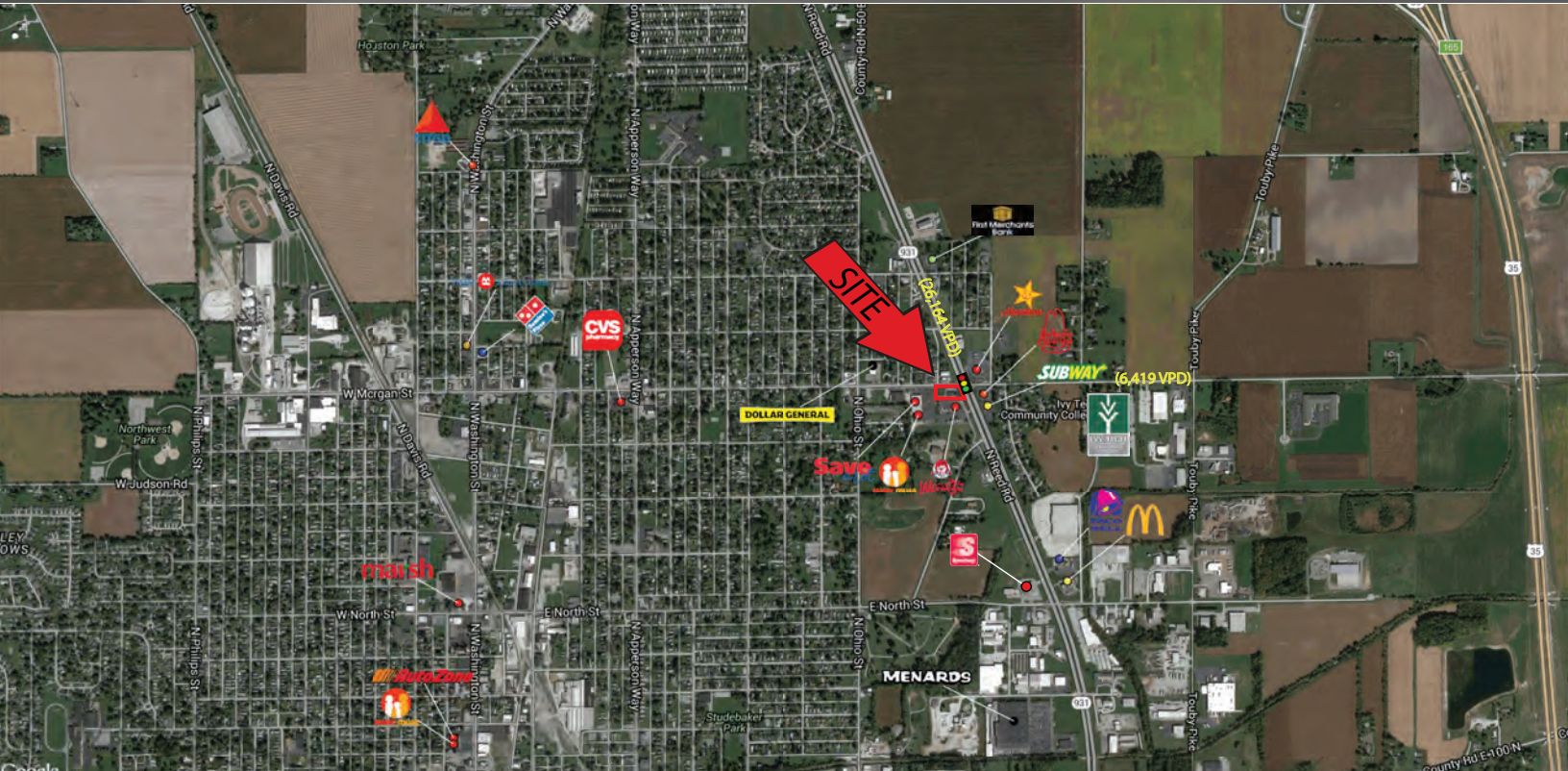


# For Sale or Lease

## Outlot at 931 & Morgan St

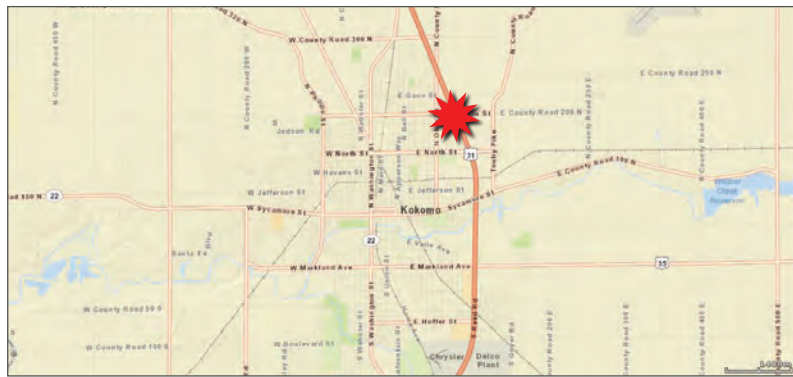
# 1 Acre

1425 E Morgan St, Kokomo, IN 46901



### Property Highlights:

- 1 acre outlot for sale or for lease
- 1,188 - 2,808 SF available for lease with ample parking and large pylon sign
- Highly visible property located at the SW corner of US 931 and Morgan St
- Hard corner site that is accessible and exposed to over 32,500 vehicles per day
- Property positioned as an outlot in front of Save-A-Lot and Family Dollar
- Area retailers include: Wendy's, Arby's, Hardee's, Subway, First Farmers Bank, and more



Demographics	3 mile	5 mile	10 mile
Estimated Population	32,359	56,826	89,076
Est. Avg. HH Income	\$38,549	\$46,837	\$52,777
Traffic Counts			
SR 931 / N Reed Rd	26,164 ADT		
E Morgan St	6,419 ADT		



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