

# KOHL'S PAD SITE - GROUND LEASE ONLY

2156 East Boulevard Street, Kokomo, IN, 46902 (#473)



## AREA ANCHORS



- Prominent +/- Acre Outlot Parcel available fronting Kohl's in the highly desired Kokomo Regional Trade Area
- Over 21,000 vehicles passing the shopping center daily along S Reed Road & E Blvd Street
- Over 67,000 residents with Average Household Income of \$79,869 living within 5 miles
- Daytime population over 50,950 within 5 miles

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,848	40,825	67,190
AVG. HH INCOME	\$70,937	\$72,343	\$79,869
HOUSEHOLDS	2,337	18,203	29,254
DAYTIME POPULATION	8,897	35,580	50,972



## FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

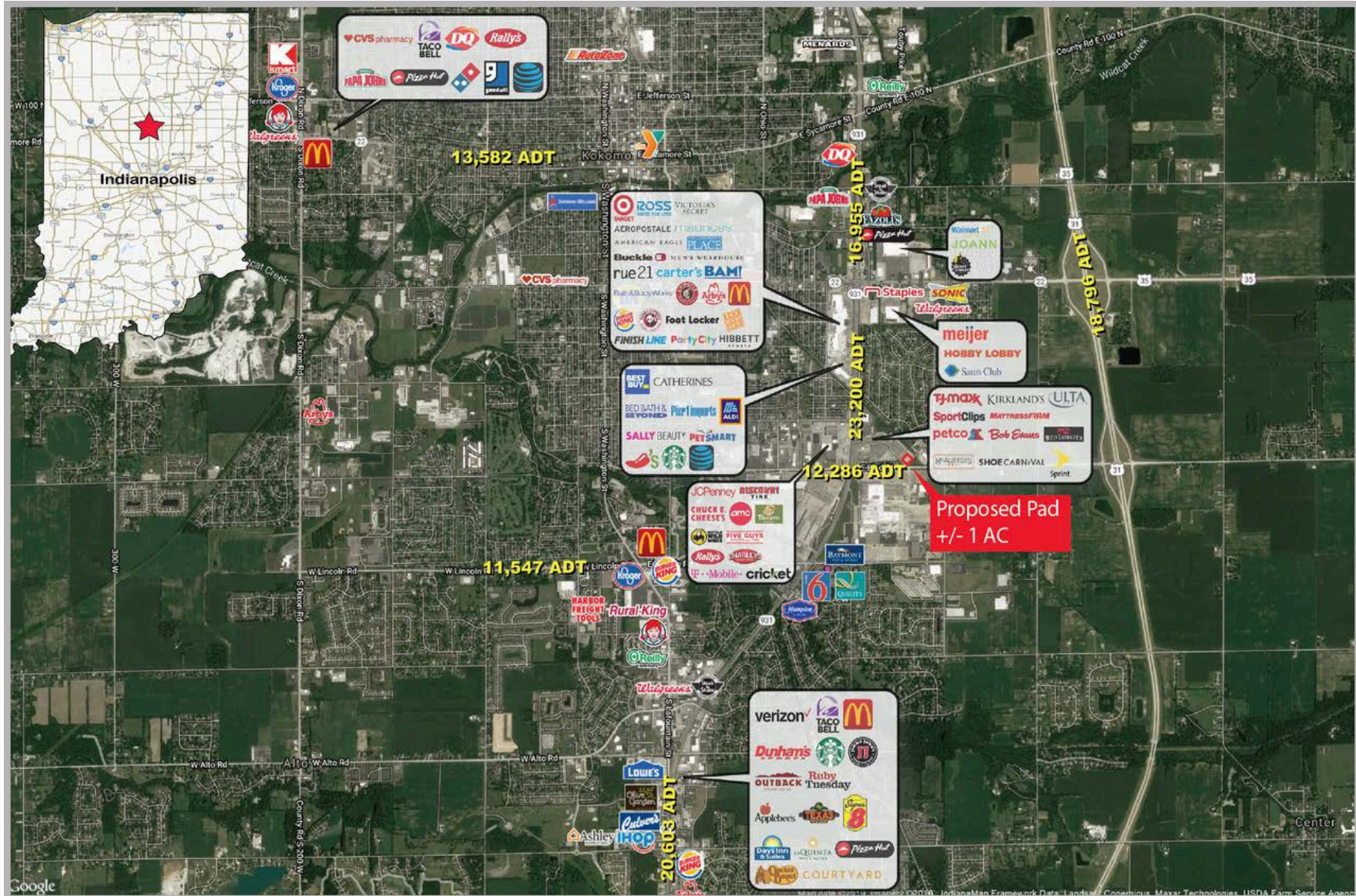
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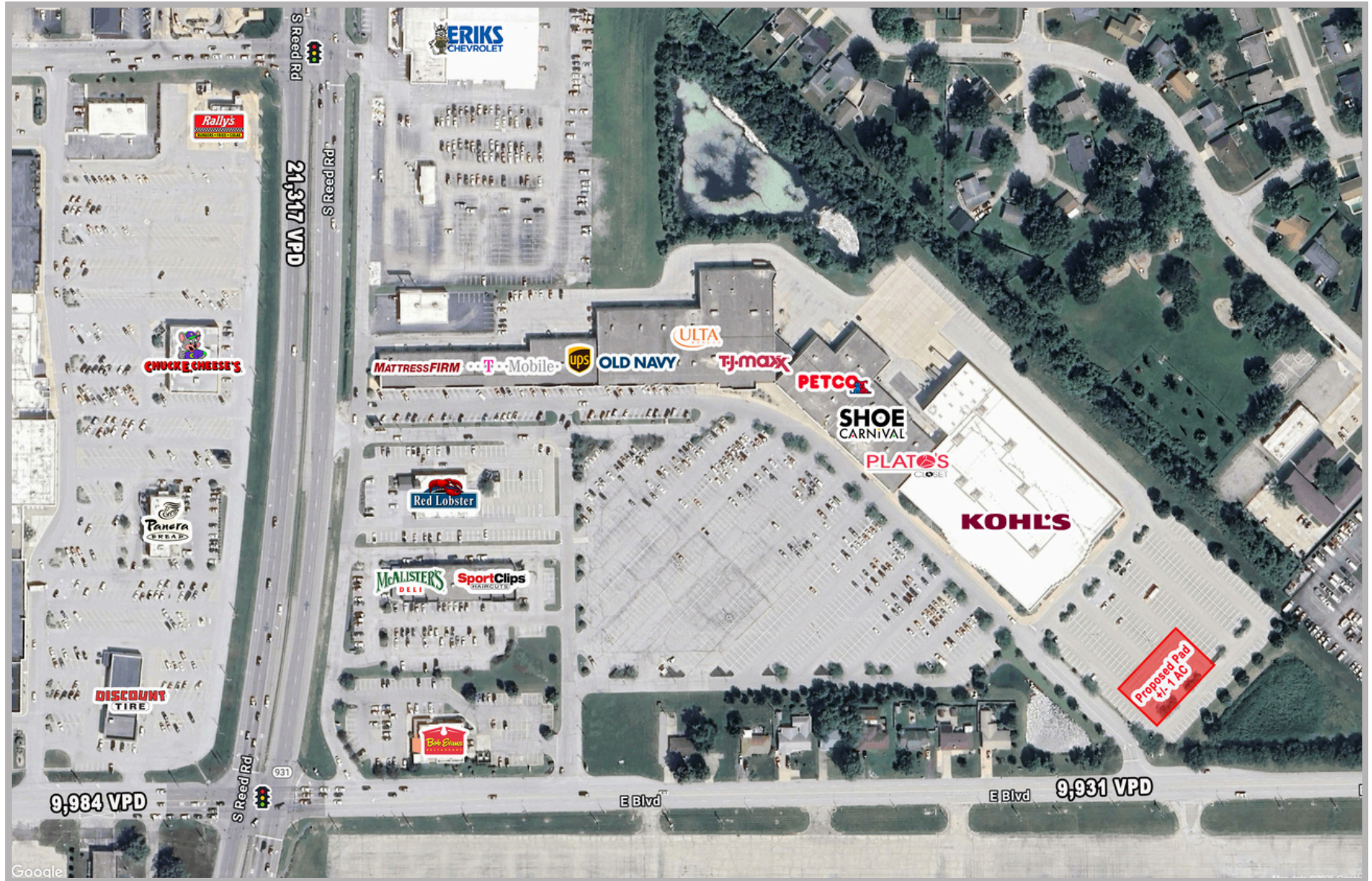
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