

## Amazing Lease Incentives!



## 2947 S. Washington Street Kokomo, Indiana 46902

### Property Features

- Units range from 1,400 SF up to 9,000 SF
- High visibility and easy access
- Located on S. Washington Street near SR 931
- Heavily commercialized area

BUILDING SIZE	286,185 SF
LAND	25.9 AC
ZONING	C-2
LEASE RATE	NEGOTIABLE

200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
260.422.2169 (f)

[www.naihb.com](http://www.naihb.com)

### **RACHEL ROMARY**

*Senior Broker*

260.341.0230 (m) | [rromary@naihb.com](mailto:rromary@naihb.com)

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General Property Information			
<b>Name</b>	Maplecrest Plaza	<b>Parcel Number</b>	34-09-12-426-001.000-002 34-09-12-426-006.000-002
<b>Address</b>	2947 S. Washington Street	<b>Total Building SF</b>	286,185 SF
<b>City, State, Zip</b>	Kokomo, IN 46902	<b>Acreage</b>	25.43 AC
<b>County</b>	Howard	<b>Year Built</b>	1959, 1976
<b>Township</b>	Center	<b>Zoning</b>	C-2
<b>Parking</b>	Paved surface	<b>Parking Spaces</b>	1,500
Property Features			
<b>Construction Type</b>	Brick	<b>Number of Floors</b>	1
<b>Roof</b>	Flat	<b>Foundation</b>	Concrete
<b>Lighting</b>	Standard	<b>Sprinklers</b>	No
<b>Signage</b>	Façade	<b>Restrooms</b>	Each unit has at least one
<b>Heating</b>	Yes	<b>Central Air</b>	Yes
Utilities		Major Roads	
<b>Electric</b>	Duke Energy	<b>Nearest Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	Approx. 32 Miles
<b>Water</b>	Indiana American Water	<b>Nearest Highway</b>	SR 22
<b>Sewer</b>	City of Kokomo	<b>Distance</b>	Approx. 2 Miles
Lease Information			
Unit 1	3,150 SF	Unit 15	1,540 SF
Unit 2	4,585 SF	Unit 16	1,400 SF
Unit 6	9,000 SF	Unit 17	1,540 SF
Unit 10	3,600 SF	Unit 18	1,750 SF
Unit 13	1,400 SF	Unit 25	7,575 SF
<b>Lease Type</b>	NNN	<b>Lease Rate</b>	Negotiable
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$0.67	Tenant	
<b>CAM Fee</b>	\$1.44	Tenant	
<b>Insurance</b>	\$0.15	Tenant	
<b>Maint./Repairs</b>		Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>	\$2.26		

