

# RETAIL SPACE FOR LEASE

## SOUTHWAY PLAZA SHOPPING CENTER KOKOMO, IN 46902



### PROPERTY HIGHLIGHTS

- Available Space: 1,500-8,072 SF
- Well-established center
- Highly visible location
- High traffic count - 46,450 VPD
- Pylon signage available
- Neighboring tenants include Club Fitness 24, Dunham's Sports, Verizon, Mancino's Pizza, Great Clips & Dollar Tree
- Lease Rate: \$10-\$14/SF/NNN



David W. Dumas  
(260) 407-7114  
ddumas@bndcommercial.com

Continuing the Goldstine Knapke Tradition

**Our Services  
Include:**

Commercial, Office,  
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Brokerage

Tenant & Landlord  
Representation

Property  
Management &  
Maintenance

Facility Management

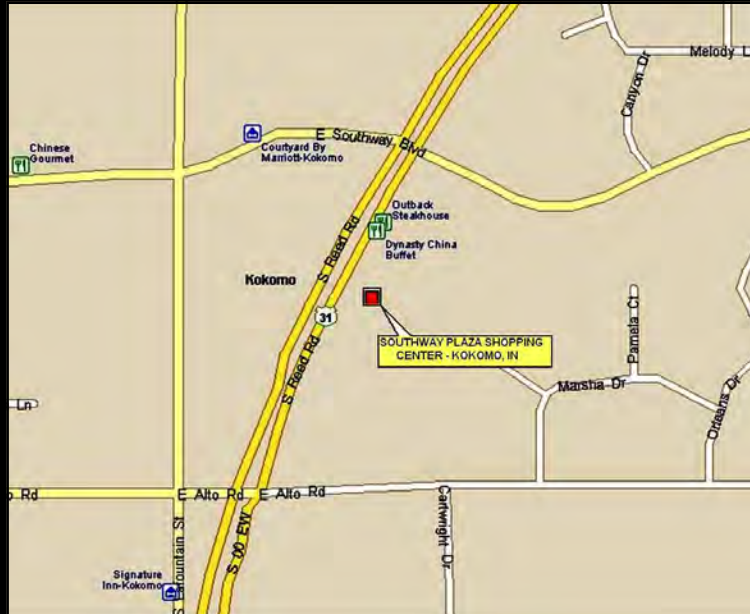
Consulting & Market  
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Commercial, Office,  
Industrial, Medical &  
Residential  
Development

Multi-Family  
Investment

Business Brokerage

# SOUTHWAY PLAZA RETAIL SPACE 3800 S. REED ROAD (US 31) KOKOMO, IN 46902



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

# SOUTHWAY PLAZA SHOPPING CENTER, KOKOMO, IN

Building Name	Southway Plaza Shopping Center
Address	3800 S. Reed Road (US 31)
City/State/Zip	Kokomo, IN 46902
County	Noble
Township	Allen Twp.
Quadrant	

Parcel No:	34-10-18-152-006.000-002
Class	Commercial Improved
Type	Shopping Center
Status	Lease
Availability	Immediate

Total Area SF	120,000 SF
Vacant RSF	1,500 SF to 8,072 SF
Vacant USF	1,500 SF to 8,072 SF
Largest Contiguous	8,072 SF
Divisible/Combinable	Yes

<b>Utilities</b>	
Sewer / Septic	City of Kokomo
Public / Well Water	City of Kokomo
Electric	TBD

Lease Rate RSF/Yr	\$10-\$14/SF/Year
Lease Rate / Mo	Varies by space
Term	Min. 12 months
Gross / Net	NNN

Construction Type	Concrete block
Construction Year	1969
Condition	Excellent
Number of Floors	Bldg. 1 (2 floors) Bldg. 2 (1 floor)
Roof	Built-up
Foundation	Reinforced concrete
Heating System	Gas forced air
Air Conditioning	Central air
Sprinkler System	None
Electric	TBD
Security System	By tenant
Restrooms	One per suite
Handicap Access	Yes
Signage	Pylon & door signage

<b>Expenses</b>		
	T/L	Estimated Expenses
Utilities	T	
Property Tax	T	
Insurance	T	(Taxes, CAM & Insurance
Common Area (CAM)	T	are \$2.50/SF)
Janitorial	T	
Ext. Maintenance	T	
Int. Maintenance	T	
Lawn/Snow	T	

Zoning	SC
Land Area (acres)	8.81 Acres
Anchor Tenant(s)	Dunham's Sports, Club Fitness 24, Dollar Tree, Salvation Army
Exclusions	
Parking	Abundant paved & striped
Traffic Count	46,450 VPD
Demographics	Available

