

BND

COMMERCIAL

**RETAIL / MEDICAL / OFFICE
FOR LEASE
UP TO 8,072 SF
SOUTHWAY PLAZA
KOKOMO, INDIANA**



HIGHLIGHTS:

Available Space: Suite 3712 - 4,000 Square Feet
Suite 3790 - 8,072 Square Feet

Highly Visible Location on US 931 / South Reed Road

Excellent Traffic Counts: 46,450+ VPD

Pylon & Facade Signage Available

Anchor Tenants Include: Dollar Tree, Buddy's Home Furnishings, Kinship Health, Buyer's Market & One More Gym

Outlots Include: Applebee's, Outback Steakhouse and Starbucks

Competitive Rates: Pricing Dependent on Tenant Needs



Tyler Kellerman

Direct: (260) 421-1909

Cell: (260) 385-8008

tk@bnd.net

Rett Dumas

Direct: (260) 407-0900

Cell: (260) 241-5758

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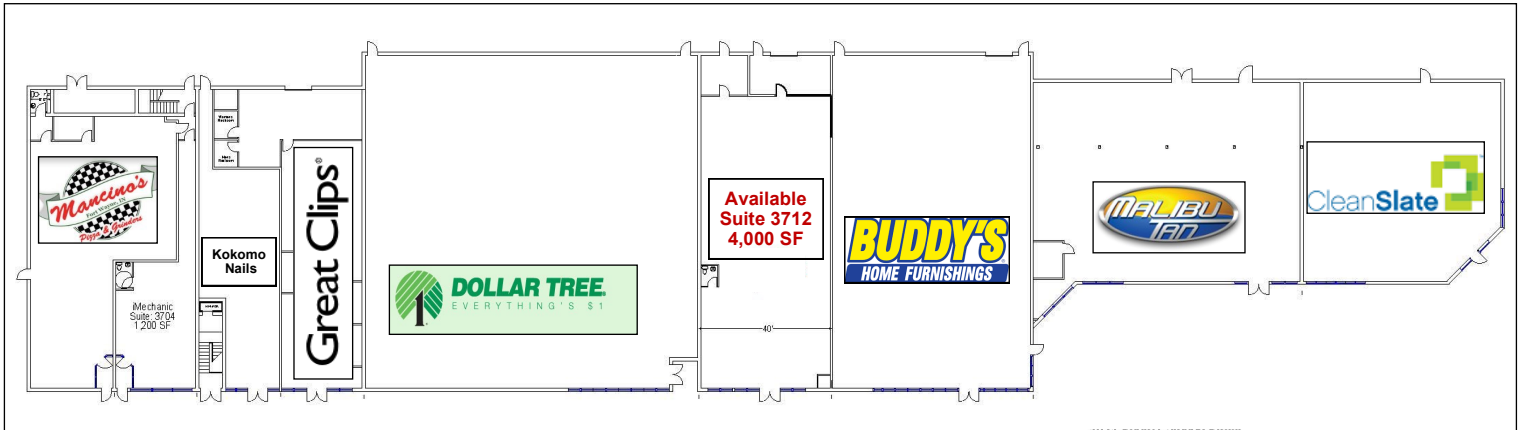
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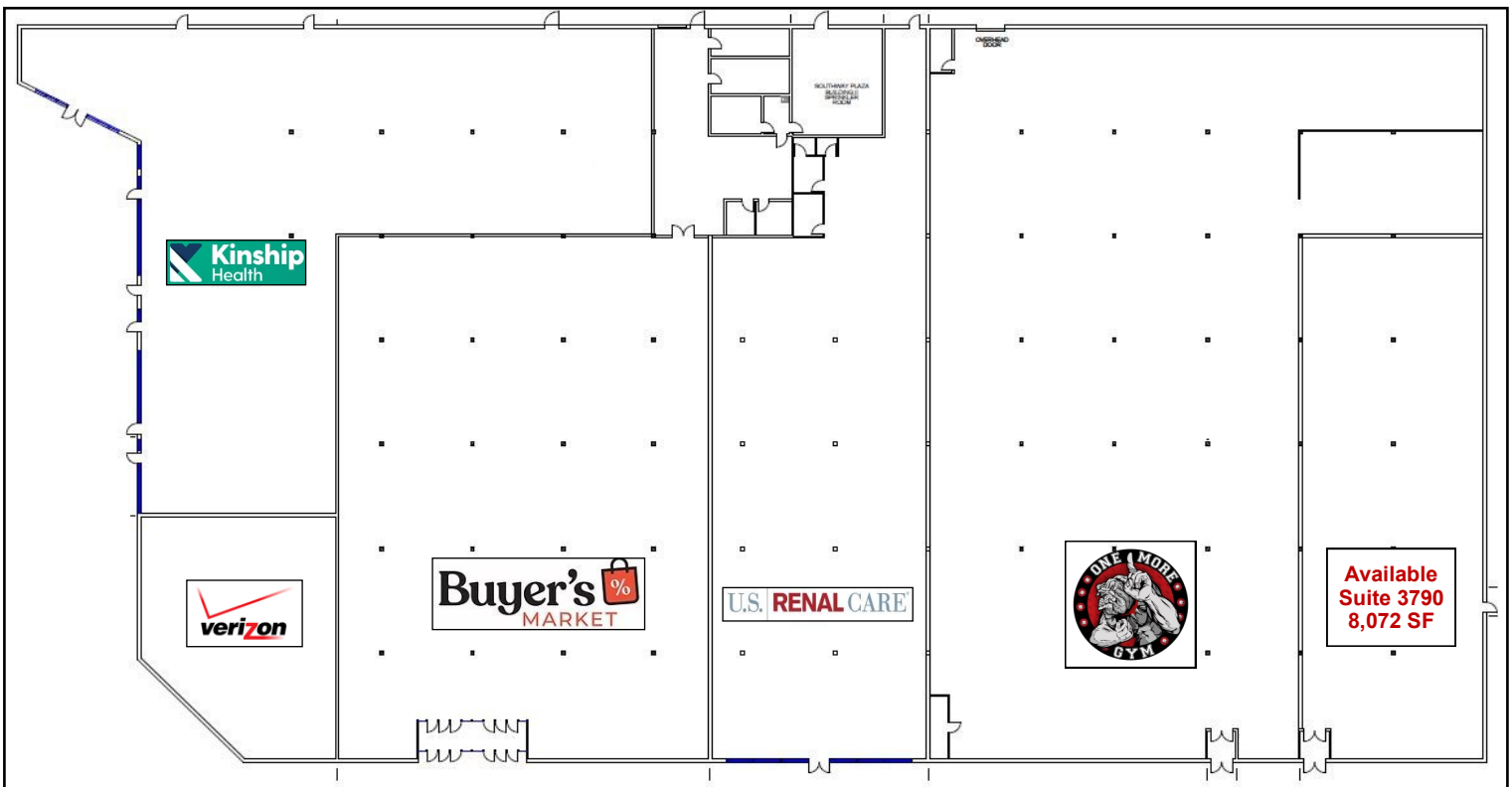


