



RELIANT
PARTNERS

FOR LEASE | THE ELWOOD

NEC OF E HOFFER ST & S ELIZABETH ST IN KOKOMO

SE Kokomo // 1400 E. Hoffer Street // Kokomo, IN 46902 (Howard County)

NEW CONSTRUCTION | ESTIMATED COMPLETION Q3 2026



PARTNERING FOR SUCCESS

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NEW MIXED-USE DEVELOPMENT

PROPERTY FEATURES:



- **COMMERCIAL/RETAIL SUITES AVAILABLE FOR LEASE:**
 - » **SUITE 1 (1,658± RSF)**
 - » **SUITE 2 (1,338± RSF)**
 - » **Includes 221± SF shared space (restrooms/janitorial)**
 - » **TOTAL SPACE 2,996± RSF**
- **THE ELWOOD** is a new 4-story mixed-use development located in the southeast side of Kokomo just east of IU-Kokomo with an estimated completion of Q3 2026; access in August with occupancy by end of year.
- The Elwood is a new Goodin Development with approximately **2,996± RSF (divisible)** of total retail space available with 114 residential units and amenity spaces.
- Located at the NEC of E Hoffer Street & S Elizabeth Street less than 2 miles from US 31 the major north-south thoroughfare and two blocks east of S Reed Road/SR 931.
- The new suites are a blank slate ready for tenant concept; ideal concepts include coffee/wine bar/light eats; open to creative concepts.
- Abundant parking containing 190 spaces in lot behind building.
- The available retail space is highly visible from E Hoffer Street and is in a transition zone between residential (adjacent and north of site) and retail (south of site), and just two blocks east of the S Reed Road trade corridor.
- Within walking distance of Kokomo Town Center, Markland Plaza and Markland Mall retail areas and close proximity to Boulevard Crossing, Walmart Supercenter, Sam's Club, Meijer and many national and local restaurants and service providers.
- The Elwood is less than .5 miles north from the Kokomo Transmission Plant.

*SITE PLAN SUBJECT TO CHANGE.