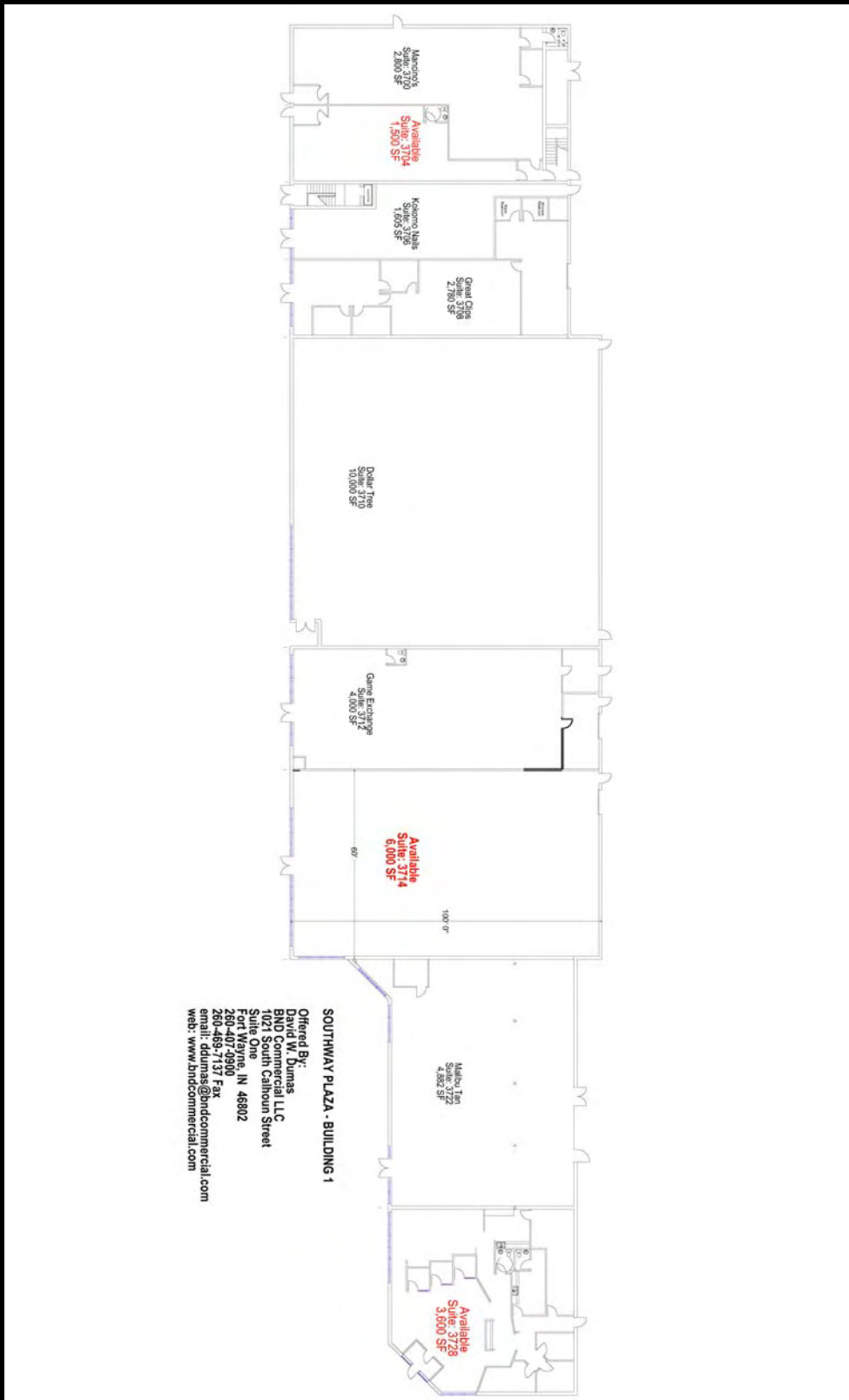
- Comments:**
- Well-established center on main thoroughfare in Kokomo, IN**
  - Highly visible location with multiple curb cuts**
  - Population is 66,342 within five miles**
  - Neighboring tenants include Club Fitness 24, Dunham's Sports, Verizon, Mancino's, Salvation Army and Dollar Tree**
  - New Starbucks on out lot**
  - Center also offers second floor office space available for lease**



