

# DRIVE-THRU RESTAURANT ON BUSY REED ROAD CORNER SITE NEAR WALMART AND TARGET

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622 SOUTH REED ROAD // KOKOMO, INDIANA

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CONFIDENTIAL: RESTAURANT IS STILL OPEN AND OPERATING. PLEASE DO NOT DISTURB EMPLOYEES OR OPERATIONS.

## BROKER CONTACTS

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# FAST FACTS

BUILDING SIZE	3,717
PARCEL SIZE	.67 AC
PARKING	+/- 42 SPACES
PARCEL #	34-04-32-302-001.000-002
R.E. TAXES	\$43,797.75
TRAFFIC COUNT	24,000 VPD
AVAILABLE	4/1/2026
COUNTY	HOWARD
ZONING	C-2

# DEMOGRAPHICS

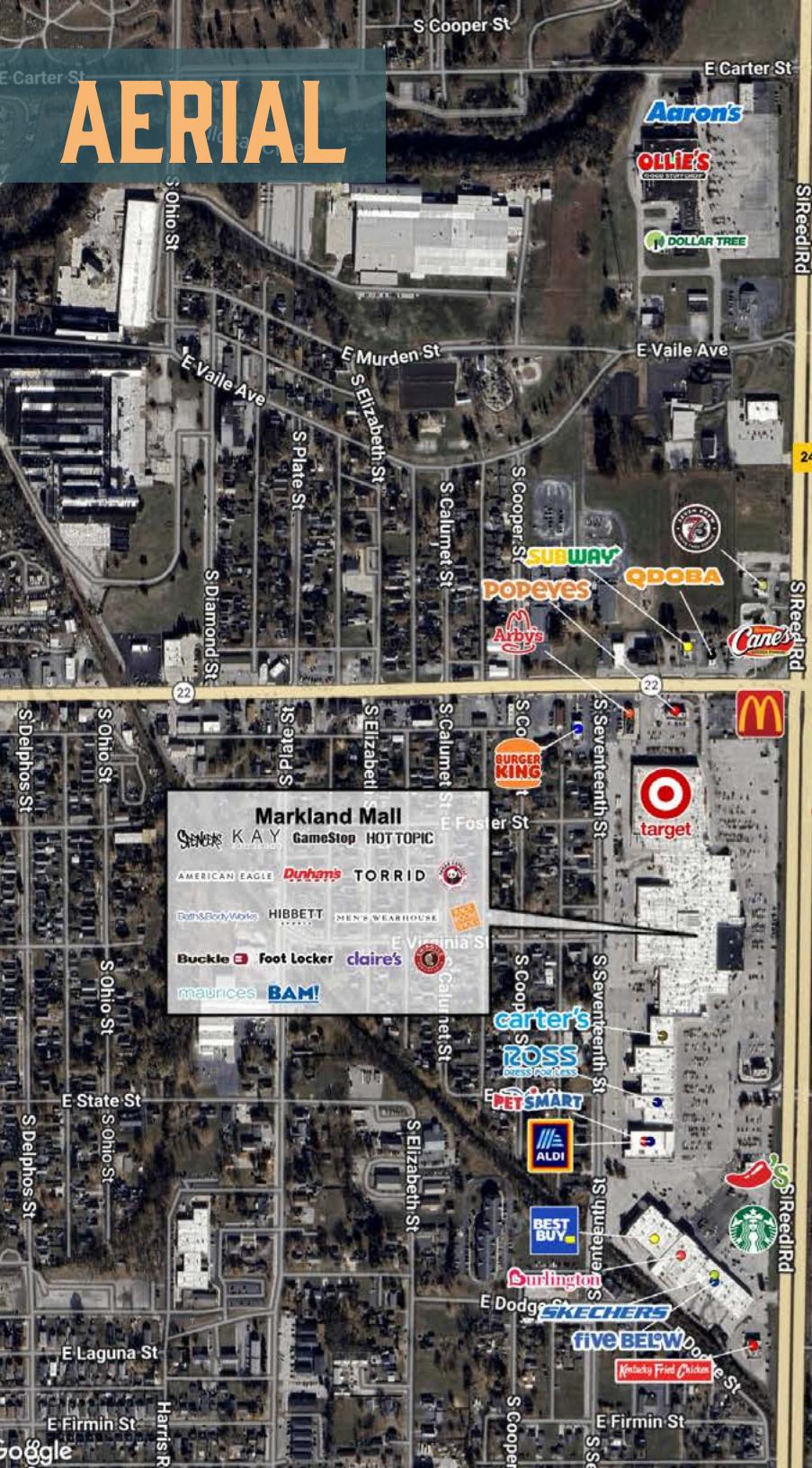
5-mile radius

**66,582**  
POPULATION

**\$80,136**  
HOUSEHOLD INCOME

**28,657**  
EMPLOYEES

# AERIAL



RECENT ADDITIONS TO KOKOMO



# PLACER RANKINGS

KOKOMO LOCATION CHAIN RANKINGS IN THE STATE OF INDIANA OVER THE LAST 6 MONTHS ACCORDING TO DATA FROM PLACER.AI



79%



92%



97%



97%



78%



63%



74%



NEW ADDITIONS TO THE MARKET!

