

# FREESTANDING BUILDING WITH DRIVE-THRU FOR LEASE, GROUND LEASE OR BTS

401 Kentucky Dr, Kokomo, IN 46902



## PROPERTY HIGHLIGHTS:

- Former 714 SF Freestanding Restaurant with Drive-Thru on 0.96 acres
- Located directly off of SR-931 (S. Reed Rd)
- Signalized connectivity with multiple access points
- Monument signage available
- Regional trade area anchored by Walmart Supercenter, Meijer, Target, Aldi, Ross, PetSmart, Hobby Lobby, Sam's Club, Best Buy, TJMaxx, Ulta Beauty, Kohl's, Planet Fitness, Panera Bread, Starbucks, McDonalds, Chipotle and more
- Nearby employers include: Fiat Chrysler (8,000+ 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    |  3 MILE |  5 MILE |  10 MILE |
|-----------------|--|--|---|
|                 | Population:  | 31,895   | 62,094  |
| Daytime Pop:    | 29,499   | 53,351   | 66,640  |
| Households:     | 14,120   | 26,585   | 35,721  |
| Avg. HH Income: | \$71,327   | \$68,831   | \$73,489  |

## CONTACT

**Seth Biggerstaff**

T: 317-472-1800

E: Seth@VeritasRealty.com

**Andrew Demaree**

T: 317-472-1800

E: ADemaree@VeritasRealty.com

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www.VeritasRealty.com

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AERIAL  
SITE



**SITE**

SITE PLAN



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AERIAL  
MARKET

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