



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
Fort Wayne, IN 46802 USA
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www.naihb.com

RACHEL ROMARY

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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.



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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



White Collar

52.7%



Blue Collar

27.0%



Services

20.3%



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

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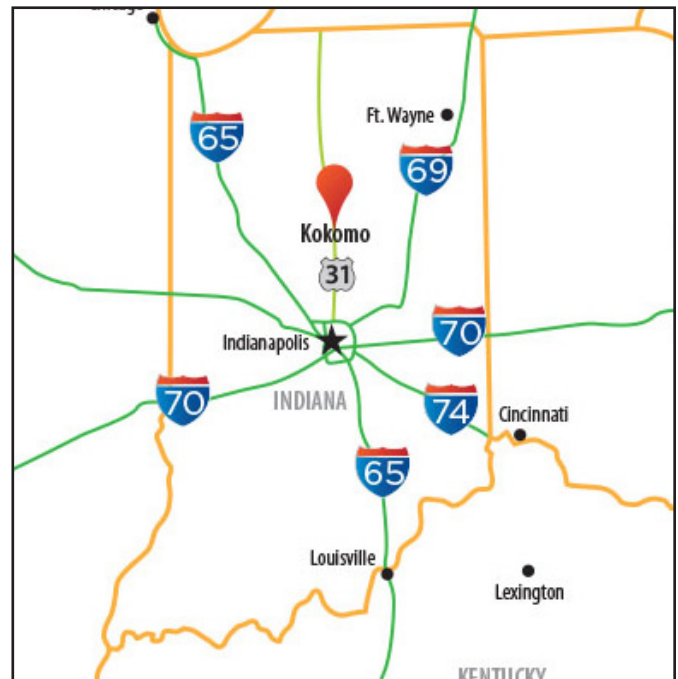
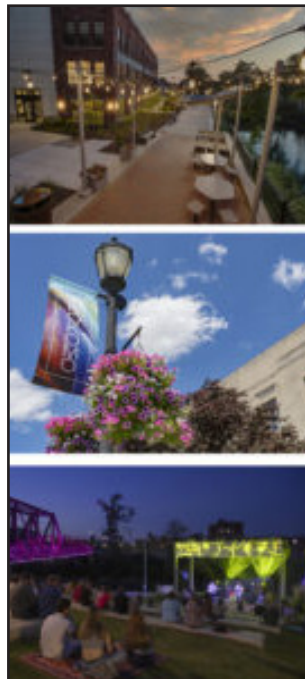
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Key Facts