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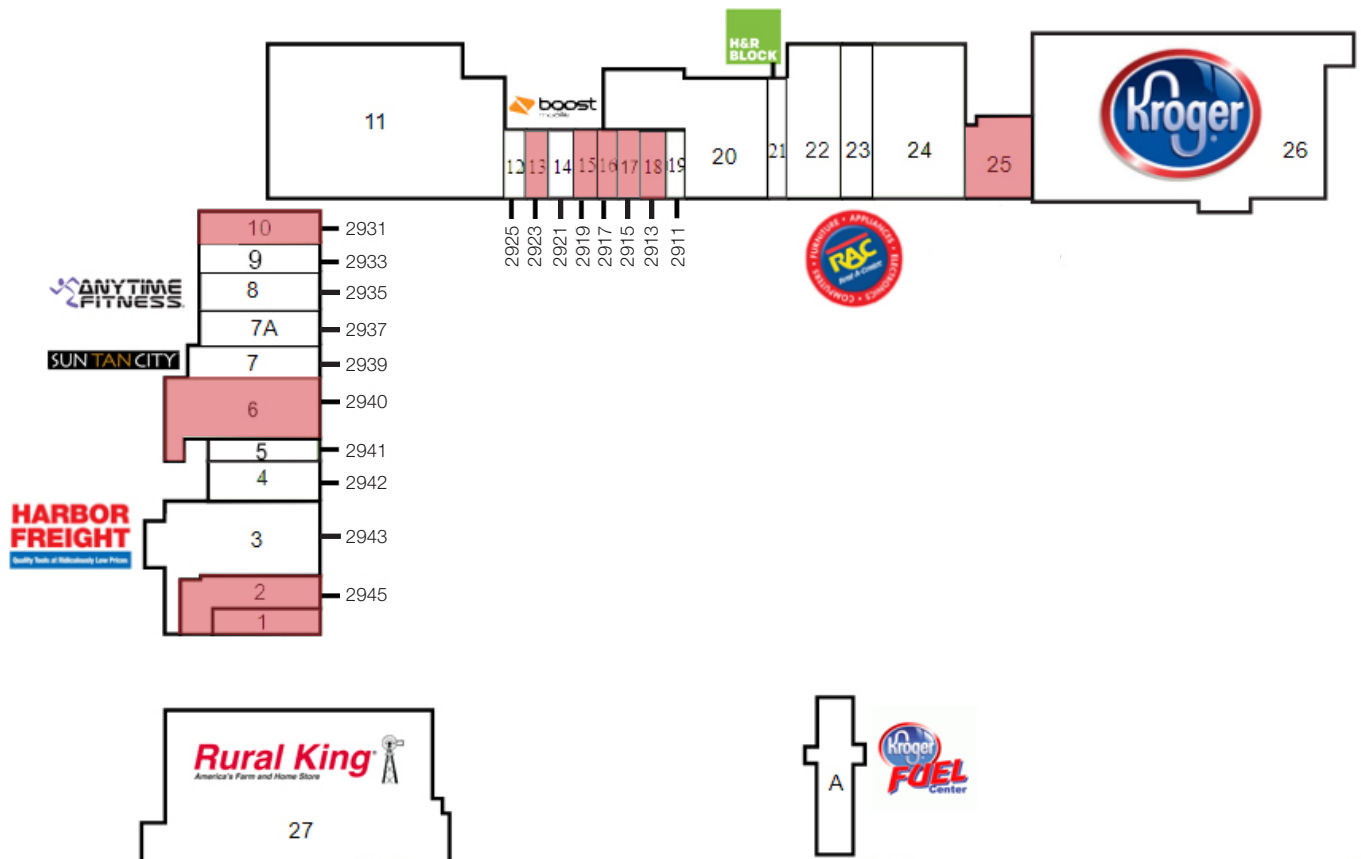
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Unit	Tenant	SF	Unit	Tenant	SF	Unit	Tenant	SF
A	Kroger Fuel Center		9	Ax Kingz	3,600	19	AA Cards & Collectibles	1,400
1	AVAILABLE	3,150	10	AVAILABLE	3,600	20	Best Deal Home Furniture	13,600
2	AVAILABLE	4,585	11	Chandler Wholesale	33,300	21	H&R Block	2,460
3	Harbor Freight	12,480	12	70 East Tobacco	1,400	22	Best Deal	7,500
4	Ralphy's Pizza & Golf	4,260	13	AVAILABLE	1,400	23	Rent-A-Center	4,500
5	Ralphy's Pizza & Golf	2,500	14	Boost Mobile	1,750	24	Olde Thyme Merchantile	11,875
6	AVAILABLE	9,000	15	AVAILABLE	1,540	25	AVAILABLE	7,575
7	Sun Tan City	3,900	16	AVAILABLE	1,400	26	Kroger	50,920
7A	VIP Nails & Spa	3,300	17	AVAILABLE	1,540	27	Rural King	86,440
8	Anytime Fitness	5,100	18	AVAILABLE	1,750			