**RETAIL / MEDICAL / OFFICE
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Southway Plaza - North Building



Southway Plaza - South Building



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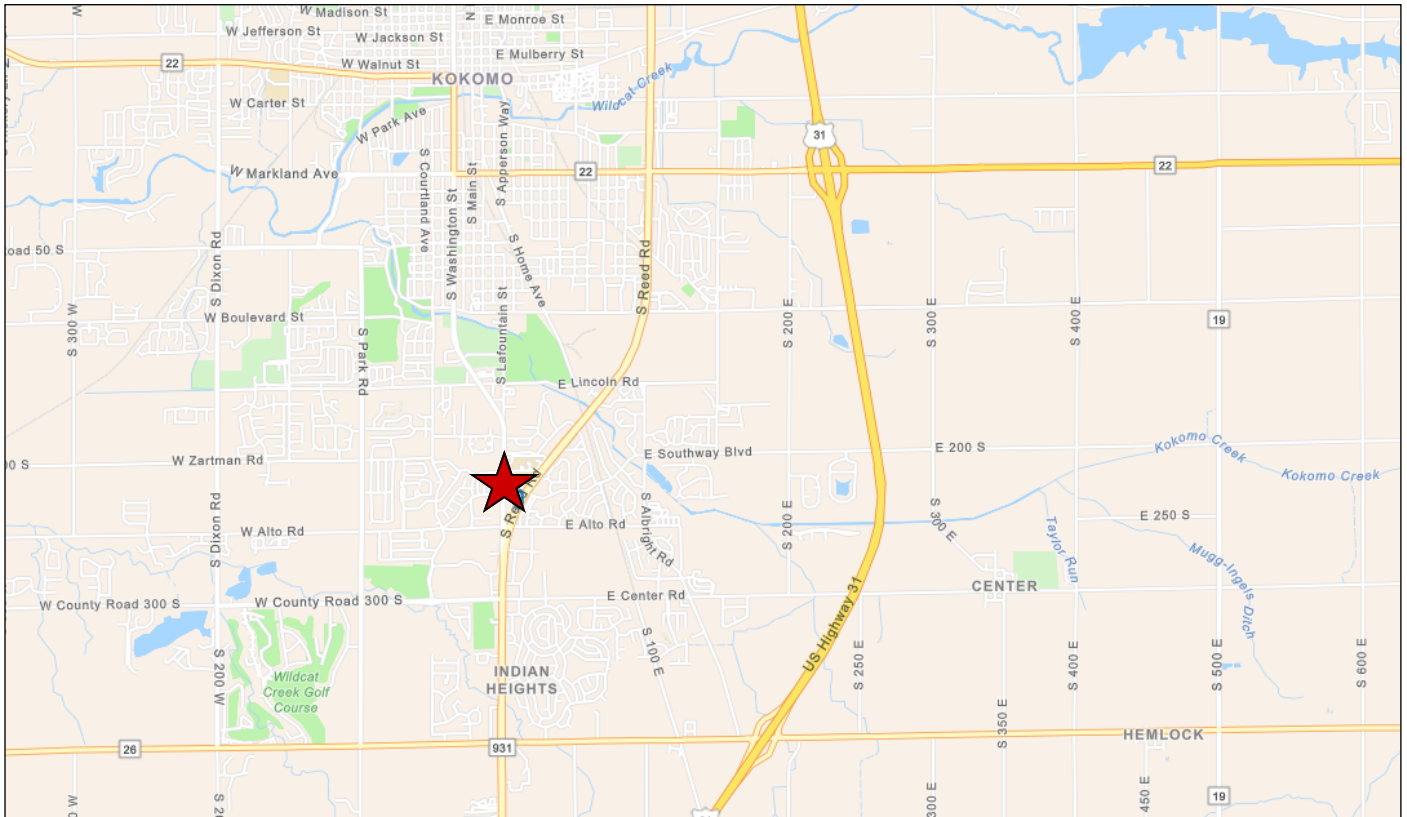
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BND**COMMERCIAL****RETAIL / MEDICAL / OFFICE
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Southway Plaza is conveniently located in Kokomo, Indiana, approximately 45 minutes north of Indianapolis. Kokomo has recently won two state awards as Community of the Year. It is home to numerous manufacturing facilities including Daimler Chrysler, Haynes International, and Syndicate Sales. Kokomo is the county's medical, retail, business, educational and cultural hot spot. Southway Plaza is located on US Hwy 931 (South Reed Road), a major east/west thoroughfare thru Kokomo, and is across the street from Community Howard Regional Health Hospital.

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,429	36,963	66,134
Avg. H/H Income	\$66,966	\$66,513	\$68,684

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Property Highlights

Parcel Number	34-10-18-152-006.000-002
Address	3800 S. Reed Road (US 931)
City / County / State / Zip	Kokomo / Howard / IN / 46902
Sale / Lease	Lease
Available Space	Suite 3712 - 4,000 SF Suite 3790 - 8,072 SF
Total Building Size	119,387 SF
Land Size	8.81 Acres
Zoning	SC / Shopping Center
Parking	Abundant Paved Parking
Traffic Count	46,450 VPD
Current Tenants	Mancino's Pizza, Kokomo Nails, Great Clips, Dollar Tree, Buddy's Home Furnishings, Malibu Tan, Clean Slate, Kinship Health, Verizon Wireless Buyer's Market, U.S. Renal Care and One More Gym

Building Information

Construction Type	Concrete Block
Construction Year	1969
Number of Floors	North Building - 2 Floors (Retail on Main Level, Office Space on Upper Level) South Building - 1 Floor (Retail only)
Roof	Rubber
Foundation	Reinforced Concrete
Heating System	Gas Forced Air
Electric	Varies per Suite
Air Conditioning	Central Air
Sprinkler System	No
Restrooms	Minimum of One per Suite
Signage	Pylon & Entry Door Signage

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Lease Information

Lease Rate RSF / Year	Competitive Rates - Pricing Dependent on Tenant Needs
Term of Lease	2 - 5 Years
Type of Lease	Triple Net

Building Expenses

	Responsible Party (Landlord / Tenant)
Utilities	Tenant
Property Tax	Tenant
Building Insurance	Tenant
Janitorial	Tenant
Roof / Structure	Landlord
Int. Maintenance	Tenant
Lawn / Snow	Included in CAM
Common Area Maintenance	Tenant
Estimated Total for CAM / Taxes / Insurance = \$2.75/SF	

Utilities

	Company
Gas	NIPSCO
Electric	Duke Energy
Water / Sewer	City of Kokomo

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