



ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists



F.C. Tucker Company

2607 E MARKLAND AVENUE & 1021 CLARK ST. KOKOMO, IN 46902



**COMMERCIAL
FOR SALE**

KOKOMO, INDIANA



\$229,000

2607 E MARKLAND AVE

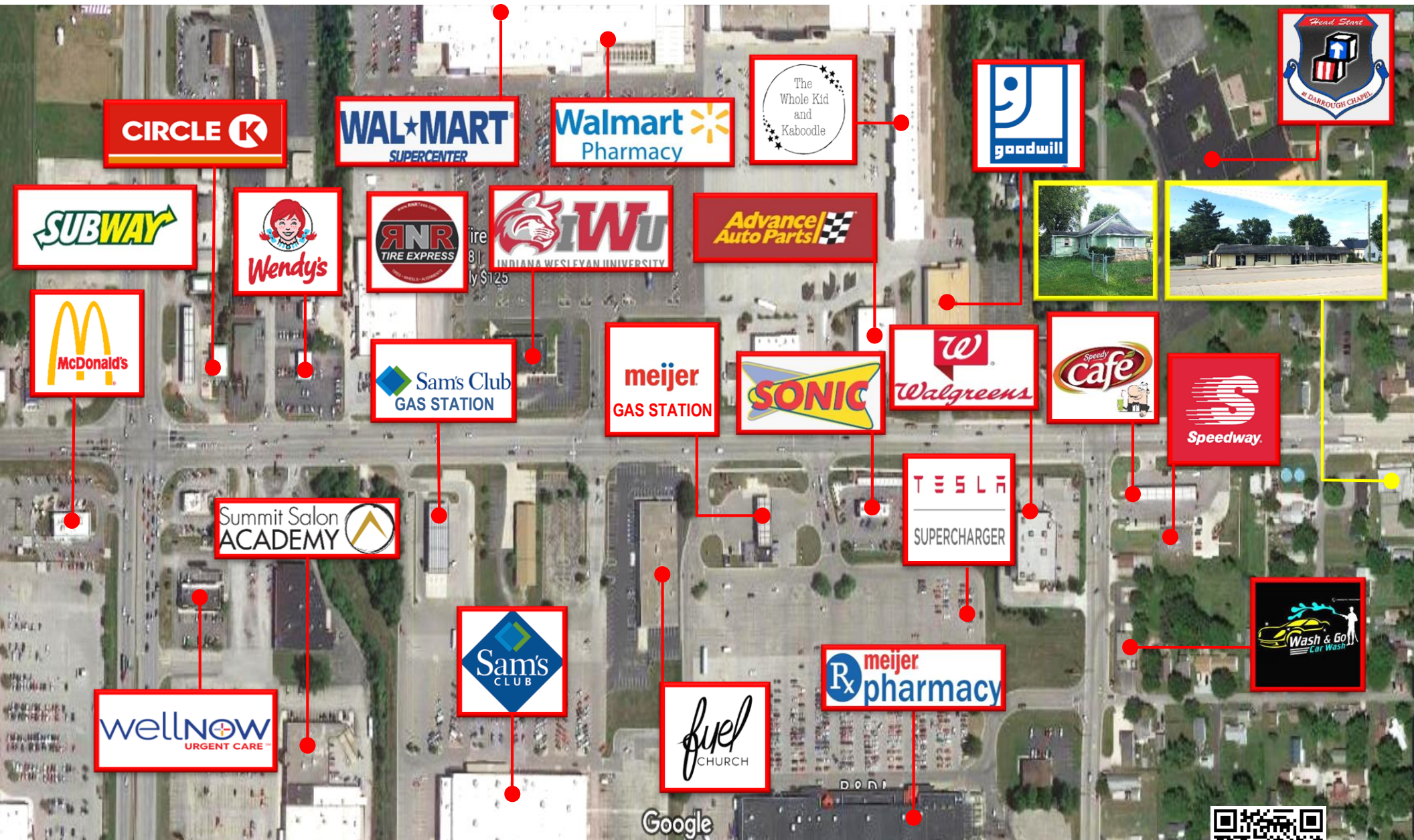
KOKOMO, INDIANA

COMMERCIAL SPACE PROPERTY SUMMARY

PROPERTY TYPE	▪ RETAIL
YEAR BUILT	▪ 1954
BLDG SF	▪ 4,384 SF
LOT SF	▪ 18,295 SF
APN	▪ 34-10-05-202-008.000-001

Live next to where you work. This commercial space is a blank canvas with very high visibility of over 11,000 to 14,000 cars daily! Formerly occupied by an antique store, the sky is the limit with this open concept commercial space. How often do we come across a commercial and residential package right off a US-31 exit.