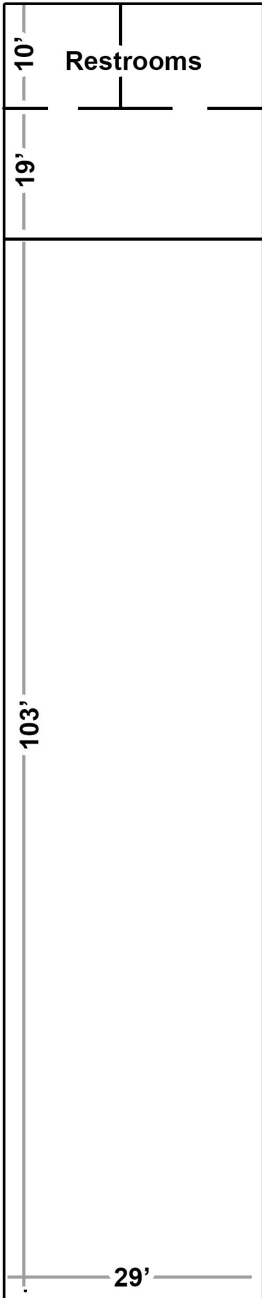
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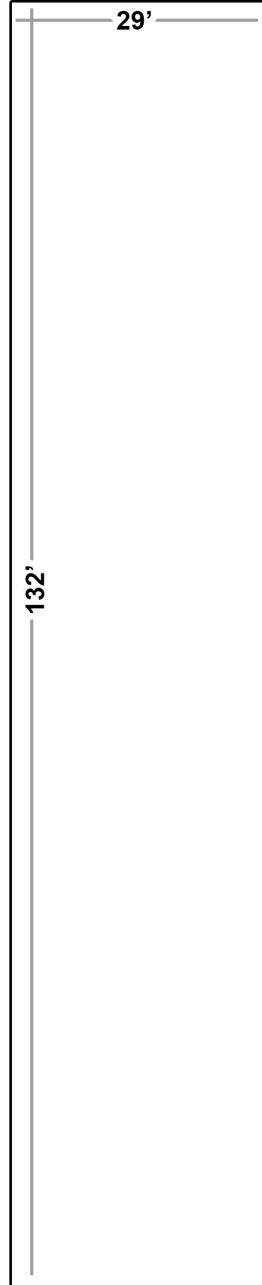
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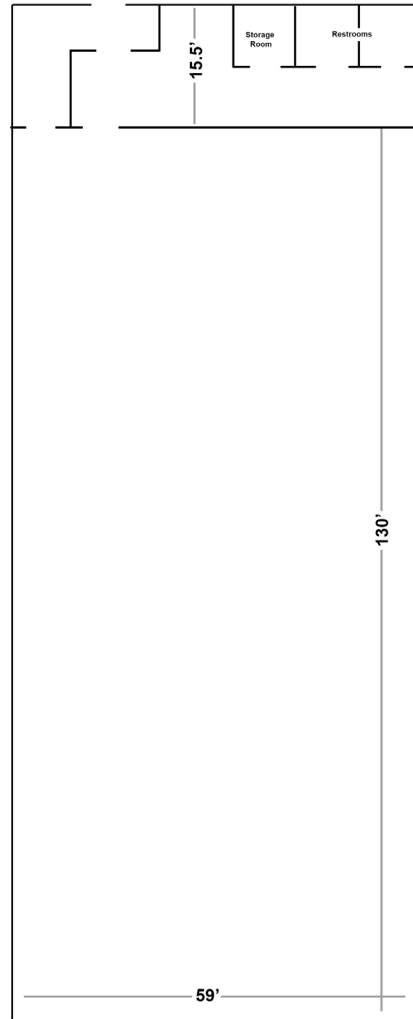
