

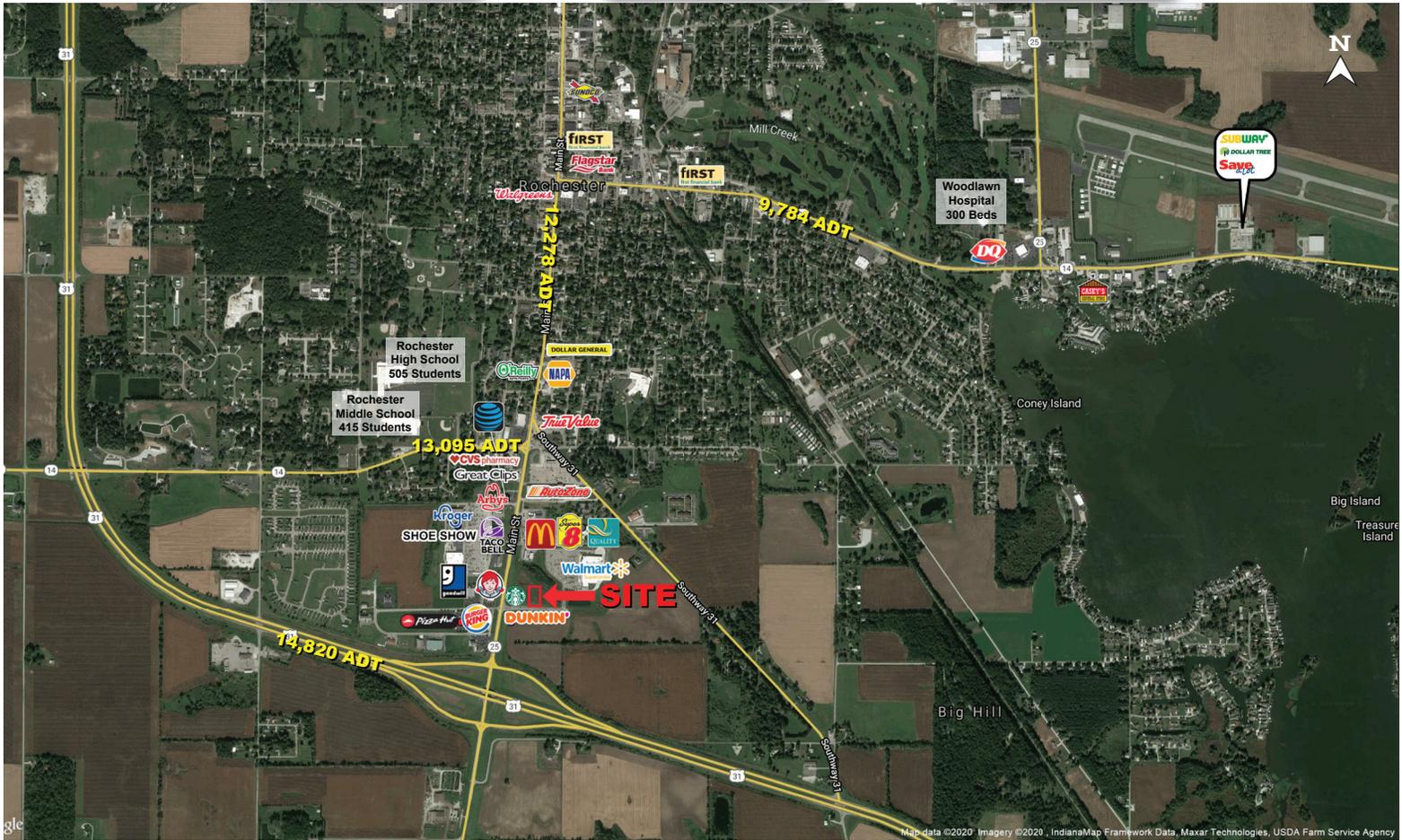
Outlot Adjacent to New Starbucks | 0.68 Acres with Shared Parking Walmart Supercenter Outparcel | Up to a 5,000 SF building pad

394 Rochester Crossing Drive, Rochester, Indiana 46975

Site Overview

Site Aerial

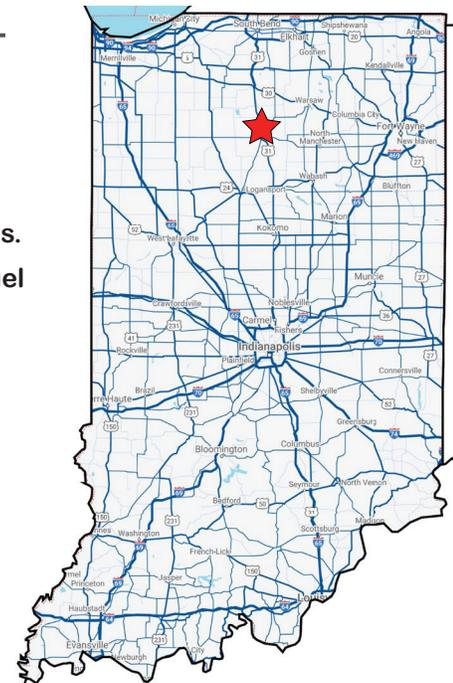
Site Plan



Property Highlights:

- 0.68 acre parcel available for purchase adjacent to a newly constructed Starbucks with shared access and parking.
- This site is located at the first signalized intersection north of the Rochester ("Exit 203" at US-31), and at the entry road to the only Walmart Supercenter in the market.
- 0.5 miles from Rochester Community High School and Rochester Middle School with 912 combined students, as well as nearby Woodlawn Hospital with over 300 employees.
- Rochester, IN is the county seat of Fulton County and a major retail, restaurant, and fuel "stopping point" ("Exit 203" at US-31) for commuters traveling along US-31.
- This market is ideally situated along US-31, 45 miles south of South Bend, IN and 45 miles north of Kokomo, IN.

DEMOGRAPHICS	3 miles	5 miles	10 miles
Population	8,368	9,940	17,307
Median HH Income	\$68,231	\$69,220	\$69,173
Ave. HH Income	\$57,671	\$58,787	\$58,288
Daytime Population	5,109	5,618	7,185



FOR MORE INFORMATION
PLEASE CONTACT:

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Walmart 
Supercenter



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