COMMERCIAL SPACE





COMMERCIAL SPACE





RESIDENTIAL SPACE





KOKOMO, INDIANA

49 miles north of Indianapolis, Kokomo, Indiana is the county seat of Howard County, Indiana. The population of Kokomo is just above 58,000. Kokomo was incorporated in 1865. Kokomo is the home to a notable number of inventions including the first rubber tire, the first aluminum casting, and the first mechanical corn picker, which gives Kokomo its name of being the “City of Firsts”. Kokomo has many museums that provide interesting and informative experiences to its visitors. Several festivals are celebrated in Kokomo annually including the Haynes Apperson Festival, Oktoberfest, Rib Fest, and Strawberry Festival.

ECONOMY

The economy of Kokomo employs over 25,000 people. The largest employers in Kokomo include Manufacturing, Health Care & Social Assistance, and Retail Trade. The highest paying industry is Utilities.

DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	4,369	35,200	65,547
2022 Estimate	3,016	34,900	64,000



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	1,858	15,455	28,018
2022 Estimate	1,807	14,856	26,763

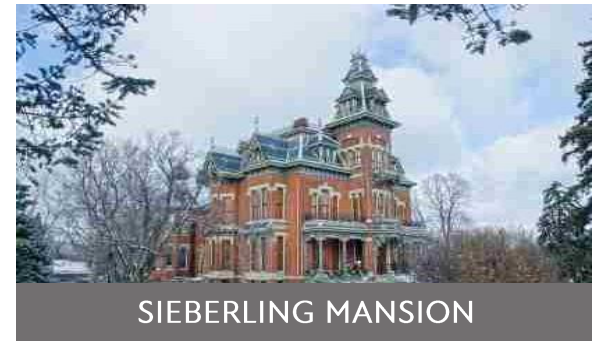


INCOME (2018 EST)	1-MILE	3-MILE	5-MILE
Ave. Household Income	\$50,400	\$47,600	\$52,600

KOKOMO TOURISM & ATTRACTIONS

SEIBERLING MANSION

One of the top attractions in Kokomo, The Seiberling Mansion was constructed in 1881 by Monroe Seiberling. The mansion has served as a private residence for the past decade. The mansion is open to the public a couple of days a week.



SEIBERLING MANSION

KOKOMO SPEEDWAY

For Motorsport enthusiasts, the Kokomo Speedway is a great attraction. There is a weekly racing tournament hosted every Sunday evening during the summer months. There is a wide range of unique cars, which makes it an exciting spot for visitors of all ages.



KOKOMO SPEEDWAY

WILDCAT CREEK RESERVOIR

The perfect destination for nature lovers, The Wildcat Reservoir is in the western part of the city and is well-known for its water activities and gorgeous scenery.



WILDCAT CREEK RESERVOIR

KOKOMO EDUCATION

INDIANA UNIVERSITY KOKOMO

Indiana University Kokomo is a regional public university serving north central Indiana, with a total enrollment of 4,106 students. The university offers 60 degrees and programs. A variety of master's and graduate degrees are offered at this dynamic university. Six men's sports and eight women's sports are a part of the Indiana University Kokomo Athletics department.

Indiana University Kokomo was ranked #6 in Top Public Schools (US News 2022)

IVY TECH COMMUNITY COLLEGE OF INDIANA

The Ivy Tech Community College proudly serves the Kokomo community. The campus is a small institution with an enrollment of 2,178 undergraduate students. Over 40 programs are offered, with a variety of career opportunities to utilize upon graduation.



INDIANA UNIVERSITY KOKOMO

2607 E Markland Ave

KOKOMO, IN 46902

EXCLUSIVELY LISTED BY:



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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Annie Scott, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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