**FOR INFORMATION,
PLEASE CONTACT:**

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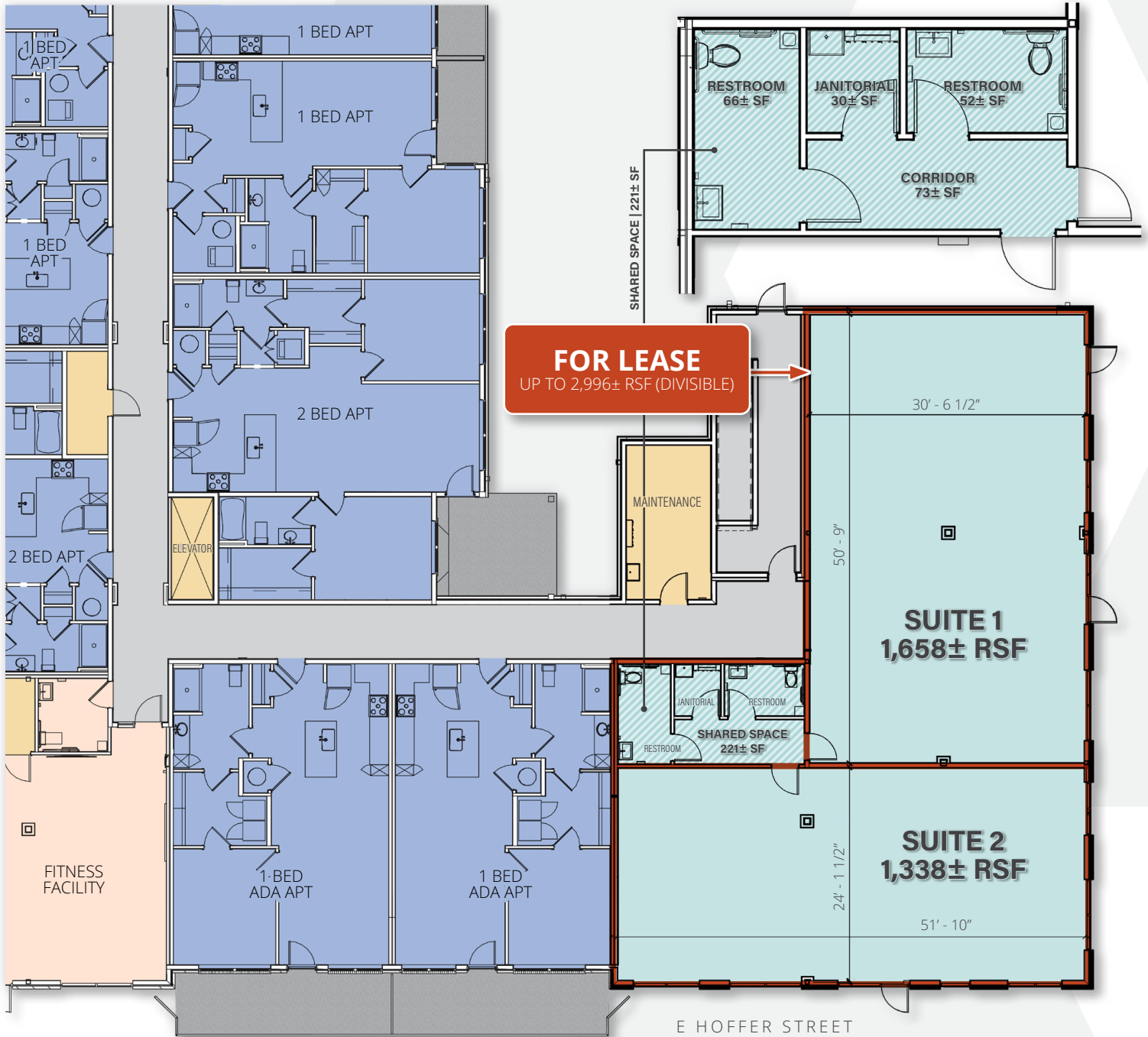


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RETAIL FLOOR PLAN | MAIN LEVEL:



