

OPPORTUNITY PACKAGE

# ROCHELLE CORNERS

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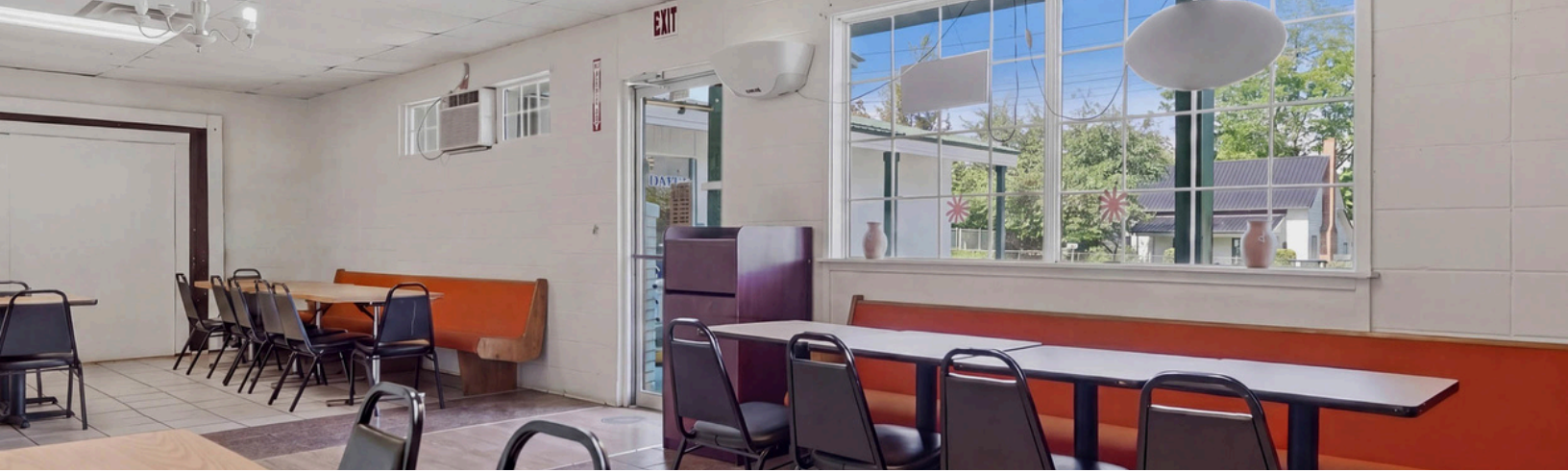
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Presented by: Lindy Dorminy Bengston



This versatile strip center presents an exceptional investment opportunity with multiple income-producing spaces and strong upside potential. Recent updates include painting, metal roof sealed, and updated HVACs. The property has 5 separate spaces, 4 currently occupied. An established owner operated laundromat with numerous recent improvements, including washer/dryers reworked and serviced, a security system with 12 cameras accessible by phone, vending machines, an on-site restroom, and a change machine. In addition, there are 3 other leased spaces including an established Restaurant equipped with its own HVAC system and commercial hood, a Holistic Pet Spa, Church, and an additional vacant suite offering future rental income potential or owner-user flexibility. Well maintained and improved, this property offers diversified income streams, flexible commercial use opportunities, and excellent potential for growth.

# DESCRIPTION



# RESTAURANT

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- Dedicated restaurant space with separate HVAC system

