



ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists



F.C. Tucker Company



1504 W MARKLAND AVE, KOKOMO IN 46901



DEVELOPMENT
OPPORTUNITY IN
KOKOMO

FOR SALE

\$59,900



Executive Summary

Discover a Prime Investment Opportunity in the Heart of Kokomo

Unlock the potential of this high-visibility commercial/residential property located on bustling West Markland Avenue in the heart of Kokomo. Offering prime exposure along one of the city's busiest thoroughfares, this versatile property presents a unique opportunity for investors, entrepreneurs, or small business owners seeking a flexible space with exceptional frontage and signage potential.

Key Highlights:

- Zoned for light industrial use, providing unmatched flexibility for a variety of business type.
- Located just minutes from downtown Kokomo, U.S. 31, and the Markland Mall, ensuring a steady flow of local and drive-by traffic.
- Features ample off-street parking, a private entrance, and a layout that can easily accommodate office, retail, or service-based businesses.
- Surrounded by established businesses, schools, and residential neighborhoods — ideal for walk-in customers or community-based services.
- Affordably priced with value-add potential — perfect for owner-occupiers or investors seeking a strategic Kokomo location.

Opportunity Awaits: Whether you're looking to launch a boutique, medical office, salon, professional services firm, or even a rental property, 1504 W Markland Ave offers a rare blend of visibility, utility, and affordability. With flexible usage and strong area demographics, this property is positioned to support both immediate use and long-term growth.

Property Summary

1504 W MARKLAND AVE, KOKOMO IN 46901

Offering Price	\$59,900
Property Type	Residential with Potential to Rezone
Building Size	864 SF
Lot Size	10,062 Sf SF (0.2 Acre)
Stories	1
Year Built	1917
Parcel No.	34-03-35-453-007.000-002
Bedroom	2
Bath	1F 1H

TAXES

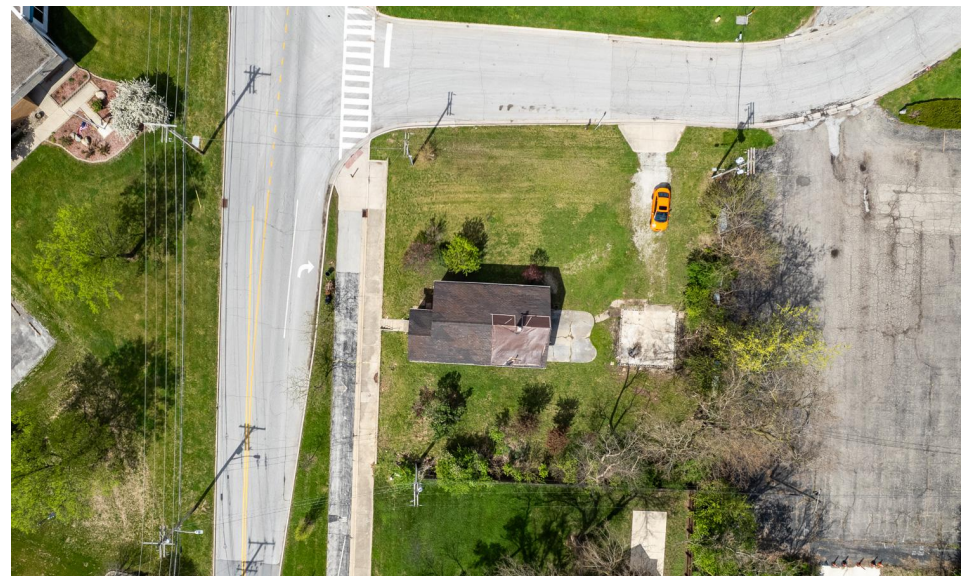
2023	\$229.28
2022	\$191.52
2021	\$135.36
2020	\$129.40
Zoning	From R4 to LI (Light Industrial) Permitted uses: Restaurant, Office/Professional, Business Retail, Communication/ Utilities, Distribution Facility, Flex- Space,Light Assembly, Research Center, Sign Painting, Fabrication, Tool & Die Shop, Welding



