



PROPERTY OVERVIEW

- Sale, Ground Lease or Build-to-Suit
- +/- 1.7 Acres
- Walmart Shadow Anchored Lots on Markland Avenue
- Rare Opportunity - No Walmart Restrictions
- Zoned C2
- Core Retail Trade Area with Strong Co-tenancy: Meijer, Sam's Club, Hobby Lobby, JoAnn Fabrics, Planet Fitness and More
- Signalized Access Shared with Walmart and Renovated Kokomo Shopping Center
- One Mile from US Hwy 31 Bypass and 1/4 Mile from US Hwy 931 and Markland Mall
- Excellent Visibility and Pylon Signage
- Ideal for QSR's, Fast Casual, Financial or Automotive

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	5,119	41,988	64,447
Average Household Income	\$44,681	\$54,238	\$62,931
Number of Households	2,822	21,766	32,167
Median Home Value	\$81,448	\$88,658	\$104,327
Est. Total Employees	7,271	36,278	43,209

For additional information contact:

Patrick Boyle

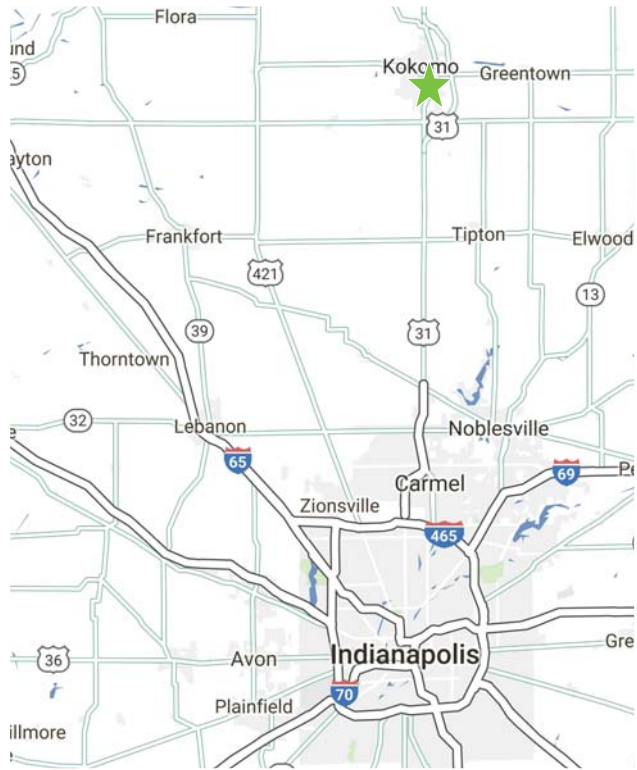
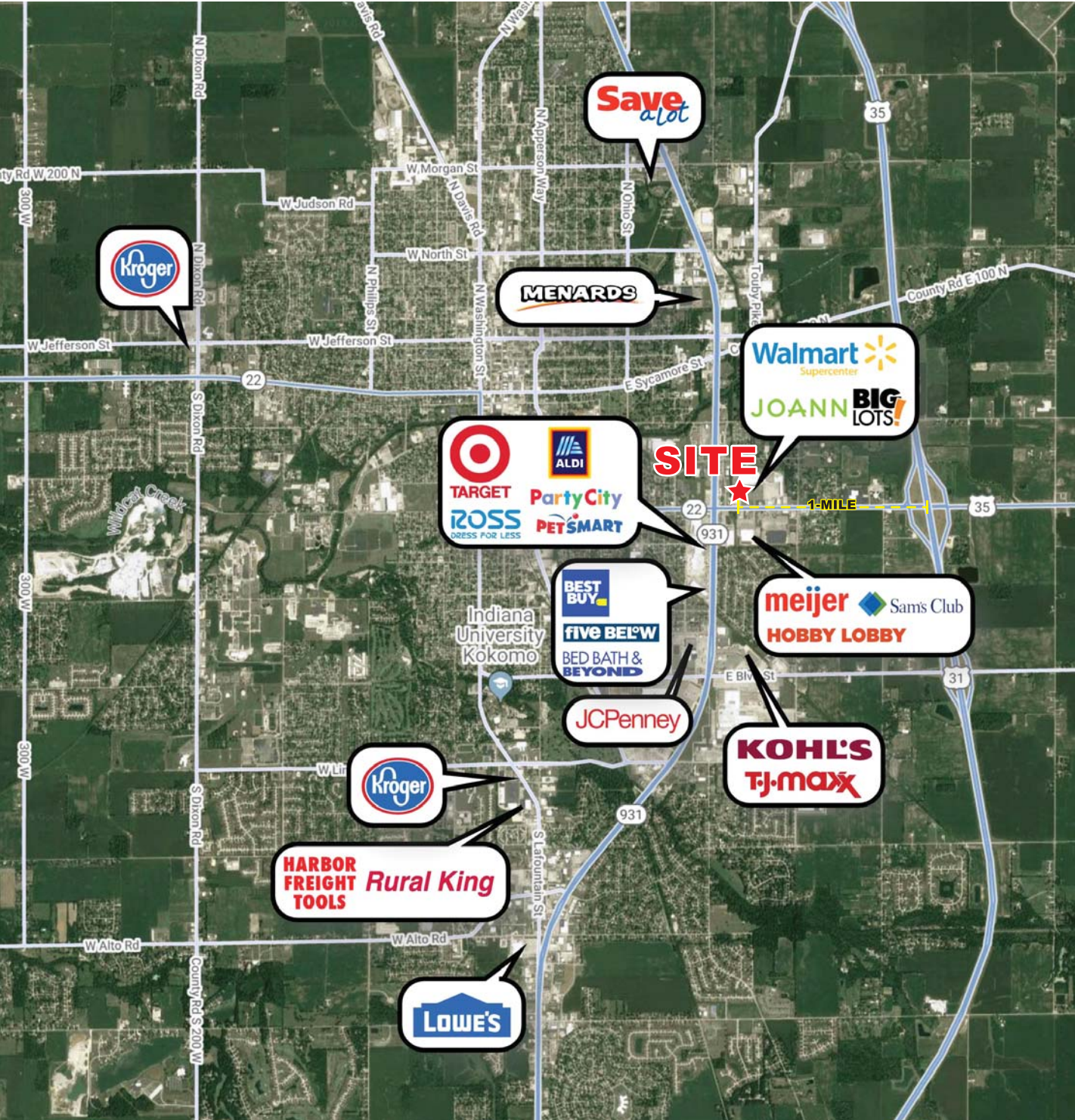
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MIDLAND ATLANTIC
PROPERTIES