



RESTAURANT WITH DRIVE THRU

401 KENTUCKY DR, KOKOMO, IN 46902

Property Features

- 752 SF restaurant with 960 SF canopy available for SALE, LEASE, GROUND LEASE, or BUILD TO SUIT
- Corner property with easy access and excellent visibility
- Monument signage available
- High traffic count with over 20,500 vehicles passing by per day
- Excellent demographics with property surrounded by residential, retailers, hotels, and major employers
- Located at the busy corner of SR 931/S. Reed Road and Kentucky Drive



200 E. Main Street, Suite 580
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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	Former Rally's	Parcel Number	34-10-18-353-011.000-015
Address	401 Kentucky Drive	Total Building SF	752 SF
City, State, Zip	Kokomo, IN 46902	Acreage	0.96 AC
County	Howard	Year Built	2008
Township	Taylor	Zoning	C-2
Parking	Paved surface	Parking Spaces	15
Property Features			
Construction Type	Steel frame	Number of Floors	1
Roof	Low-slope, coated metal panels	Foundation	Concrete slab
Flooring	Tiled	Electrical	400A, 120/128V, 3P
Signage	Monument	Restrooms	2 (exterior entry)
Heating	10-ton rooftop mounted	Central Air	Yes
Utilities		Major Roads	
Electric	Duke Energy	Nearest Interstate	I-69
Gas	NIPSCO	Distance	31 Miles
Water	Indiana American Water	Nearest Highway	SR 931 (S. Reed Road)
Sewer	City of Kokomo	Distance	Located directly off of SR 931
Equipment			
Walk-in refrigerator and freezer			
Stainless refrigerator island with shelves for food prep			
Lease Information			
Available SF	752 SF	Lease Rate	Negotiable
		Lease Type	Negotiable
Sale Information			
Annual Taxes	\$16,152	Sale Price	Negotiable
Tax Yr./Pay Yr.	2023/2024	Terms	Negotiable

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Key Facts

401 Kentucky Dr, Kokomo, Indiana, 46902 2
Ring of 3 miles

KEY FACTS

32,721

Population



Average Household Size

40.8

Median Age

\$53,584

Median Household Income

EDUCATION

7.8%

No High School Diploma



38.1%
High School Graduate



33.4%
Some College/
Associate's Degree



20.6%
Bachelor's/Grad/
Prof Degree

BUSINESS



1,367

Total Businesses



19,073

Total Employees

EMPLOYMENT



52.7%

White Collar



27.0%

Blue Collar



20.3%

Services



4.4%
Unemployment Rate

INCOME



\$53,584

Median Household Income



\$30,898

Per Capita Income



\$133,985

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.8%)

The smallest group: \$200,000+ (2.1%)

Indicator ▲	Value	Diff	
<\$15,000	10.5%	+0.4%	
\$15,000 - \$24,999	7.7%	+0.2%	
\$25,000 - \$34,999	13.3%	+1.5%	
\$35,000 - \$49,999	14.2%	+2.0%	
\$50,000 - \$74,999	20.8%	-1.0%	
\$75,000 - \$99,999	13.2%	-0.2%	
\$100,000 - \$149,999	13.9%	-0.8%	
\$150,000 - \$199,999	4.4%	-1.6%	
\$200,000+	2.1%	-0.4%	

Bars show deviation from Howard County

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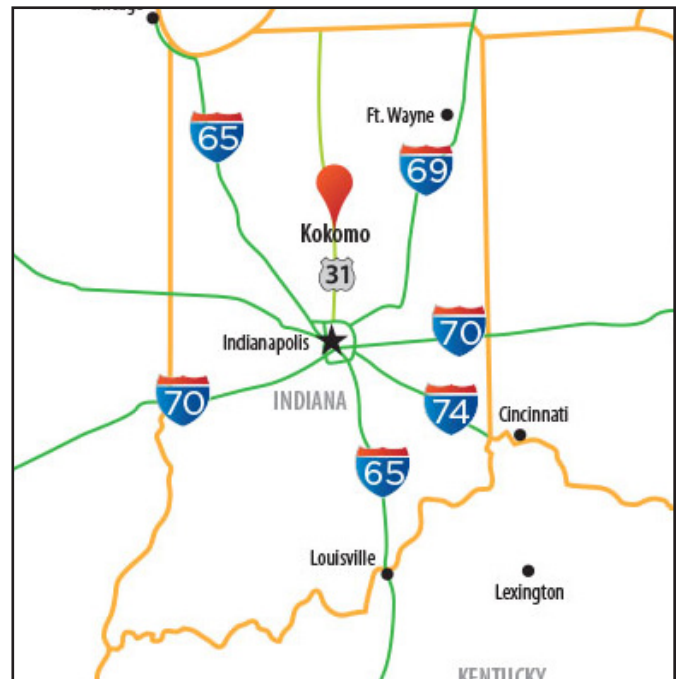
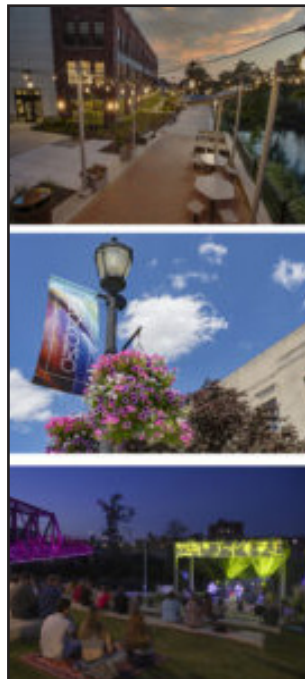
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Key Facts

