



**PREMIER
COMMERCIAL**
REAL ESTATE SERVICES



TCN
WORLDWIDE
REAL ESTATE SERVICES

AVAILABLE SF
3,200 SF

SALE PRICE
\$265,000

PROPERTY HIGHLIGHTS

- Priced well below replacement cost
- Fully leased to two stable tenants with expirations of March 2028 & June 2027
- Ideal for an owner-user to occupy part or all of the building in the future
- Opportunity for an investor to raise rents to market as leases expire
- Well-maintained asset with minimal capital needs



FOR SALE

**4101
S. DIXON RD.
4101 S. Dixon Rd.,
Kokomo, IN 46902**

SAM GARVIN

O: 317.454.7171 | C: 317.696.7270
sgarvin@premiercres.com

4101 S. DIXON RD.

4101 S. Dixon Rd., Kokomo, IN 46902

FOR SALE



PROPERTY DESCRIPTION

Presenting a prime investment opportunity in Kokomo, IN, this 3,200 SF Office Building offers two fully leased units, making it an attractive prospect for investors. Priced below replacement cost, with stable tenants secured until 2027 & 2028. Positioned in the thriving Kokomo area, this property presents a compelling proposition for those looking to capitalize on a solid, income-generating investment.

LOCATION DESCRIPTION

Discover the vibrant community surrounding this prime Office Building investment opportunity in Kokomo, IN. With convenient access to US-31, this thriving area is home to a range of businesses & amenities. Just minutes from the heart of downtown Kokomo, the location offers a perfect blend of suburban charm & urban convenience. Future tenants will benefit from the nearby retail & entertainment options, providing an attractive environment to draw in employees & clients alike. Don't miss out on this chance to invest in a dynamic & growing business community in Kokomo!

SAM GARVIN

O: 317.454.7171 | C: 317.696.7270
sgarvin@premiercres.com

4101 S. DIXON RD.

4101 S. Dixon Rd., Kokomo, IN 46902

FOR SALE



SAM GARVIN

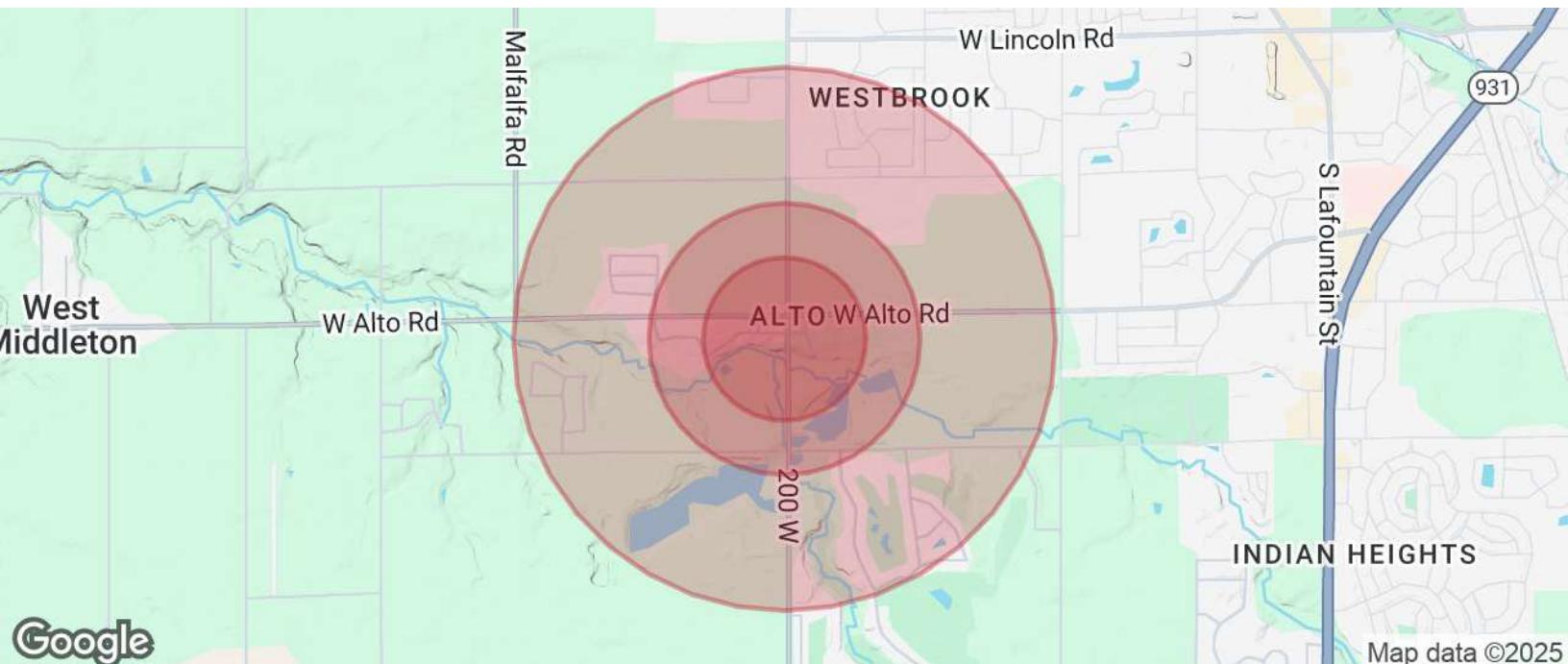
O: 317.454.7171 | C: 317.696.7270
sgarvin@premiercres.com

Premier Commercial / TCN Worldwide • 9785 Crosspoint Blvd., Ste. 118, Indianapolis, IN 46256 • 317.454.7171 • premiercres.com

4101 S. DIXON RD.

4101 S. Dixon Rd., Kokomo, IN 46902

FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	213	482	2,754
Average Age	44	44	46
Average Age (Male)	44	44	44
Average Age (Female)	45	45	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	82	187	1,152
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$119,439	\$118,727	\$115,344
Average House Value	\$281,232	\$287,411	\$272,131

Demographics data derived from AlphaMap

SAM GARVIN

O: 317.454.7171 | C: 317.696.7270
sgarvin@premiercres.com

Premier Commercial / TCN Worldwide • 9785 Crosspoint Blvd., Ste. 118, Indianapolis, IN 46256 • 317.454.7171 • premiercres.com