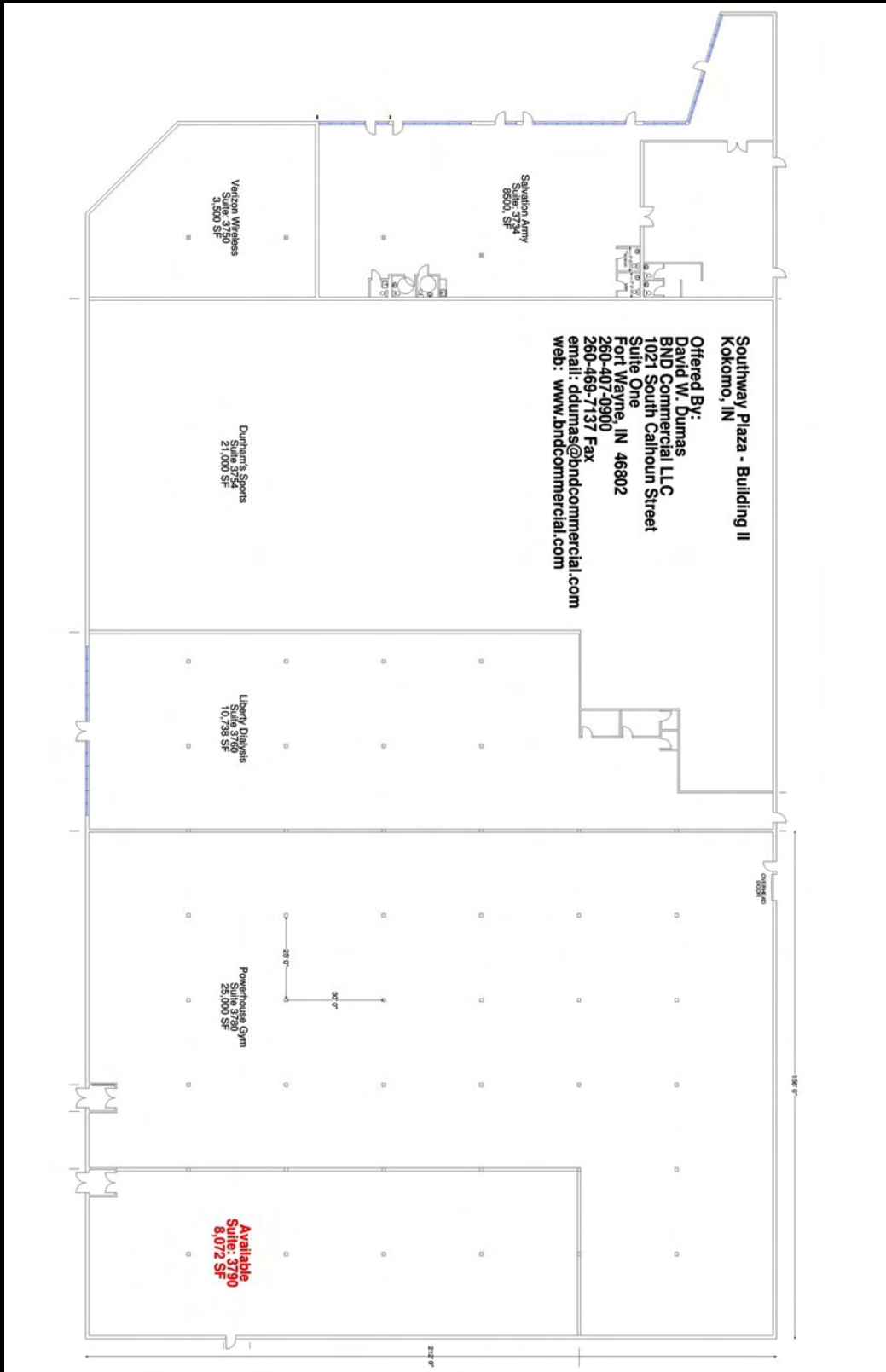
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**Fort Wayne, IN 46802**  
**(260) 407-0900 | www.bndcommercial.com**

# SOUTHWAY PLAZA SHOPPING CENTER, KOKOMO, IN



# SOUTHWAY PLAZA SHOPPING CENTER, KOKOMO, IN



Southway Plaza - Building II  
Kokomo, IN

Offered By:  
David W. Dumas  
BND Commercial LLC  
1021 South Calhoun Street  
Suite One  
Fort Wayne, IN 46802  
260-407-0900  
260-489-7137 Fax  
email: [ddumas@bndcommercial.com](mailto:ddumas@bndcommercial.com)  
web: [www.bndcommercial.com](http://www.bndcommercial.com)