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

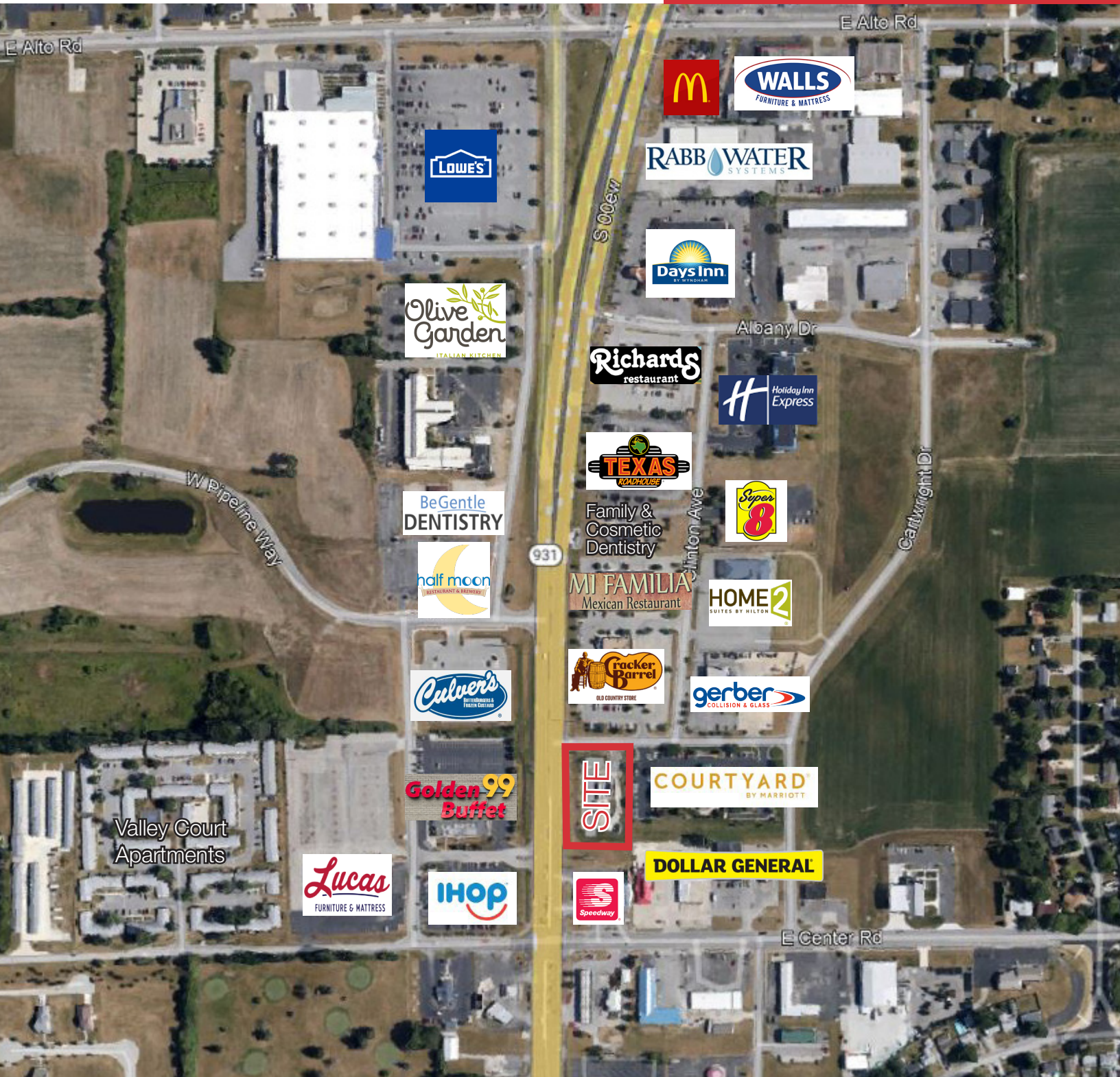


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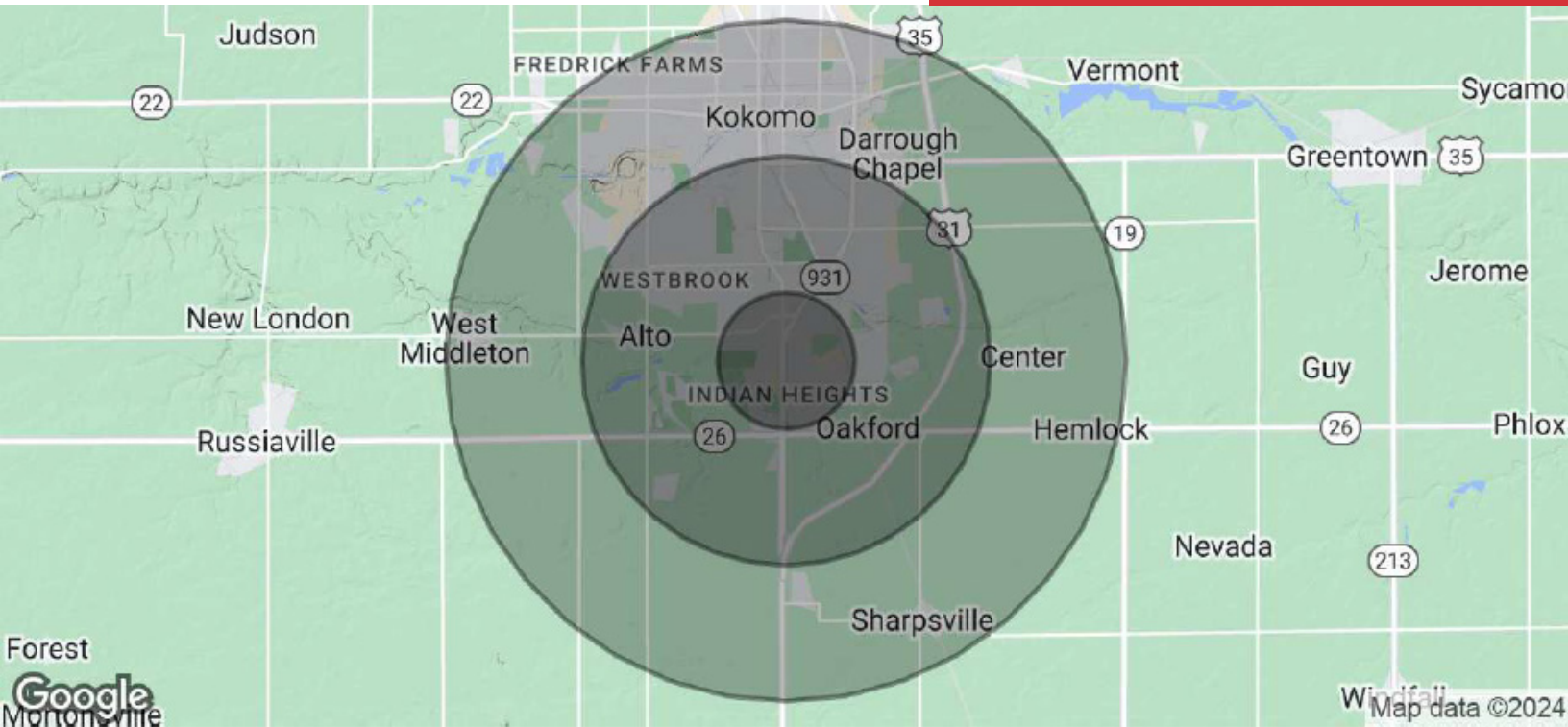
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POPULATION

| | 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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