Neighborhood Map



Aerial Photos



Exterior Photos



DEMOGRAPHIC SUMMARY

1504 W Markland Ave, Kokomo, Indiana, 46901
Rings: 1, 3, 5 mile radii

KEY FACTS

67,928

Population

41.1

Median Age



29,746

Households

\$44,688

Median Disposable Income

EDUCATION

8.9%

No High School Diploma



39.0%

High School Graduate



31.7%

Some College/ Associate's Degree



20.3%

Bachelor's/ Graduate/ Prof Degree

INCOME



\$53,810

Median Household Income



\$30,276

Per Capita Income



\$134,697

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,464

Apparel & Services



\$159

Computers & Hardware



\$2,354

Eating Out



\$4,603

Groceries



\$5,198

Health Care

BUSINESS



2,685

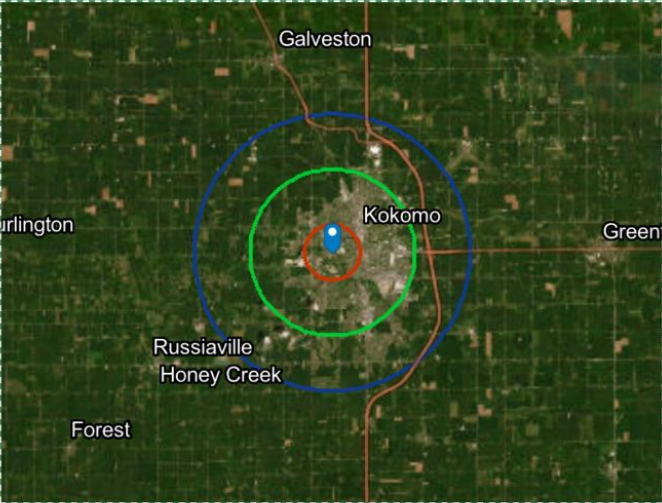
Total Businesses



34,912

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	7,845	50,236	67,928
2023 Household Population	7,375	49,146	66,835
2023 Family Population	5,296	35,939	50,609
2028 Total Population	7,895	50,314	67,861
2028 Household Population	7,424	49,223	66,768
2028 Family Population	5,313	35,856	50,374



OFFICE MARKET PROFILE

1504 W Markland Ave, Kokomo, Indiana, 46901
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



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PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