401 Kentucky Dr, Kokomo, Indiana, 46902 2
Ring of 3 miles

- Located at the corner of Kokomo's busiest street and primary retail corridor
- 45 Minutes north of Indianapolis
- 1.9 Miles to Indiana University-Kokomo
- Samsung & Stellantis to invest \$6.3B in electric vehicle battery factories down Reed Road creating 2,800 new jobs
- Down the street from Haynes International headquarters (1,070 jobs)
- Other nearby major employers include:
 - Fiat Chrysler - 8,000+ employees
 - General Motors - 600 employees
 - Community Health - 1,300 employees
 - St. Vincent Hospital - 850 employees
 - Delphi - 600 employees
 - Aptiv - 600 employees
 - Ascension St. Vincent Kokomo - 1,179 employees
 - Kokomo School Corporation - 916 employees

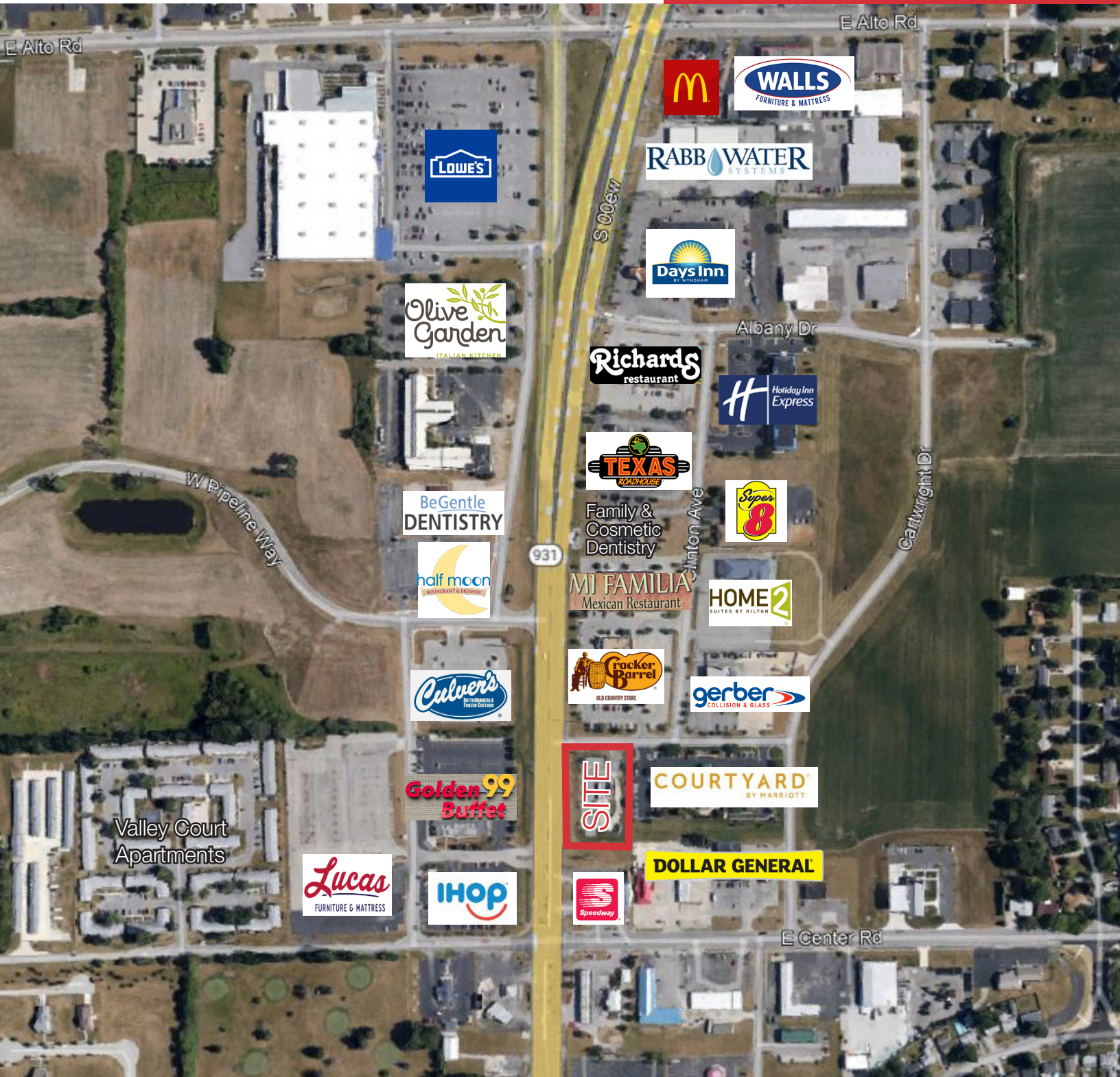


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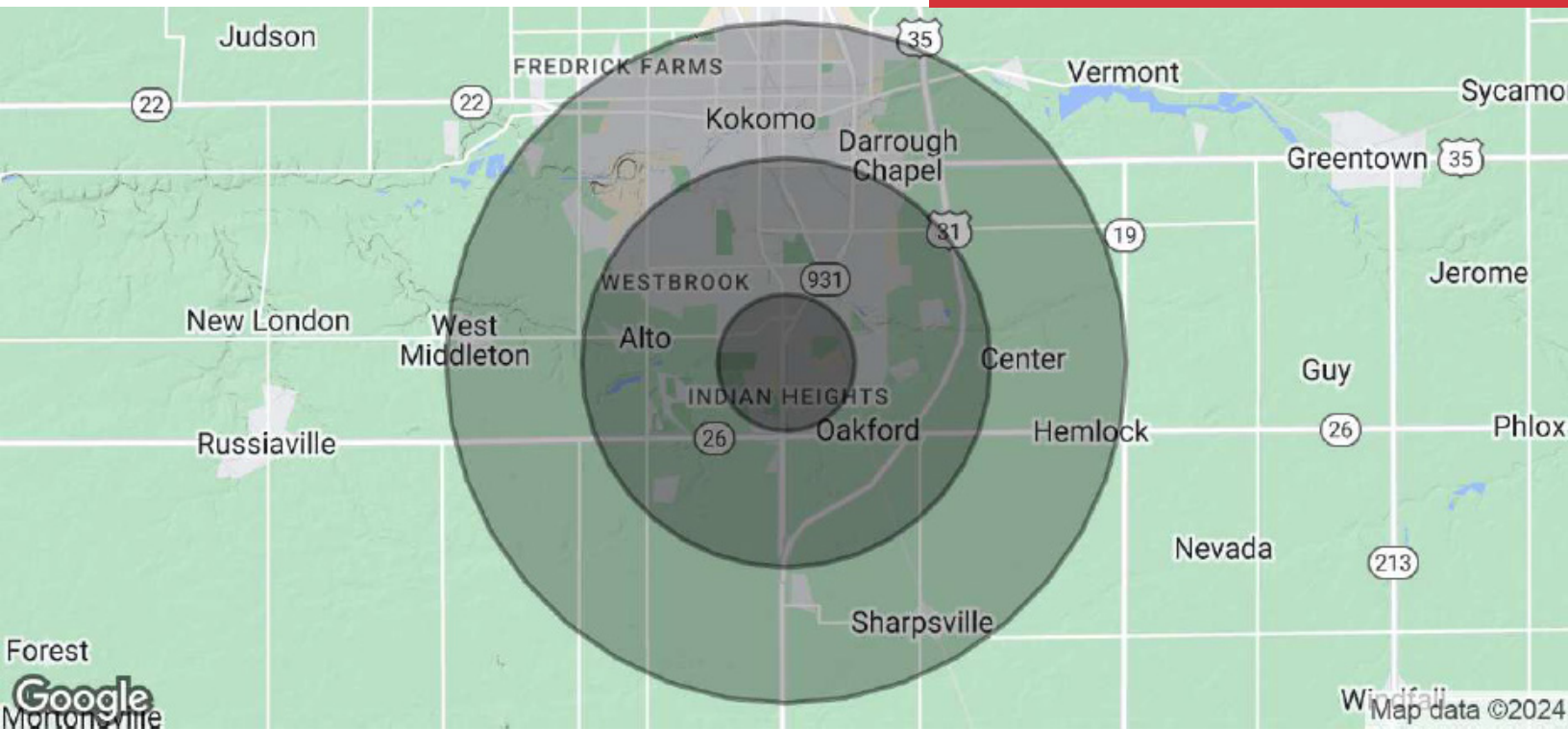
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,762	33,438	61,779
Average Age	41	42	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,333	14,950	27,234
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$75,050	\$77,998	\$77,942
Average House Value	\$170,551	\$188,634	\$180,841

Demographics data derived from AlphaMap

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