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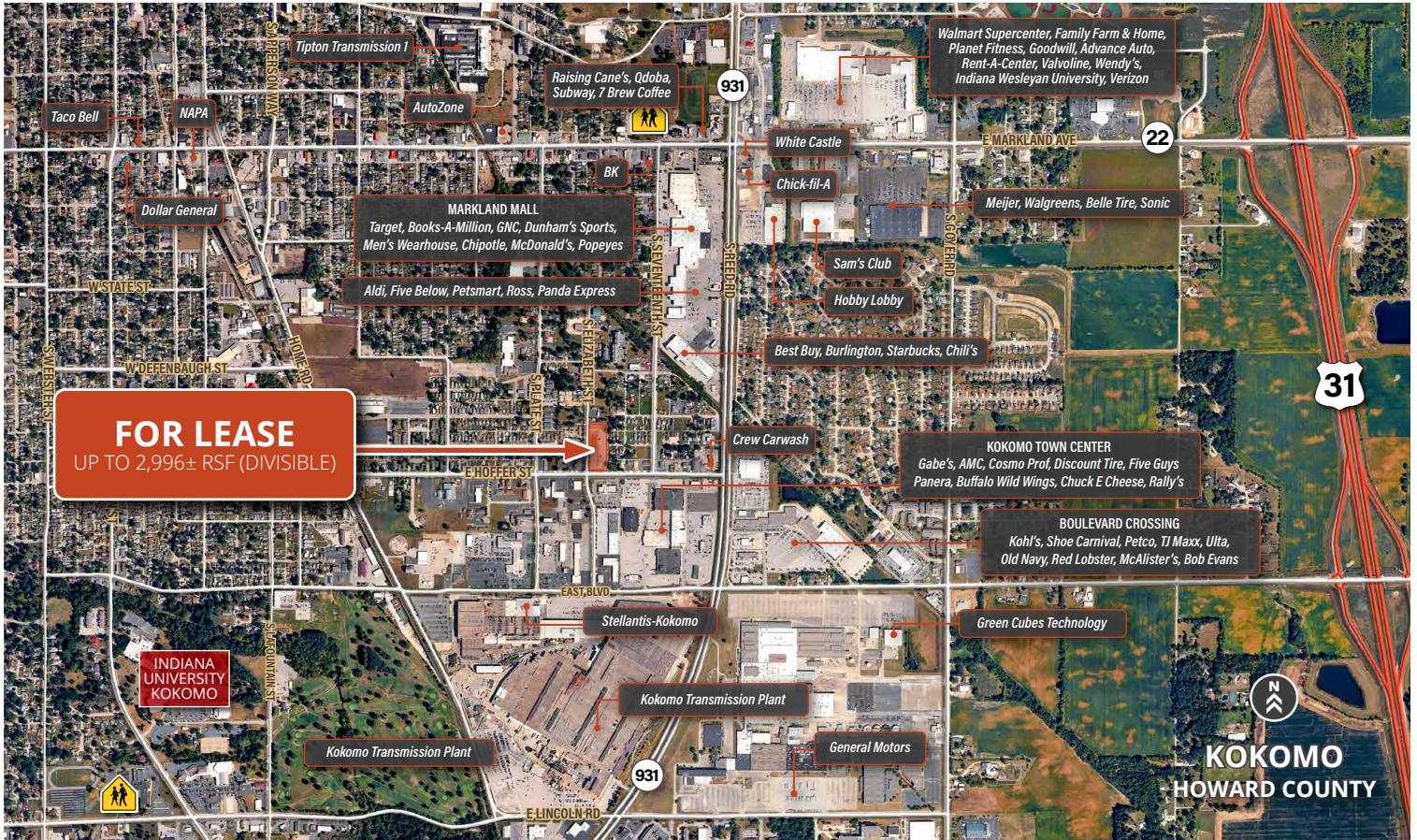
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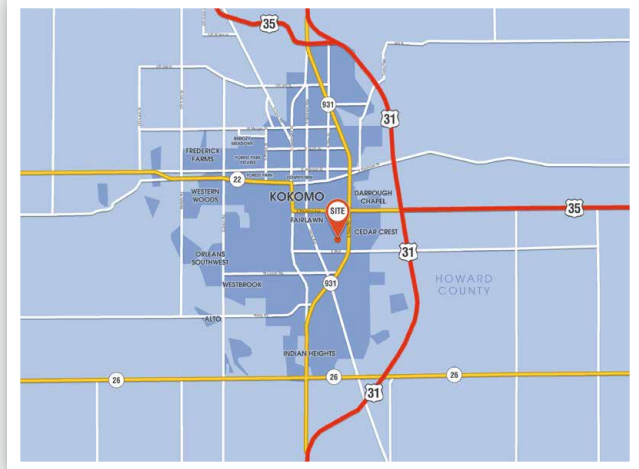
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FRONTAGE ON E HOFFER STREET

AERIAL:



	1 MILE	3 MILE	5 MILE
EST TOTAL POPULATION 2025	6,535	48,410	66,831
DAYTIME EMPLOYMENT (EMPLOYEES)	4,000	14,300	29,200
PROJ POPULATION ANNUAL GROWTH (2025-2030)	0.3%	0.3%	0.2%
AVG HOUSEHOLD INCOME 2025	\$58,389	\$68,171	\$75,173
EST HOUSEHOLDS 2025	3,097	21,414	29,817
MEDIAN AGE 2025	38.2	38.8	40.1
BACHELOR'S DEGREE OR HIGHER	11%	15%	17%



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