

# BND

## COMMERCIAL

**OUTLOT FOR LEASE  
OR BUILD-TO-SUIT**  
0.31 ACRES  
SOUTHWAY PLAZA  
KOKOMO, INDIANA



### HIGHLIGHTS:

Available Land: 0.31 Acres with Cross Access Parking

Highly Visible Location on Major North/South Thoroughfare

Excellent Traffic Counts - 46,450+ VPD

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

For Lease or Build-to-Suit Option Available

Ground Lease Rate: \$4,500 / Month / Triple Net



**David W. Dumas**

Direct: (260) 407-7114

Cell: (260) 410-0937

dd@bnd.net

**Tyler Kellerman**

Direct: (260) 421-1909

Cell: (260) 385-8008

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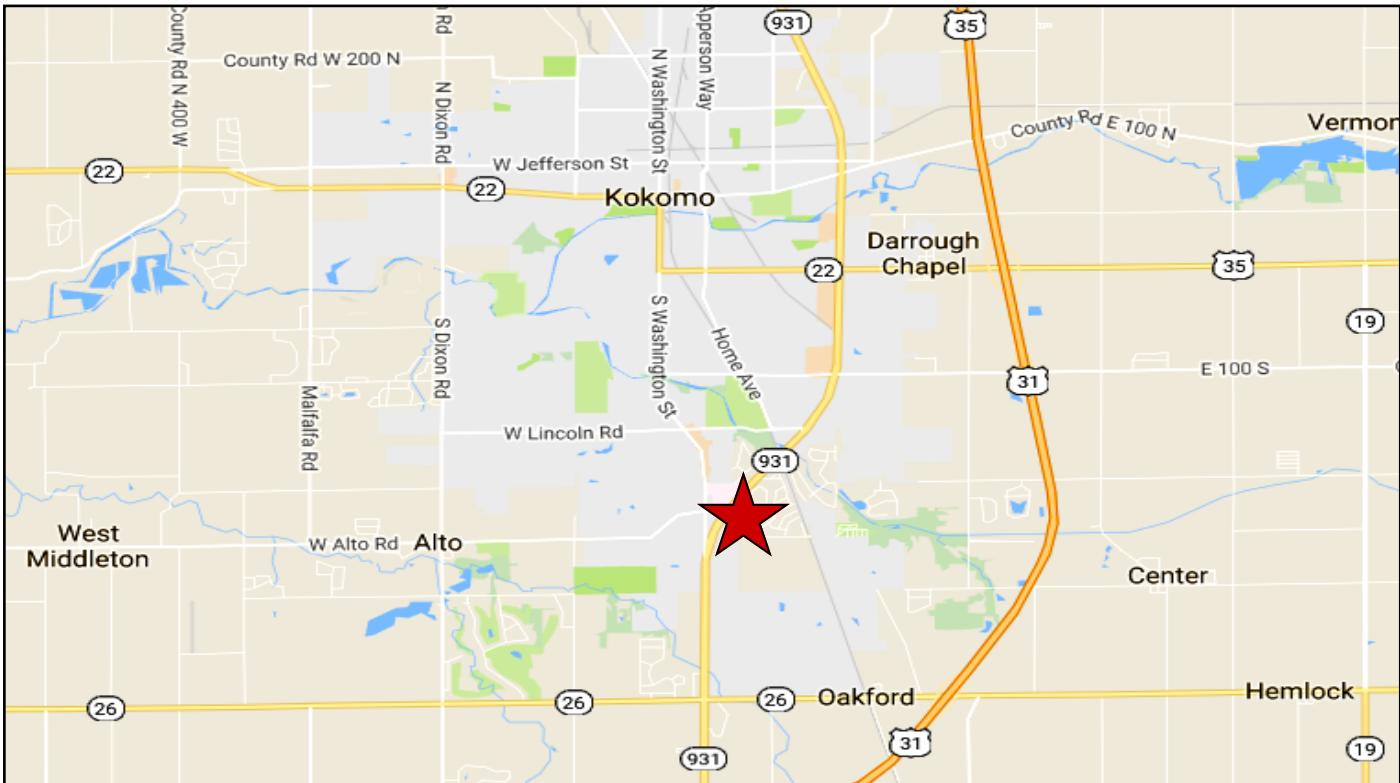
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*Southway Plaza is conveniently located in Kokomo, Indiana, approximately 45 minutes north of Indianapolis. Kokomo has won two state awards as Community of the Year. It is home to numerous manufacturing facilities including Daimler Chrysler, Haynes International, and Syndicate Sales. Kokomo is the county's medical, retail, business, educational and cultural hot spot. Southway Plaza is located on US Hwy 31, a major east/west thoroughfare thru Kokomo, and is across the street from Community Howard Regional Health Hospital.*

