

+/- 3 Acre Redevelopment Opportunity with Stoplight Access

VERITAS
REALTY



FOR SALE

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PROPERTY OVERVIEW

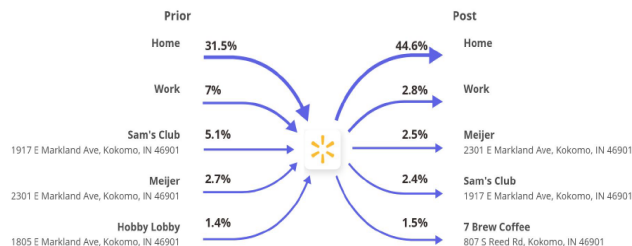
PROPERTY OVERVIEW:

- +/- 3 acres
- 10,644 SF existing building in cold dark shell condition
- Existing Drive-Thru
- Stoplight access & visibility

PROPERTY HIGHLIGHTS:

- Visible and accessible to over 24,700 vehicles per day
- Located along a primary corridor through Kokomo
- Located in a regional retail hub

DEMOGRAPHICS	 3 MILE	 5 MILE	 6 MILE
Population:	43,075	66,413	71,616
Average HH Income:	\$70,059	\$81,805	\$85,208
Daytime Population:	40,531	53,693	55,930



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ZOOM
AERIAL



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MARKET
AERIAL



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