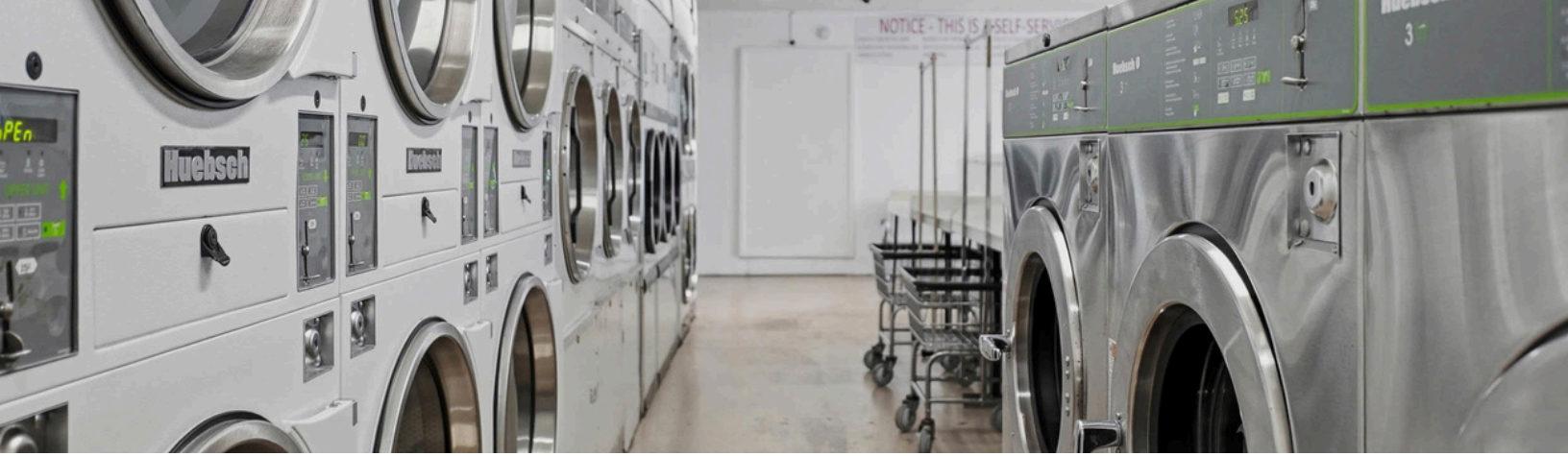


- Interior painted in December 2025
- Restaurant equipment included in sale
- Black Diamond 4-burner gas stove
- Stainless exhaust vent with back panel
- 4-compartment stainless sink
- Steam tables and warming station
- Glass Coke and Pepsi coolers



- Ice cream freezer
- Dining tables, booth seating, and chairs included
- Existing grease collection and pest control systems in place

\*\*Leased at \$1,000/mo.



# LAUNDROMAT

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- Established operating laundromat with strong customer base
  - Interior painted in October 2025
  - Updated Huebsch and IPSO washers
  - Multiple front-load and top-load washer options
  - Propane-operated stack dryers
  - Wash-and-fold tables and laundry carts included
  - Snack and drink vending machines included
  - Change machine ready for installation
  - Bathroom located within laundromat
  - Multiple units serviced and repaired in April 2026
  - HVAC handlers updated in 2017
  - Security camera coverage throughout property
- \*\* Leased at \$1,000/mo.



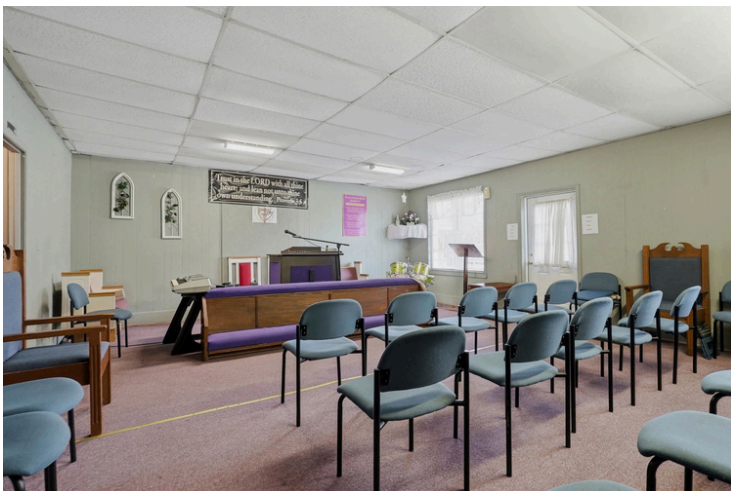
# CHURCH SPACE

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Occupied commercial suite currently utilized as church space

- Existing lease in place for immediate income potential
- Flexible layout suitable for multiple commercial uses

\*\* Leased at \$550//mo.





# PET SPA

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- Remodeled in December 2025
  - Existing tenant occupancy in place
  - Dedicated bathroom within suite
  - Ideal small business or boutique service space
- \*\* Leased at \$400/mo.



# PROPERTY-WIDE FEATURES

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- Painted and sealed metal roof completed September 2025
- Exterior building painted September 2025
- Asphalt parking lot resealed October 2025
- 12-camera security system with live phone access
- New outdoor security lighting installed
- Multiple income-producing tenants in place
- One-year commercial leases established for 2026
- Opportunity for diversified income streams and future expansion



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