Available  
Suite: 3790  
8,072 SF



BND Commercial  
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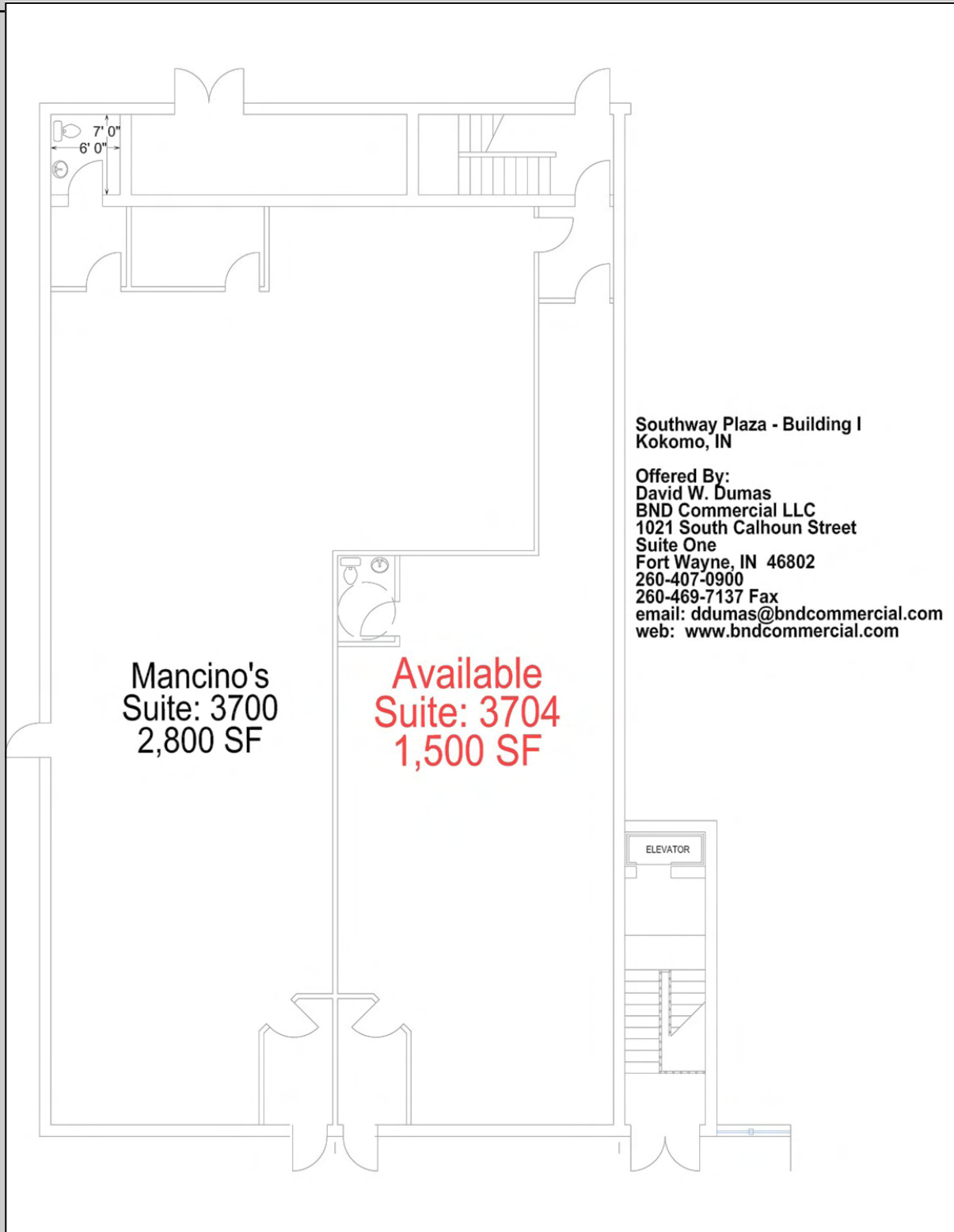
Tenant	Suite	Sq. Ft.	Rent
<b><u>BUILDING 1:</u></b>			
AVAILABLE	3704	1,500	\$14/SF
AVAILABLE	3714	6,000	\$12/SF
AVAILABLE	3728	3,600	\$12/SF
<b><u>BUILDING 2:</u></b>			
AVAILABLE	3790	8,072	\$12/SF



## 2011-2012 DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	7,297	35,864	64,831
Avg. H/H Income	\$49,540	\$65,952	\$64,275