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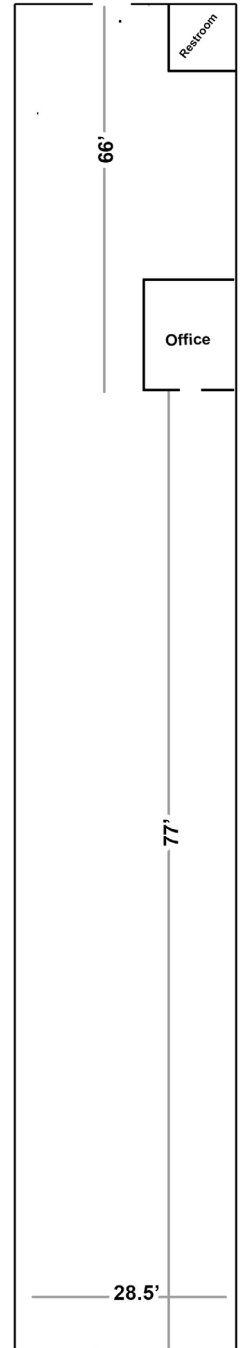
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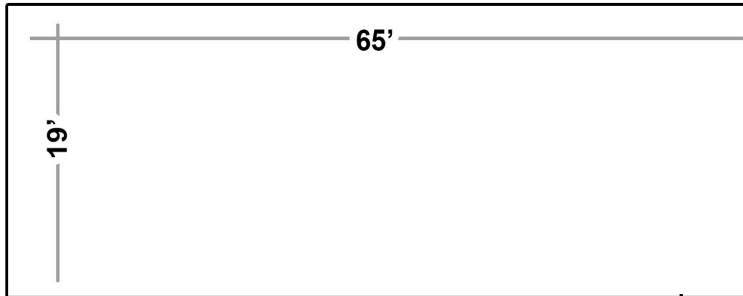
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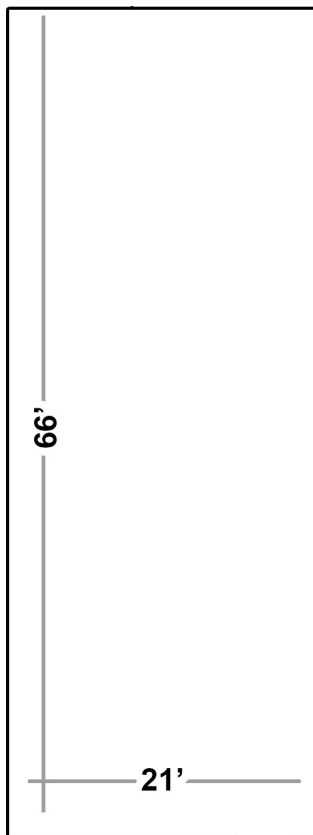
Unit 10



