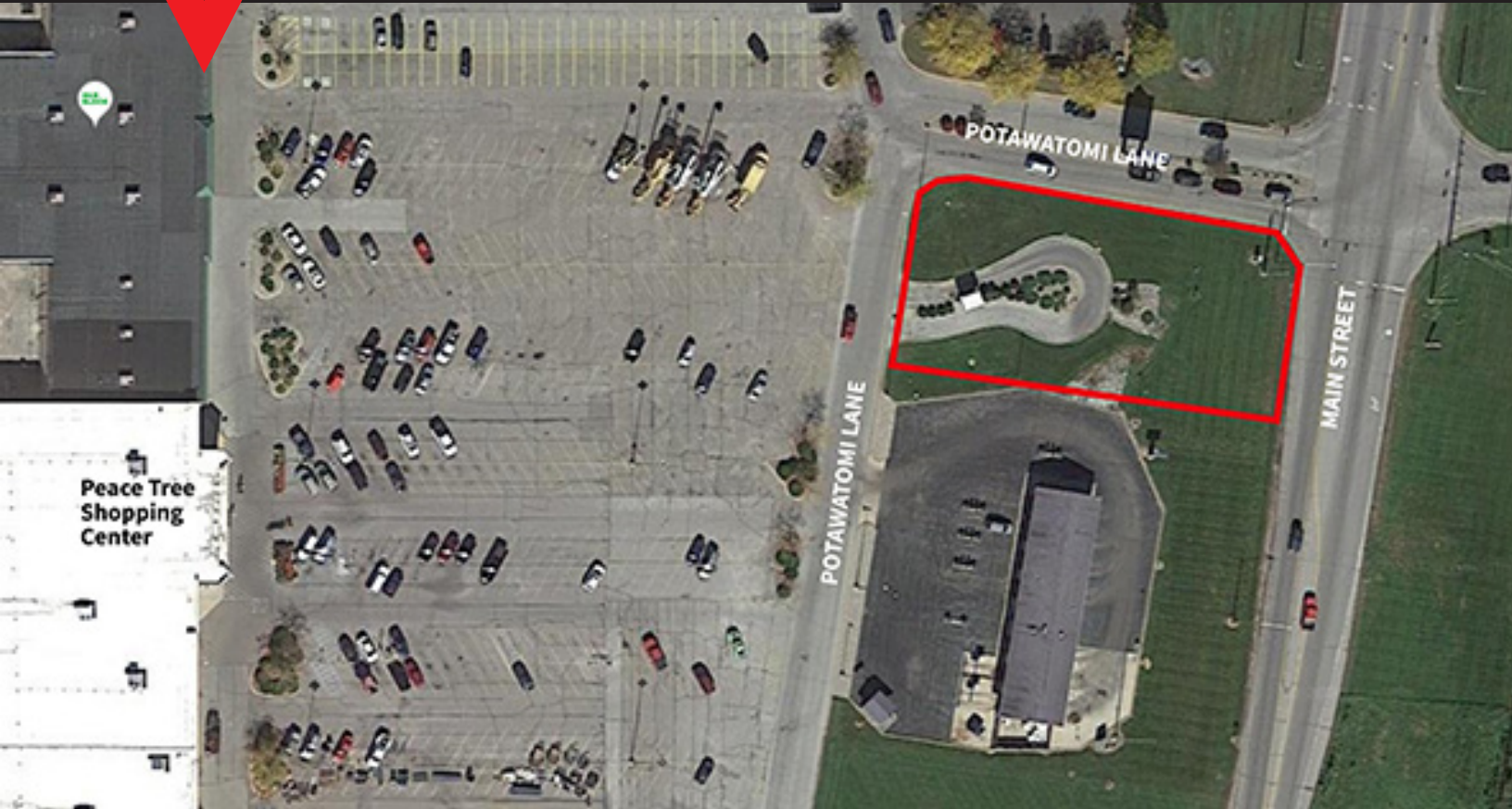




For Sale


2110 South Main Street
Rochester, IN 46975




.444 acres for sale

Drive-thru ATM on .444 acres available for sale in Rochester, Indiana. Property is located at a signalized intersection and entrance to Kroger Grocery store which is anchored by Peace Tree Village Shopping Center. Neighboring tenants include Arby's, Wendy's, Taco Bell/KFC, and Big R.