# SOUTHWAY PLAZA SHOPPING CENTER, KOKOMO, IN



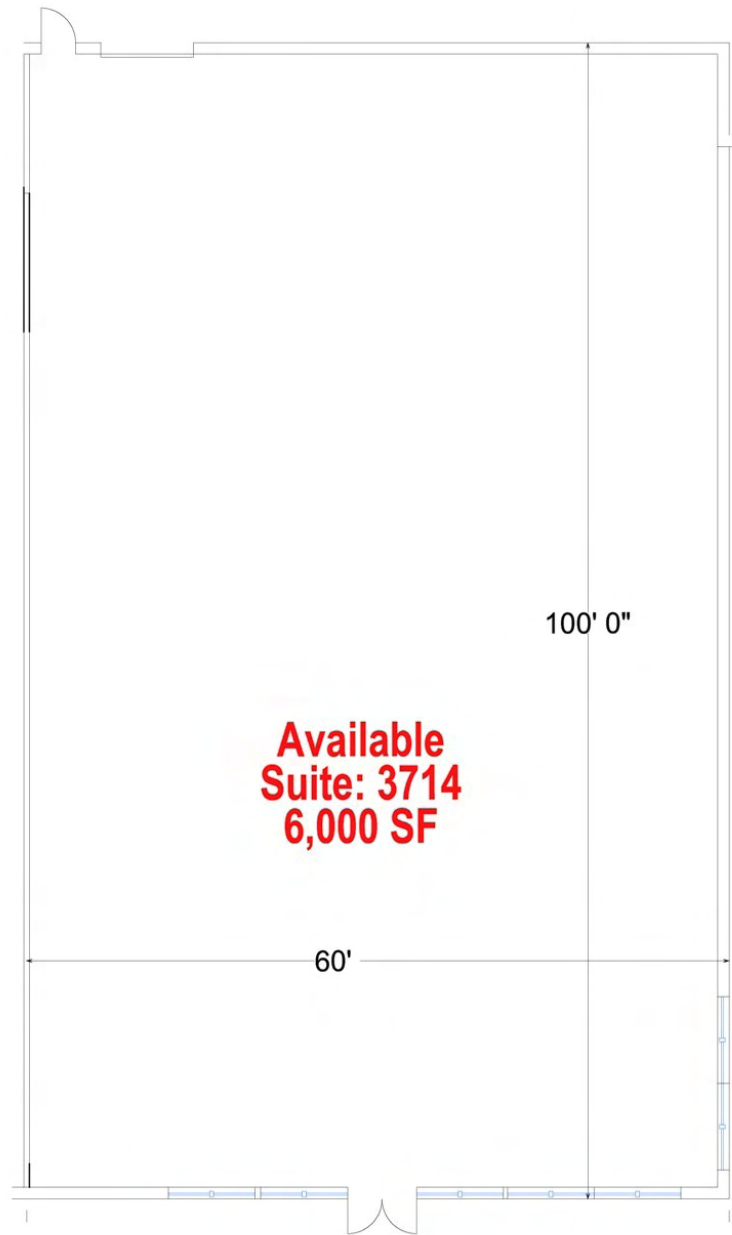
Mancino's  
Suite: 3700  
2,800 SF

Available  
Suite: 3704  
1,500 SF

Southway Plaza - Building I  
Kokomo, IN

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# SOUTHWAY PLAZA SHOPPING CENTER, KOKOMO, IN



