

KOKOMO TOWN CENTER

1700 East Boulevard Street, Kokomo, IN 46902



Property Highlights:

- Kokomo Town Center is a redevelopment at SR-931 & East Boulevard, in the heart of the retail district of Kokomo, IN.
- 2,000 parking spaces, 5 means of ingress & egress at 2 signalized intersections
- National Tenants include: Buffalo Wild Wings, AMC Showplace 12, Chuck E. Cheese's, Panera Bread, T-Mobile, Cosmo Prof, and Discount Tire.
- Kokomo is known as the "City of Firsts" thanks to its rich automotive heritage & history of technological discoveries.
- In 2018, U.S. Department of Labor named the Kokomo MSA as the 3rd largest employment gain in the U.S. over the last 10 years.
- Nearby employers include Chrysler (9,706+ employees), General Motors (600 employees), Community Health (1,058 employees), St. Vincent Hospital (850 employees) Haynes International (850 employees), Delphi (600 employees), Aptiv (600 employees).

Demographics	5 Mile	10 Mile	20 Mile
Population	54,510	84,242	144,195
Households	23,254	35,298	57,629
Avg. HH Income	\$62,220	\$67,175	\$69,783

Major Tenants:

AMC 42,680 SF
 Robert Miller & Son FURNITURE 62,619 SF

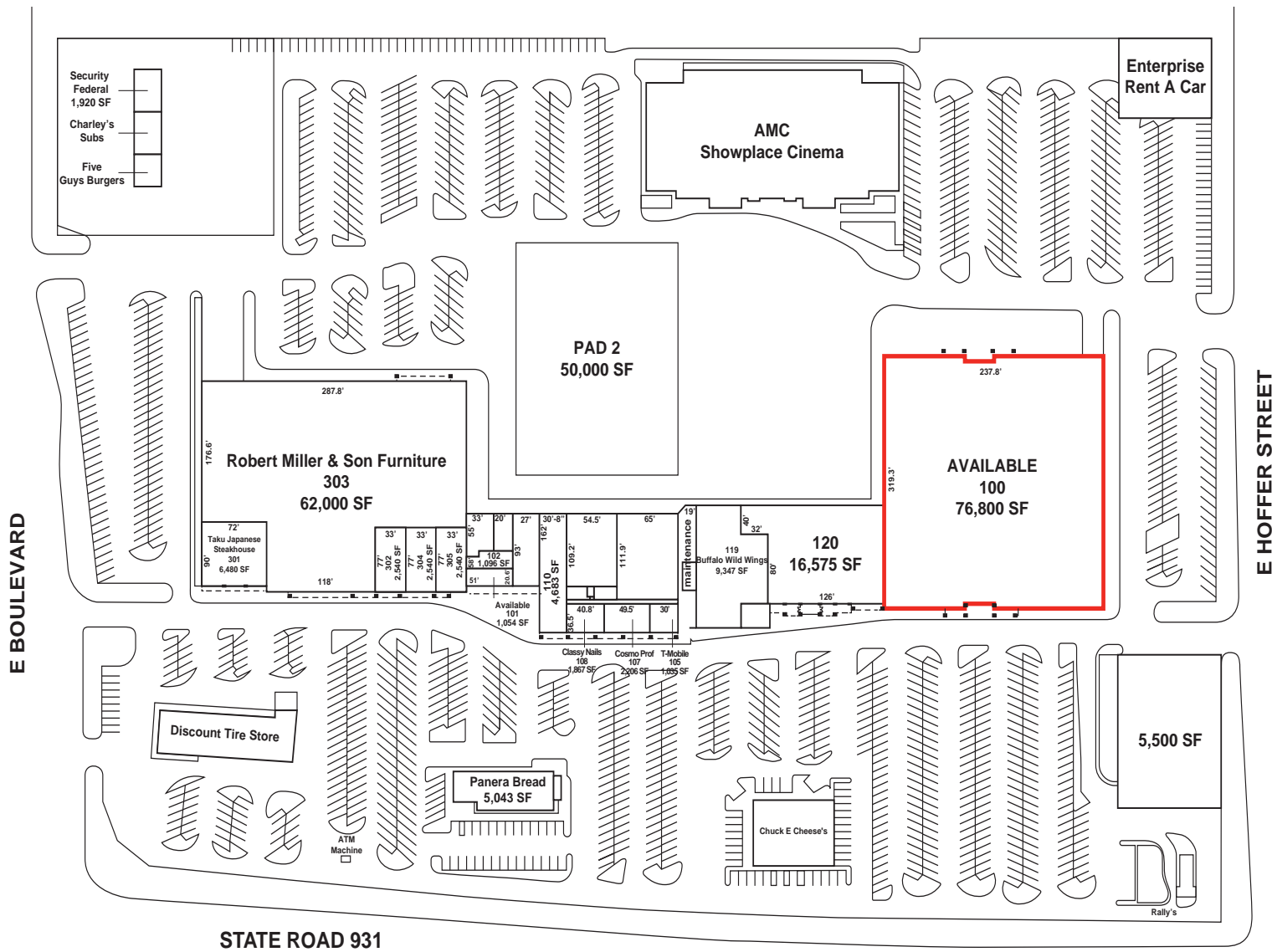
VPD: 35,486
 Avg HH Income: \$66,392
 Retail Sale Potential: \$1.4 Billion

FOR MORE INFORMATION
 PLEASE CONTACT:

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SUITE 100

- Recently remodeled
- Interior remodel included new flooring, light fixtures, ceiling tiles, etc.
- Contains 150 tons of HVAC still under warranty, newer roof with warranty
- Ingress and Egress from the East and West with 3 sets of double doors on each elevation
- North side provides private employee entrance
- Dedicated dock

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