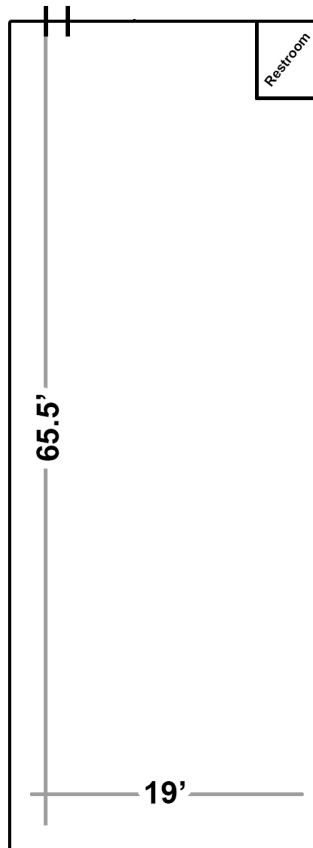
Unit 13



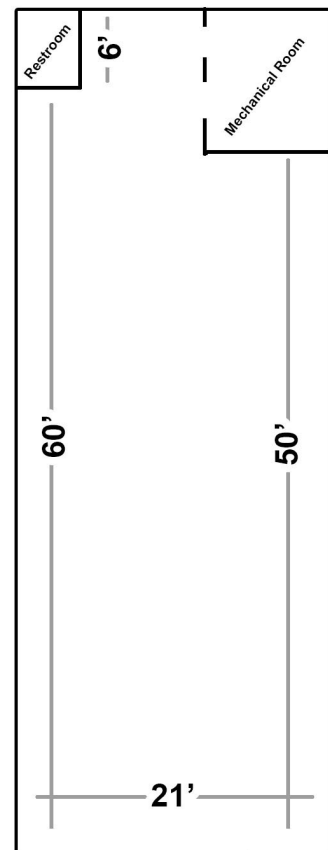
Unit 15



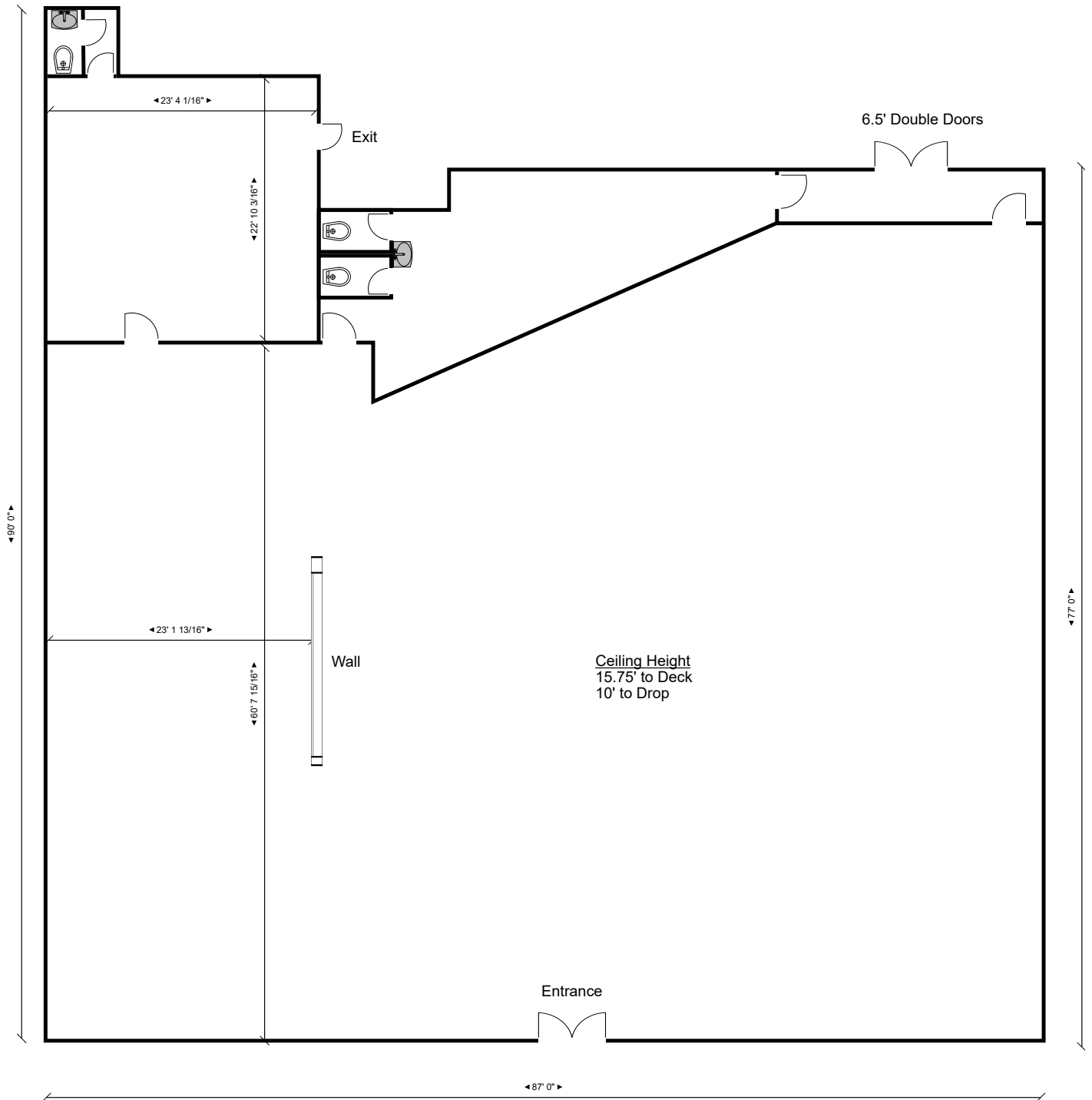
Unit 16



Unit 17



## Unit 25