**Available  
Suite: 3714  
6,000 SF**

Southway Plaza - Building I  
Kokomo, IN

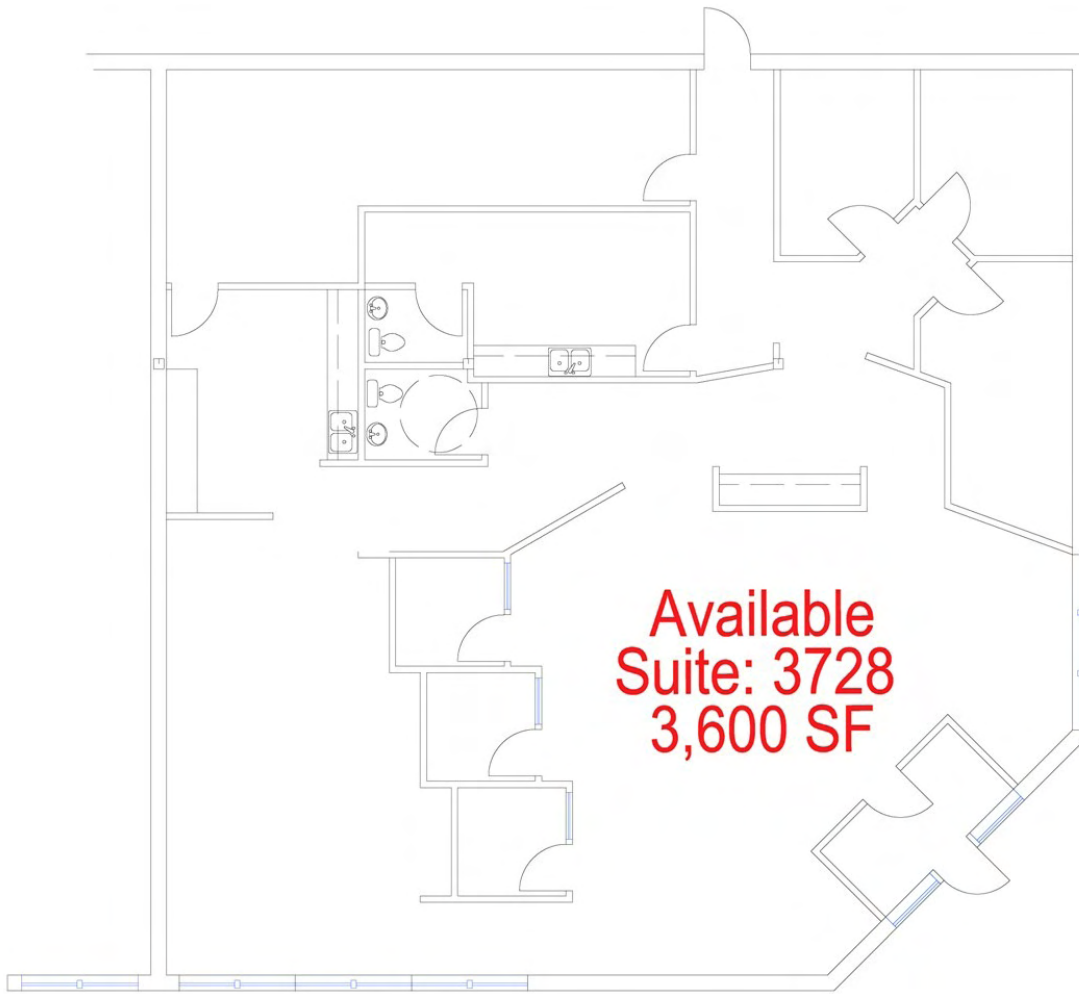
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# SOUTHWAY PLAZA SHOPPING CENTER, KOKOMO, IN



**Available  
Suite: 3728  
3,600 SF**

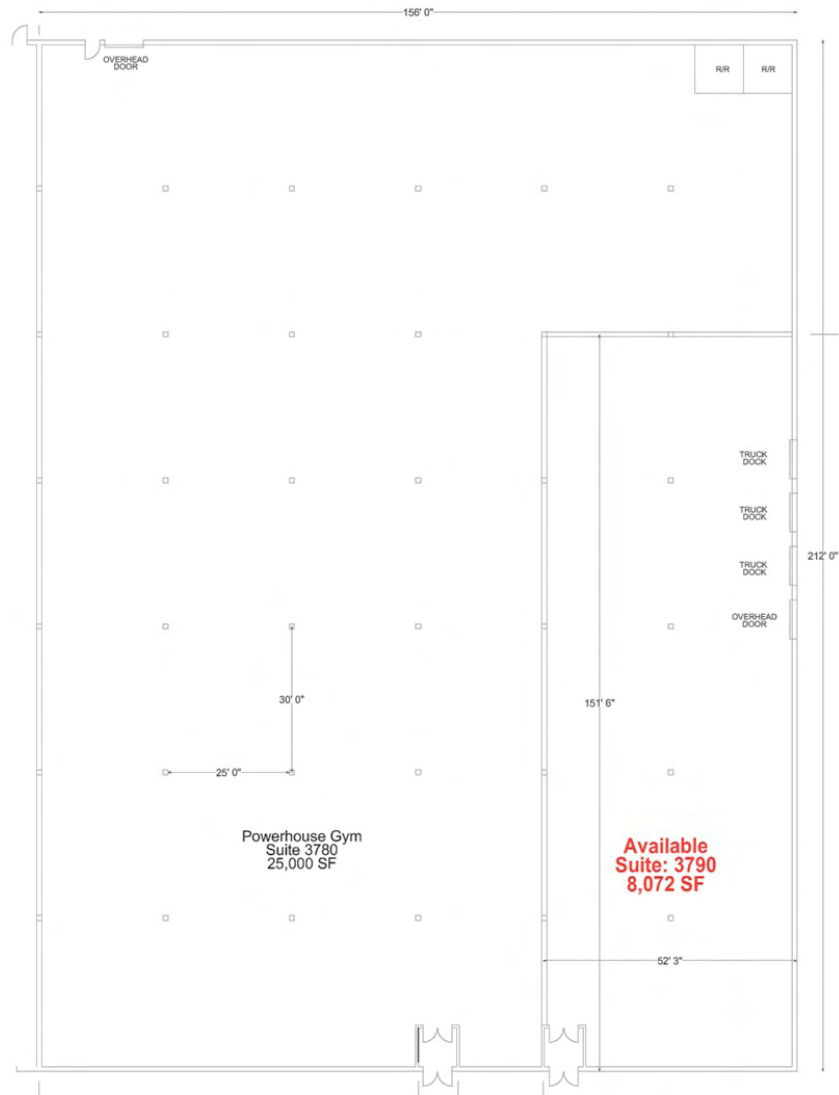
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Kokomo, IN**