**2023 DEMOGRAPHICS**

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

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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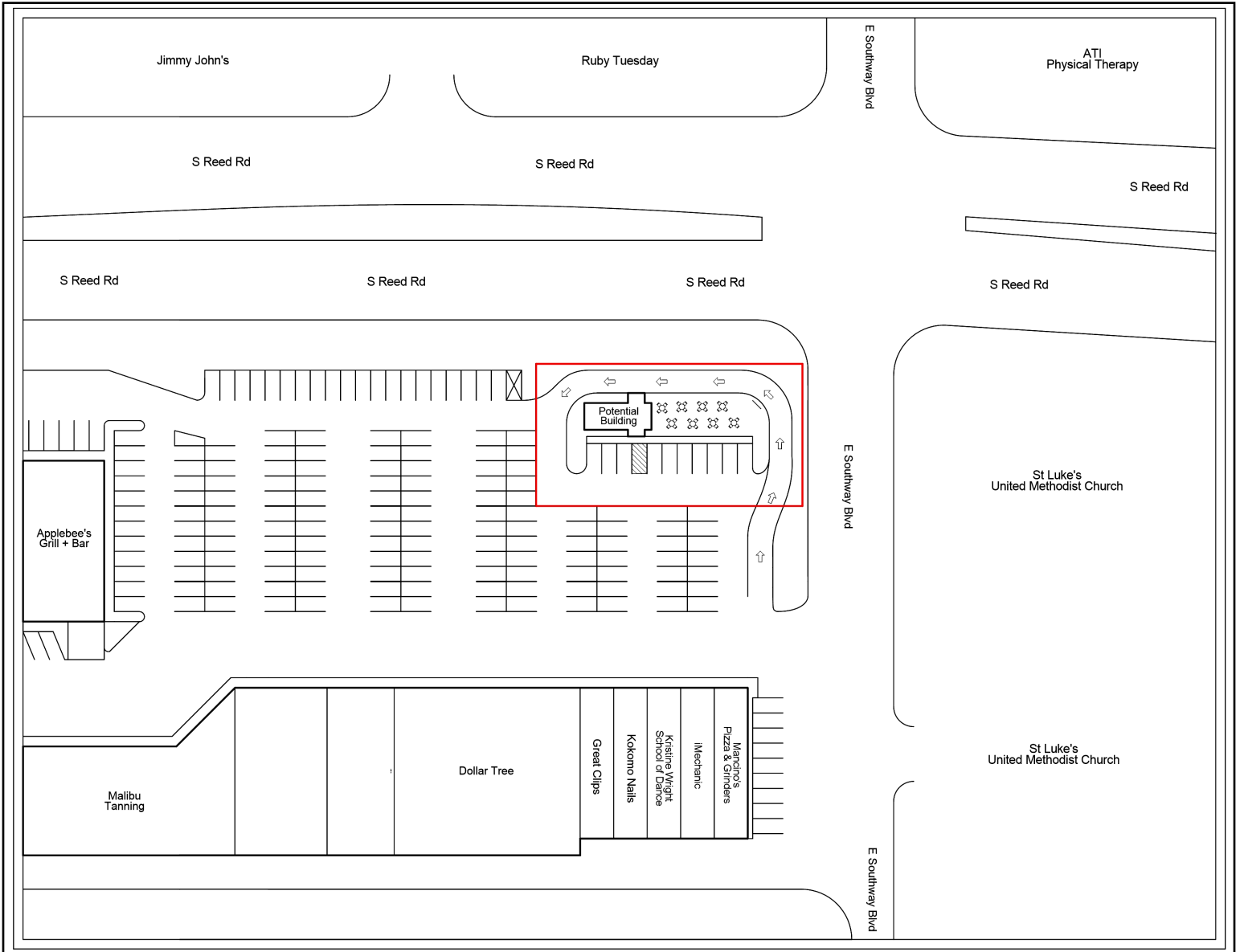
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**Potential  
Site Plan**



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**BND****COMMERCIAL****OUTLOT FOR LEASE  
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Lease Rate RSF / Year	\$4,500 / Month
Term of Lease	Ask Broker
Type of Lease	Triple Net

**Building Expenses**

	Responsible Party
Utilities	Tenant
Property Tax	Tenant
Building Insurance	Tenant
Janitorial	Tenant
Roof / Structure	Landlord
Int. Maintenance	Tenant
Lawn / Snow	Tenant
Common Area	Tenant

**Utilities**

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

**Property Information**

Parcel Number	34-10-18-152-006.000-002
Address	3800 S. Reed Road (US31)
City / State / Zip	Kokomo / Howard County / IN / 46902
Sale / Lease	Lease or Build-to-Suit Option
Total Building Size	TBD
Land Size	85' x 158' - 13,430 SF - 0.31 Acres
Zoning	SC / Shopping Center
Parking	Abundant paved surface parking
Traffic Count	46,450 VPD
Nearest Highway	Adjacent property - Hwy 931
Distance to Interstate	Approximately 37.5 miles to I-65 Approximately 33 miles to I-69
Anchor Tenant(s)	Dollar Tree, Buyers Market, Starbucks, Mancino's Pizza, & One More Gym
Exclusions	Contact Broker

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