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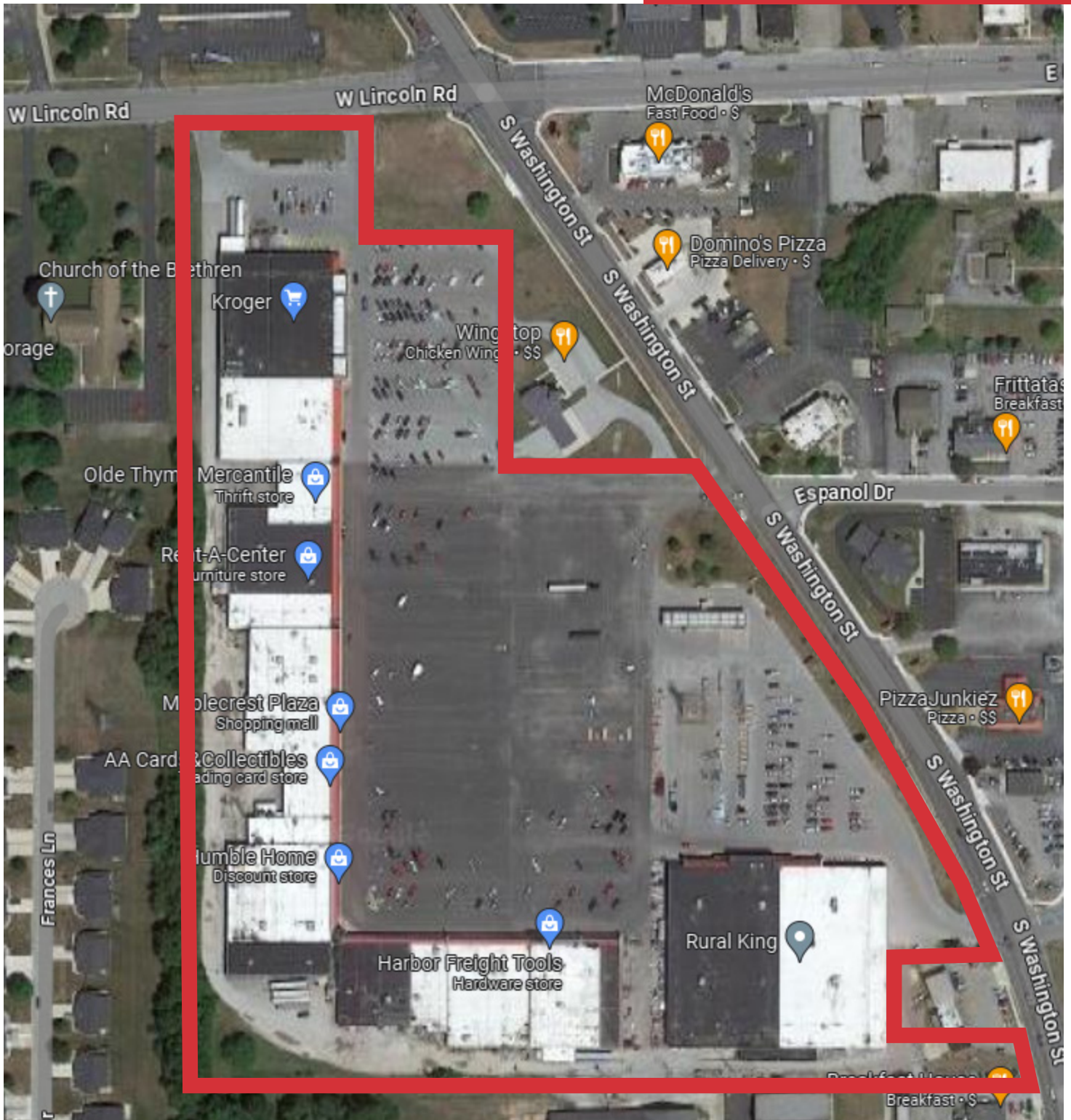
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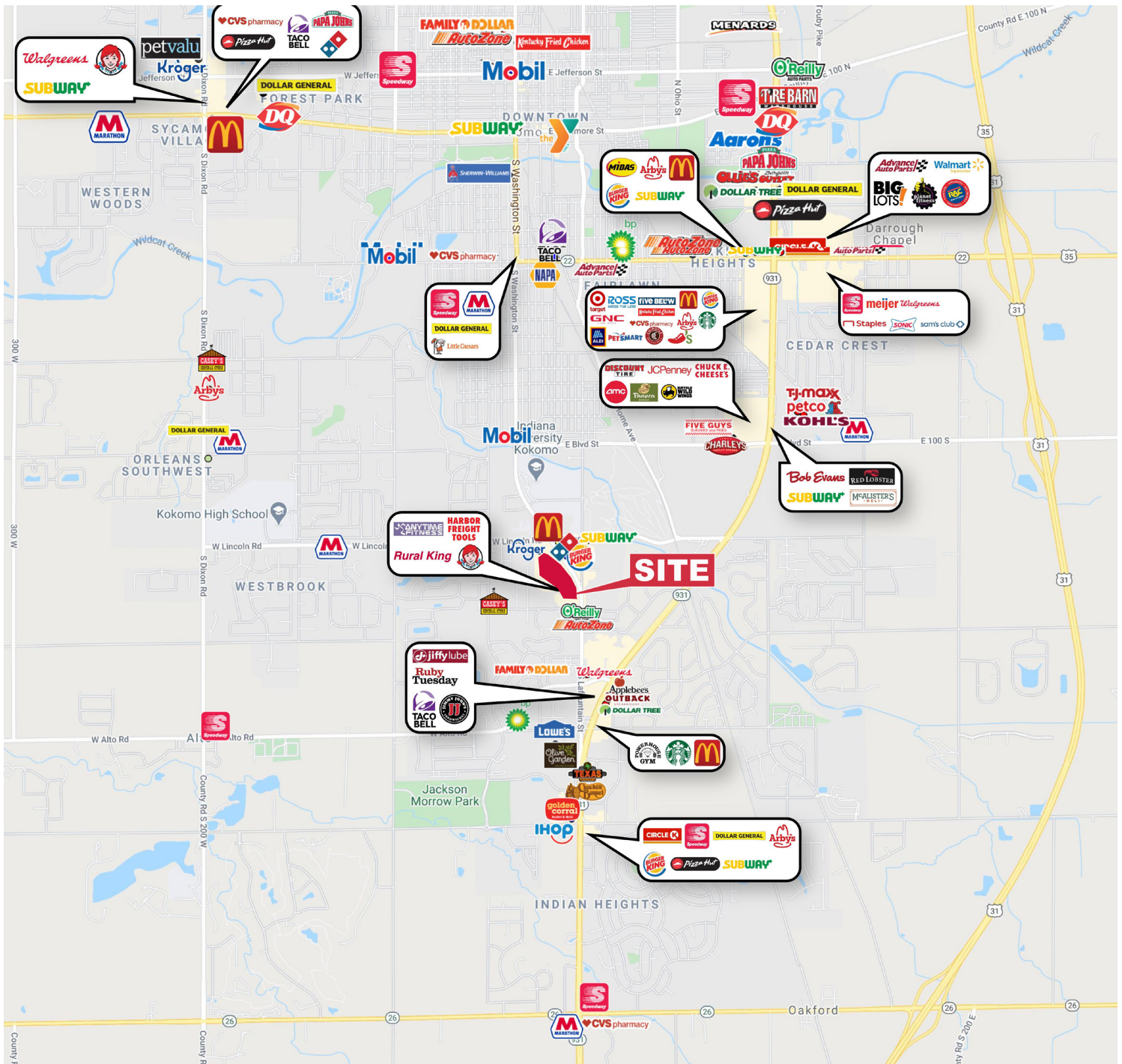
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