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# Demographic and Income Profile

3800 S Reed Road  
 3800 S Reed Rd, Kokomo, IN 46902,  
 Ring: 1 mile radius

Prepared by Karl Behrens

Latitude: 40.442988

Longitude: -86.124628

<b>Summary</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>			
Population	7,217	7,297	7,299			
Households	3,155	3,273	3,291			
Families	2,015	2,007	1,993			
Average Household Size	2.20	2.15	2.14			
Owner Occupied Housing Units	1,625	1,648	1,650			
Renter Occupied Housing Units	1,529	1,624	1,641			
Median Age	36.4	37.7	38.1			
<b>Trends: 2010 - 2015 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>			
Population	0.01%	0.47%	0.76%			
Households	0.11%	0.54%	0.78%			
Families	-0.14%	0.39%	0.64%			
Owner HHs	0.02%	0.58%	0.82%			
Median Household Income	2.77%	2.51%	2.36%			
<b>Households by Income</b>	<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	457	14.5%	298	9.1%	247	7.5%
\$15,000 - \$24,999	390	12.4%	262	8.0%	206	6.3%
\$25,000 - \$34,999	369	11.7%	280	8.6%	221	6.7%
\$35,000 - \$49,999	636	20.2%	608	18.6%	409	12.4%
\$50,000 - \$74,999	757	24.0%	750	22.9%	863	26.2%
\$75,000 - \$99,999	281	8.9%	599	18.3%	656	19.9%
\$100,000 - \$149,999	193	6.1%	323	9.9%	469	14.3%
\$150,000 - \$199,999	49	1.6%	100	3.1%	151	4.6%
\$200,000+	21	0.7%	54	1.6%	69	2.1%
Median Household Income	\$42,141		\$55,311		\$63,399	
Average Household Income	\$49,540		\$65,370		\$74,291	
Per Capita Income	\$21,722		\$29,712		\$33,926	
<b>Population by Age</b>	<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	602	8.3%	612	8.4%	607	8.3%
5 - 9	455	6.3%	439	6.0%	438	6.0%
10 - 14	432	6.0%	408	5.6%	411	5.6%
15 - 19	429	5.9%	423	5.8%	417	5.7%
20 - 24	578	8.0%	587	8.0%	584	8.0%
25 - 34	980	13.6%	950	13.0%	941	12.9%
35 - 44	900	12.5%	813	11.1%	810	11.1%
45 - 54	951	13.2%	909	12.5%	830	11.4%
55 - 64	692	9.6%	825	11.3%	789	10.8%
65 - 74	590	8.2%	590	8.1%	713	9.8%
75 - 84	403	5.6%	484	6.6%	485	6.6%
85+	204	2.8%	258	3.5%	273	3.7%
<b>Race and Ethnicity</b>	<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,235	86.4%	6,103	83.6%	6,006	82.3%
Black Alone	592	8.2%	666	9.1%	689	9.4%
American Indian Alone	17	0.2%	26	0.4%	30	0.4%
Asian Alone	176	2.4%	237	3.2%	272	3.7%
Pacific Islander Alone	2	0.0%	3	0.0%	4	0.1%
Some Other Race Alone	58	0.8%	74	1.0%	81	1.1%
Two or More Races	138	1.9%	187	2.6%	217	3.0%
Hispanic Origin (Any Race)	184	2.5%	238	3.3%	265	3.6%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