# SURVEY

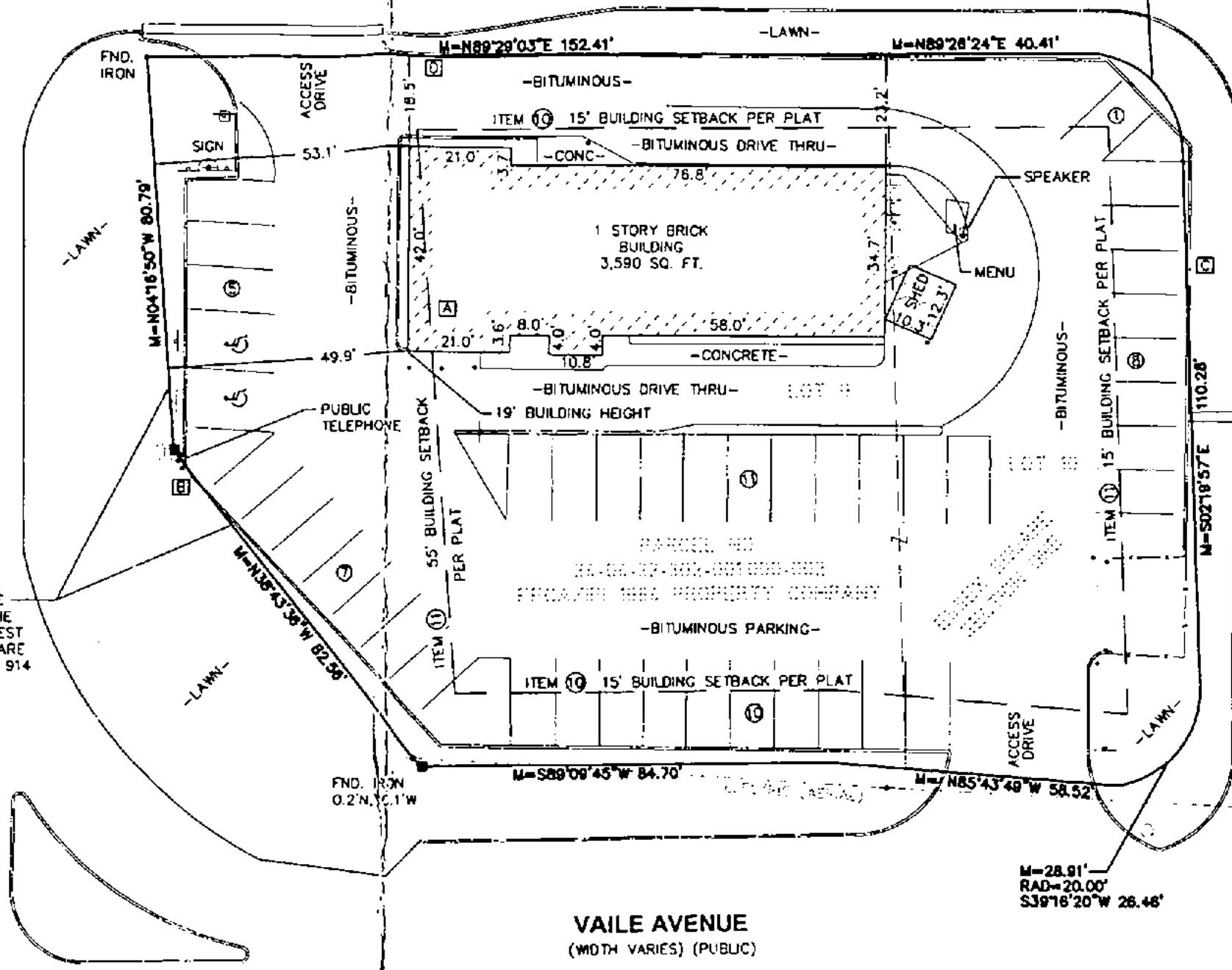
NORTHBOUND U.S. 31

TED ACCESS ALONG THE  
NORTHWESTERN LINE AND THE  
1 76.53 FEET OF THE WEST  
END OF LOT 9 IN ESSEX SQUARE  
ON 19 UBER 238, PAGE 914

**REED ROAD**  
(40' WOE) (PUBLIC)

$N = 30.80^\circ$   
 $RAD = 20.00^\circ$   
 $CH = S46^\circ28'47''E$  27.84'

## ESSEX SQUARE (40' WIDE) (PUBLIC)





**CITADEL**  
PROPERTY ADVISORS

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