100

Access to Internet at home



100

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



Tapestry segments



Midlife Constants

4,126 households

13.9%

of Households



Traditional Living

3,870 households

13.0%

of Households



Hometown Heritage

3,529 households

11.9%

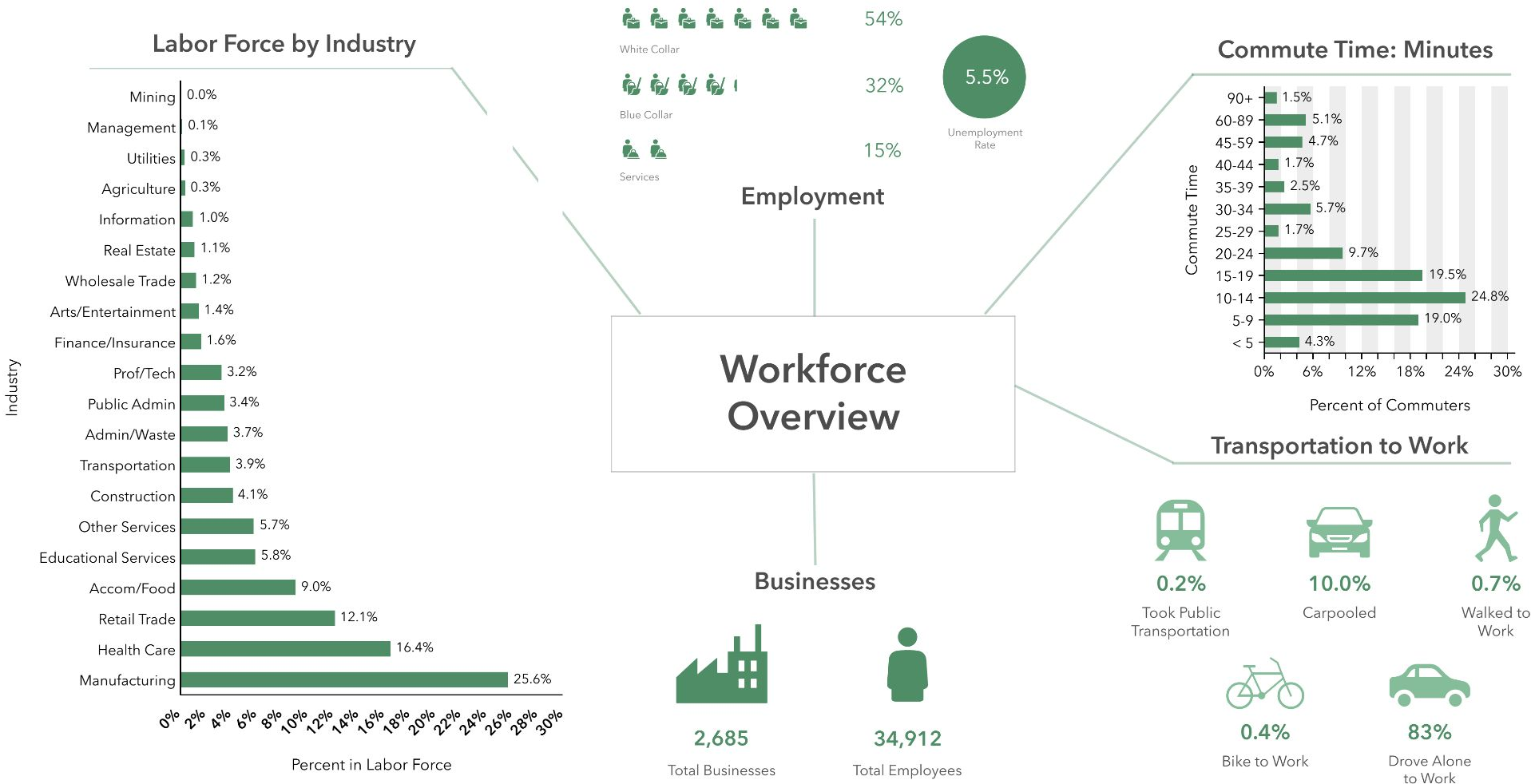
of Households



Economic Development Profile

1504 W Markland Ave, Kokomo, Indiana, 46901

Ring of 5 miles



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022).

COMMUTE PROFILE

1504 W Markland Ave, Kokomo, Indiana, 46901

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



0.2%

Took Public Transportation



10.0%

Carpooled



0.7%

Walked to Work



0.4%

Bike to Work

WORKERS



28,636

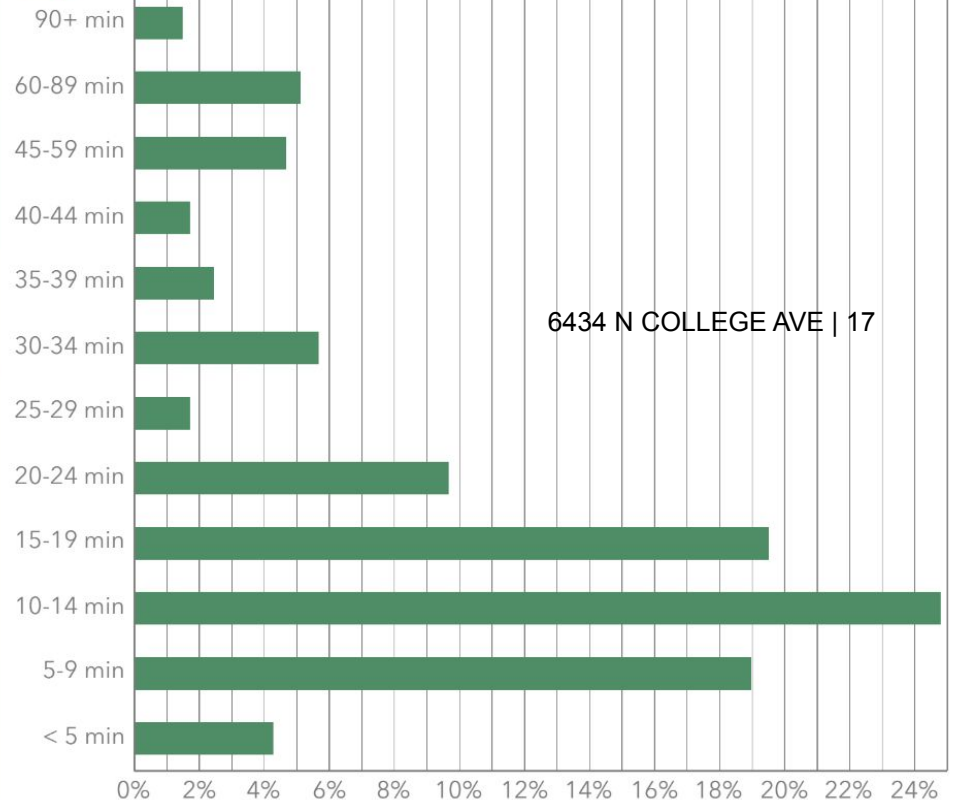
ACS Workers Age 16+



82.5%

Drove Alone to Work

TRAVEL TIME TO WORK



6434 N COLLEGE AVE | 17

Percent of Workers

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.

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.

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.

KOKOMO EDUCATION

INDIANA UNIVERSITY KOKOMO

Indiana University Kokomo is a regional public university serving north central Indiana, with a total enrollment of 3,123 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.



SIEBERLING MANSION



KOKOMO SPEEDWAY



WILDCAT CREEK RESERVOIR



INDIANA UNIVERSITY KOKOMO

1504 W MARKLAND AVE.

KOKOMO IN 46901

EXCLUSIVELY LISTED BY:



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Realtor / Broker

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