 .444 acres

 Great location;
easy access

 ± 12,743 VPD
on Main Street

Contact

Tim Murray
Vice President
+1 317 810 7363
Tim.Murray@am.jll.com

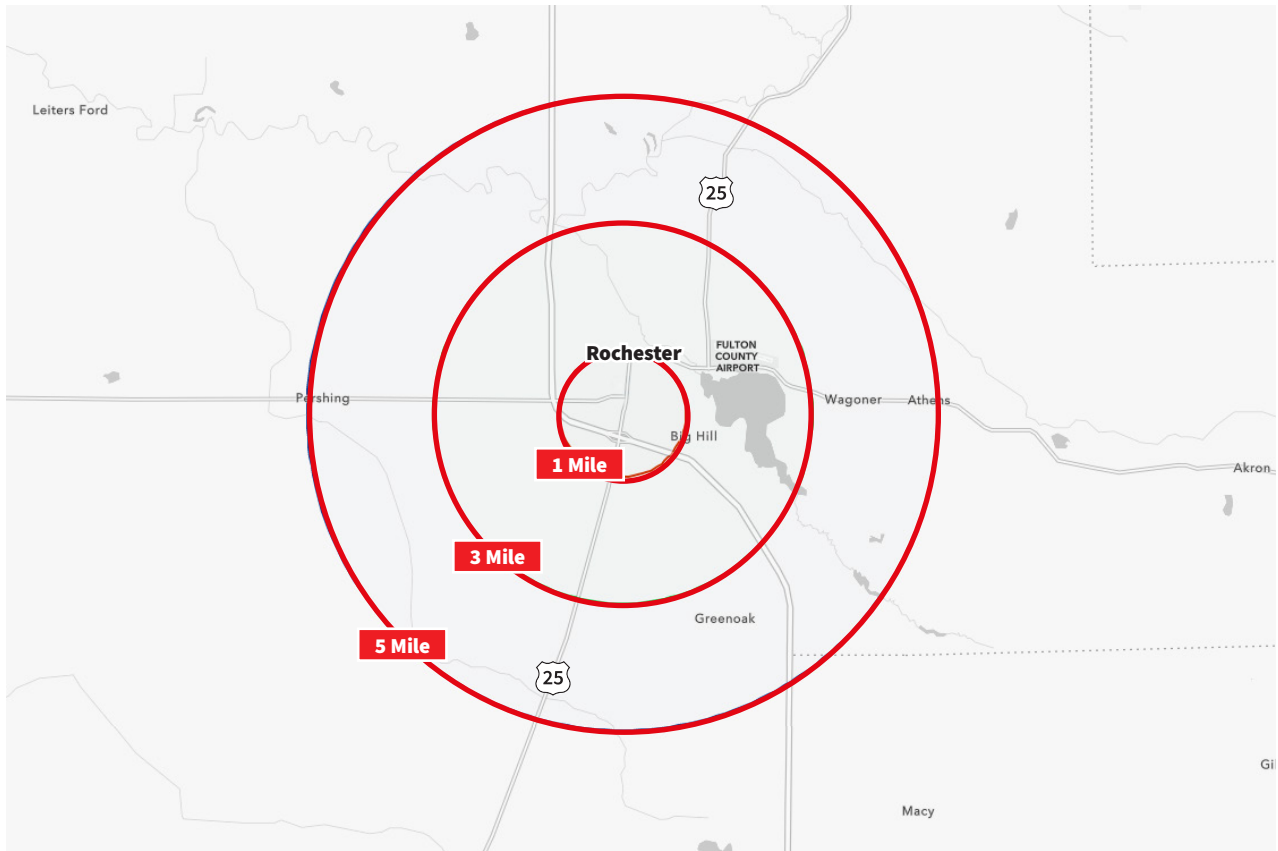
Kevin Thobe
Vice President
+1 513 252 2189
Kevin.Thobe@am.jll.com



2110 South Main Street

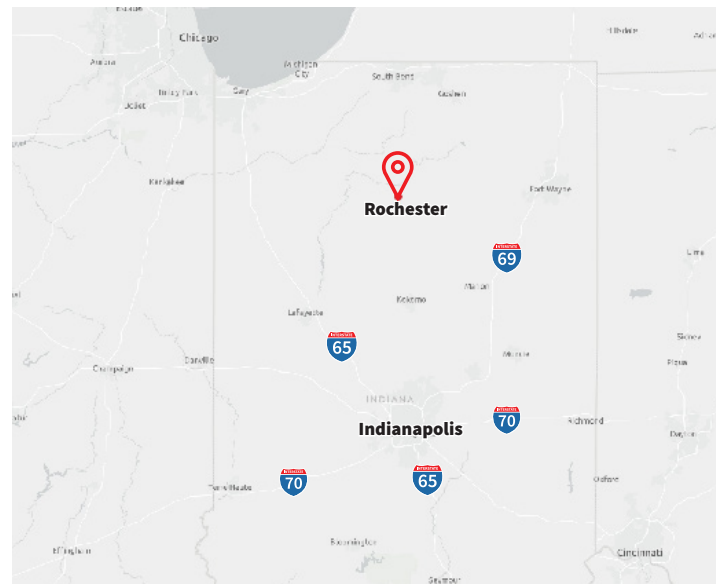
Rochester, IN 46975

Location and demographics



Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,597	8,317	9,984
Average HH Income	\$61,997	\$64,952	\$66,879
Median Age	39.3	43.2	43.5
Total Employees	2,031	4,996	5,315

Source: ESRI 2021



2110 South Main Street

Rochester, IN 46975

Trade area overview

Rochester, Indiana, in Fulton county, is 41 miles S of South Bend, Indiana and 89 miles N of Indianapolis, Indiana. Rochester is located on the banks of Lake Manitou. It is named after Rochester, New York. Fulton County was created in 1836 and named after Robert Fulton, the inventor of the steamboat. Local Native Americans believed that a monster lived in Lake Manitou, and the area was uninhabited until the 18th century. Early settlers named it Devil's Lake. Nearby colleges and universities include the University of Notre Dame, Indiana University-South Bend, Indiana Wesleyan University and Valparaiso University.



Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle. All rights reserved.

