

BND

COMMERCIAL

OFFICE > FOR LEASE

4,420 SF
SOUTHWAY PLAZA
KOKOMO, INDIANA



HIGHLIGHTS:

Available Space: 4,420 SF

Well-Established, Heavily Traveled Shopping Center

Highly Visible Location at Major Intersection

High Traffic Counts - 46,450 VPD

Neighboring Tenants Include: Verizon, Mancino's Pizza, Dollar Tree, Starbucks, One More Gym & Buyer's Market

Lease Rate: \$8 / SF / Triple Net



David W. Dumas

Direct: (260) 407-7114

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Tyler Kellerman

Direct: (260) 421-1909

Cell: (260) 385-8008

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1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

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KOKOMO, INDIANA



2nd Floor Office
Space for Lease



Comments:

- Highly visible location with prime US 931 frontage
- Dual signalized access
- Popular, well-established shopping center on main thoroughfare in Kokomo, IN
- Traffic counts over 46,450 VPD
- Residential population of 65,019 within five miles
- Neighboring tenants include: Verizon, Mancino's Pizza, Dollar Tree, Starbucks, Buyer's Market and One More Gym

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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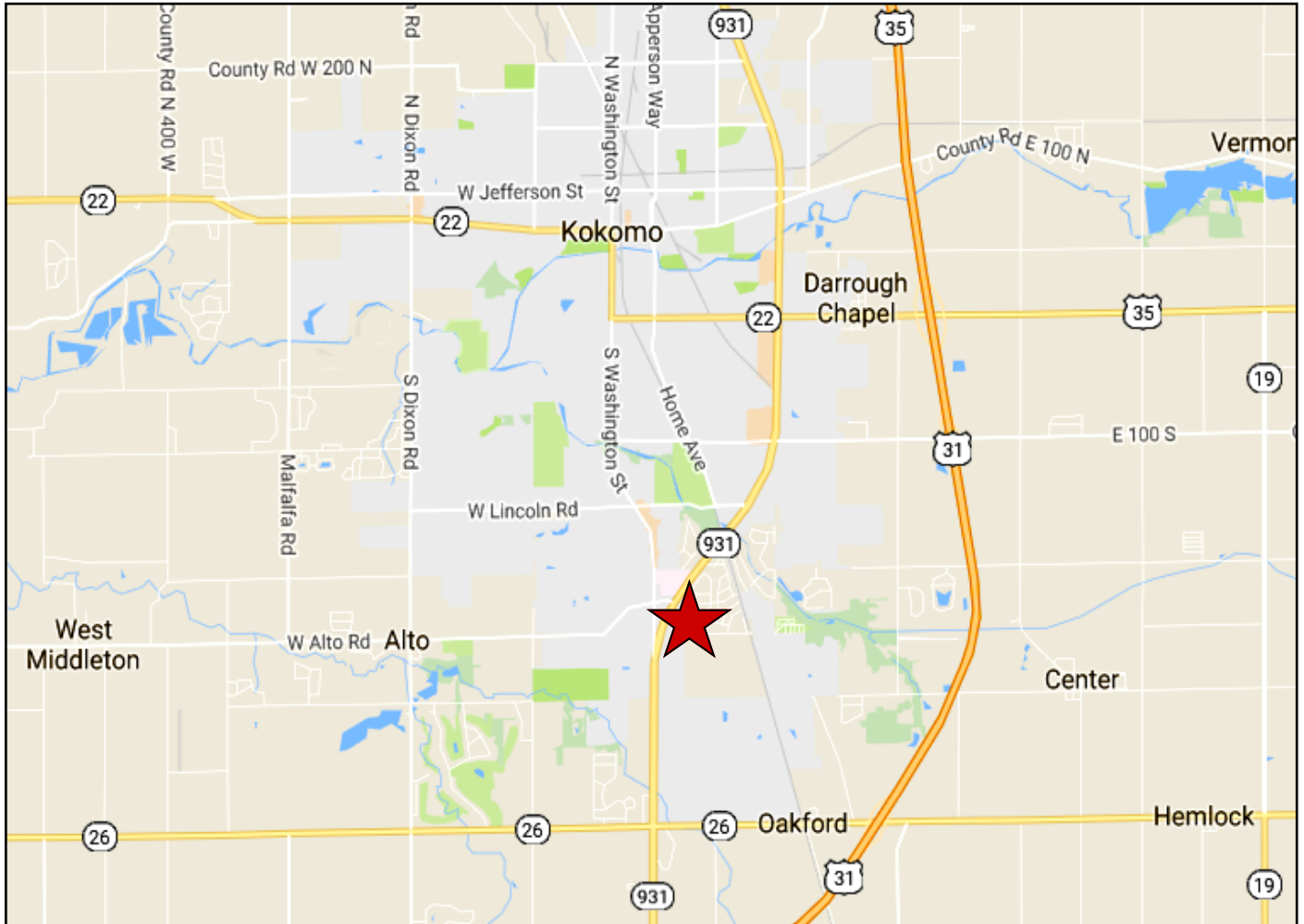
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2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,713	37,112	65,783
Avg. H/H Income	\$75,330	\$76,440	\$76,524