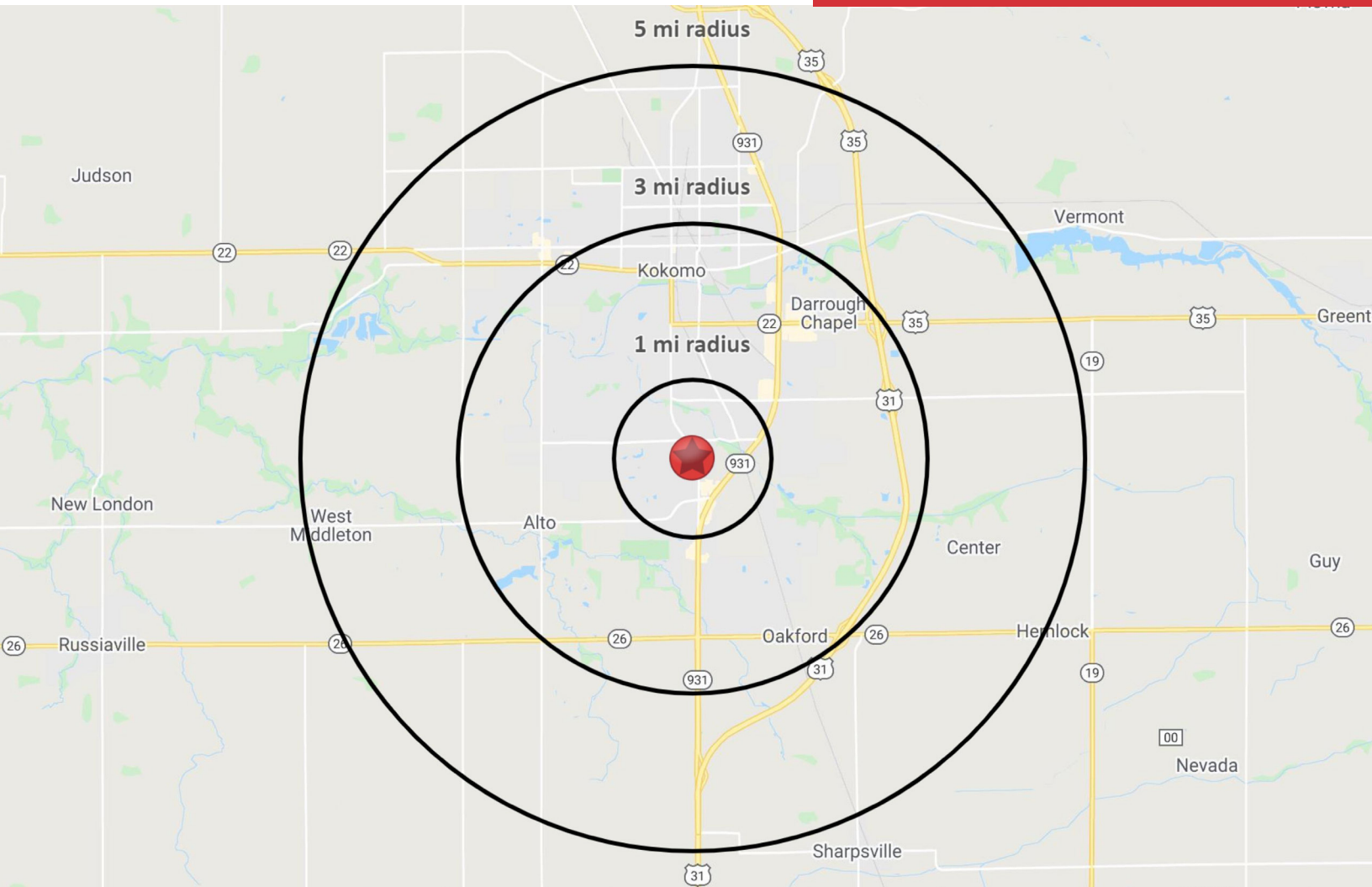
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Demographics	1 MILE	3 MILES	5 MILES
POPULATION	7,373	45,122	68,052
HOUSEHOLDS	3,370	19,998	29,855
AVERAGE HOUSEHOLD INCOME	\$73,468	\$74,328	\$76,288
AVERAGE DAILY TRAFFIC COUNT	10,833 VPD ON WASHINGTON S. / 9,701 VPD ON LINCOLN RD.		

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