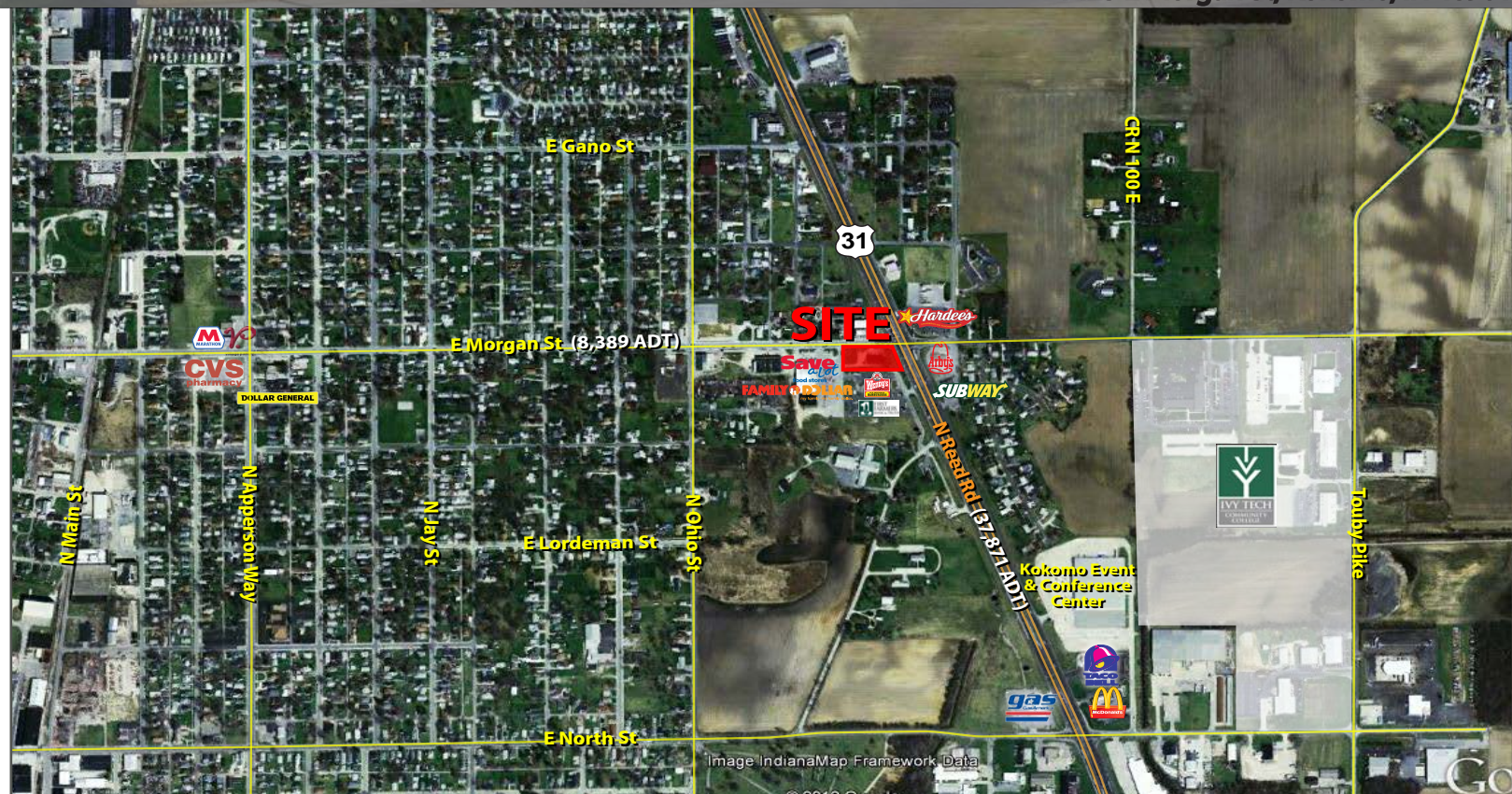


Retail Space Available

Shoppes at 31 & Morgan

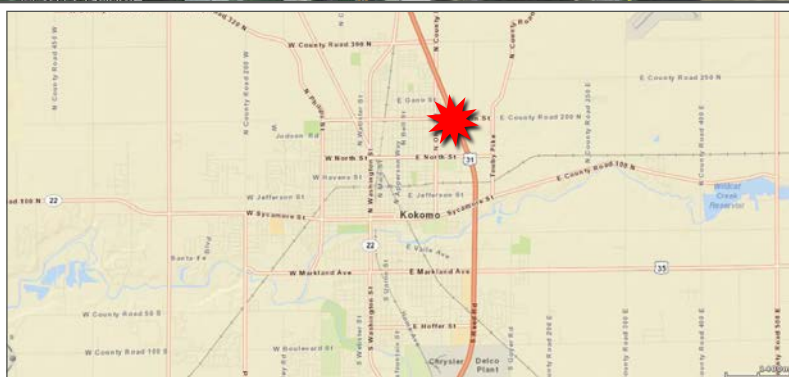
1,620 - 5,184 SF

1425 E Morgan St, Kokomo, IN 46901



Property Highlights:

- 1,620 - 5,184 SF available for lease with ample parking
- Highly visible property located at the SW corner of US 31 and Morgan St
- Hard corner site that is accessible and exposed to over 37,000 vehicles per day
- Property positioned as an outlet in front of Save-A-Lot and Family Dollar
- Area retailers include: Wendy's, Arby, Hardee's, Subway, First Farmers Bank, and more



Demographics	3mile	5mile	10mile
Estimated Population	34,437	58,222	88,001
Est. Avg. HH Income	\$45,721	\$50,111	\$55,726
Traffic Counts			
US 31 / N Reed Rd	37,871 ADT		
E Morgan St	8,389 ADT		

For more information contact:

Kyle Hughes

317-472-1800

khughes@veritasrealty.com

Jamison Downs

317-472-1800

jamison@veritasrealty.com

Seth Biggerstaff

317-472-1800

seth@veritasrealty.com

930 E 66th St - Indianapolis, IN 46220 - ph. (317) 472-1800 - fax (317) 472-1802 - www.veritasrealty.com



VERITAS
REALTY

Retail Space Available

Shoppes at 31 & Morgan

1,620 - 5,184 SF

1425 E Morgan St, Kokomo, IN 46901



Site Plan



For more information contact:

Kyle Hughes

317-472-1800

khughes@veritasrealty.com

Jamison Downs

317-472-1800

jamison@veritasrealty.com

Seth Biggerstaff

317-472-1800

seth@veritasrealty.com

930 E 66th St - Indianapolis, IN 46220 - ph. (317) 472-1800 - fax (317) 472-1802 - www.veritasrealty.com



VERITAS
REALTY