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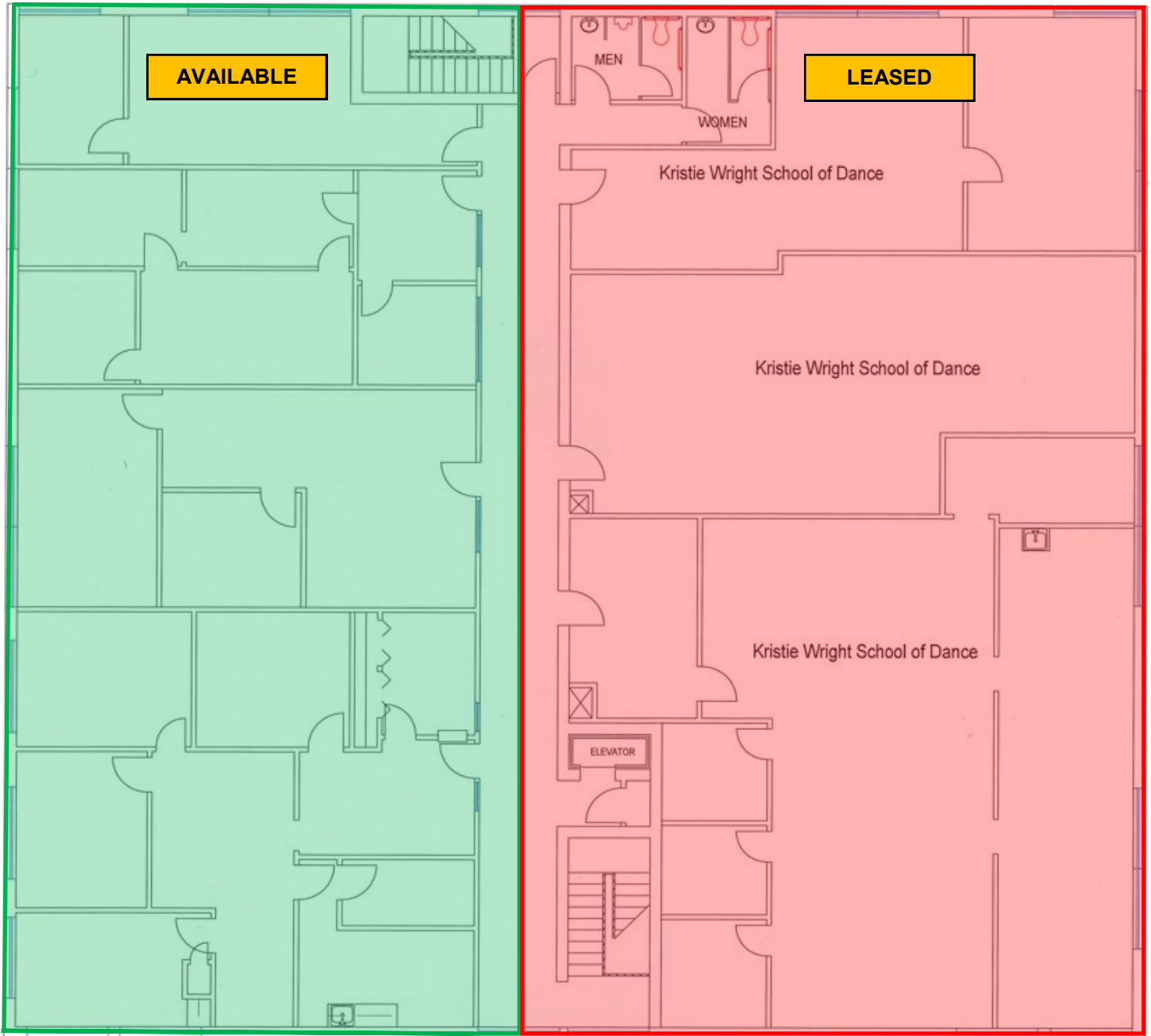
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Part of CAM



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SOUTHWAY PLAZA

KOKOMO, INDIANA

Property Information

Parcel Number	34-10-18-152-006.000-002
Address	3800 S Reed Road (US 931)
City / State / Zip	Kokomo / IN / 46902
Sale / Lease	Lease
Available Space	4,420 SF
Land Size	8 Acres
Zoning	SC / Shopping Center
Parking	Abundant Paved Surface Parking
Traffic Count	46,450 VPD
Nearest Highway	Adjacent to the Property - Hwy 931
Anchor Tenant(s)	Dollar Tree, Starbucks Coffee, Mancino's Pizza, Club Fitness (One More Gym), Verizon, Buyers Market

Building Information

Construction Type	Concrete Block
Construction Year	1969
Number of Floors	2
Roof	Built-up
Foundation	Reinforced Concrete
Heating System	Gas Forced Air
Electric	220 v
Air Conditioning	Yes
Sprinkler System	No
Restrooms	Common

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Lease Information

Lease Rate RSF / Year	\$8.00 / SF / Year
Lease Rate / Month	\$2,946.66 / Month
Term of Lease	Minimum 2 Years
Type of Lease	Triple Net

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	
Property Tax *	Tenant	
Building Insurance *	Tenant	
Janitorial	Tenant	
Roof / Structure	Landlord	
Int. Maintenance	Tenant	
Lawn / Snow *	Tenant	Part of CAM
Common Area Maintenance *	Tenant	

* Total CAM, Taxes, Insurance = \$2.75/SF

Utilities

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

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