# Demographic and Income Profile

3800 S Reed Road  
 3800 S Reed Rd, Kokomo, IN 46902,  
 Ring: 3 miles radius

Prepared by Karl Behrens

Latitude: 40.442988

Longitude: -86.124628

Summary	2000		2010		2015	
Population	36,328		35,896		35,557	
Households	15,688		15,806		15,729	
Families	10,056		9,827		9,685	
Average Household Size	2.29		2.25		2.24	
Owner Occupied Housing Units	10,200		10,212		10,174	
Renter Occupied Housing Units	5,488		5,593		5,555	
Median Age	36.6		38.5		39.2	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	-0.19%		0.47%		0.76%	
Households	-0.10%		0.54%		0.78%	
Families	-0.29%		0.39%		0.64%	
Owner HHs	-0.08%		0.58%		0.82%	
Median Household Income	2.72%		2.51%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,306	14.7%	1,577	10.0%	1,276	8.1%
\$15,000 - \$24,999	2,292	14.6%	1,551	9.8%	1,233	7.8%
\$25,000 - \$34,999	1,932	12.3%	1,585	10.0%	1,261	8.0%
\$35,000 - \$49,999	2,708	17.3%	2,348	14.9%	1,660	10.6%
\$50,000 - \$74,999	3,404	21.7%	3,453	21.8%	3,773	24.0%
\$75,000 - \$99,999	1,588	10.1%	2,728	17.3%	2,905	18.5%
\$100,000 - \$149,999	1,033	6.6%	1,796	11.4%	2,550	16.2%
\$150,000 - \$199,999	241	1.5%	442	2.8%	642	4.1%
\$200,000+	182	1.2%	324	2.1%	428	2.7%
Median Household Income	\$41,772		\$55,473		\$63,438	
Average Household Income	\$51,413		\$65,945		\$75,246	
Per Capita Income	\$22,270		\$29,142		\$33,406	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,703	7.4%	2,610	7.3%	2,552	7.2%
5 - 9	2,450	6.7%	2,334	6.5%	2,276	6.4%
10 - 14	2,349	6.5%	2,257	6.3%	2,261	6.4%
15 - 19	2,254	6.2%	2,169	6.0%	2,132	6.0%
20 - 24	2,388	6.6%	2,247	6.3%	2,260	6.4%
25 - 34	5,194	14.3%	4,625	12.9%	4,459	12.5%
35 - 44	5,192	14.3%	4,653	13.0%	4,497	12.6%
45 - 54	5,035	13.9%	4,848	13.5%	4,375	12.3%
55 - 64	3,857	10.6%	4,495	12.5%	4,421	12.4%
65 - 74	2,649	7.3%	3,094	8.6%	3,620	10.2%
75 - 84	1,719	4.7%	1,810	5.0%	1,938	5.5%
85+	539	1.5%	755	2.1%	768	2.2%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	32,215	88.7%	31,066	86.5%	30,365	85.4%
Black Alone	2,399	6.6%	2,566	7.1%	2,616	7.4%
American Indian Alone	136	0.4%	154	0.4%	162	0.5%
Asian Alone	637	1.8%	875	2.4%	1,010	2.8%
Pacific Islander Alone	11	0.0%	12	0.0%	13	0.0%
Some Other Race Alone	309	0.9%	386	1.1%	428	1.2%
Two or More Races	623	1.7%	838	2.3%	963	2.7%
Hispanic Origin (Any Race)	828	2.3%	1,044	2.9%	1,156	3.3%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

# Demographic and Income Profile

3800 S Reed Road  
 3800 S Reed Rd, Kokomo, IN 46902,  
 Ring: 5 miles radius

Prepared by Karl Behrens  
 Latitude: 40.442988  
 Longitude: -86.124628

Summary	2000		2010		2015	
Population	66,575		64,831		63,960	
Households	27,982		27,841		27,611	
Families	18,246		17,581		17,261	
Average Household Size	2.34		2.29		2.28	
Owner Occupied Housing Units	19,111		18,886		18,722	
Renter Occupied Housing Units	8,870		8,955		8,889	
Median Age	36.7		38.6		39.3	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	-0.27%		0.47%		0.76%	
Households	-0.17%		0.54%		0.78%	
Families	-0.37%		0.39%		0.64%	
Owner HHs	-0.17%		0.58%		0.82%	
Median Household Income	2.80%		2.51%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,100	14.7%	2,866	10.3%	2,318	8.4%
\$15,000 - \$24,999	4,174	14.9%	2,825	10.1%	2,229	8.1%
\$25,000 - \$34,999	3,611	12.9%	2,984	10.7%	2,390	8.7%
\$35,000 - \$49,999	4,497	16.1%	4,083	14.7%	2,927	10.6%
\$50,000 - \$74,999	5,982	21.4%	6,049	21.7%	6,575	23.8%
\$75,000 - \$99,999	2,981	10.7%	4,680	16.8%	5,008	18.1%
\$100,000 - \$149,999	1,916	6.8%	3,154	11.3%	4,483	16.2%
\$150,000 - \$199,999	413	1.5%	698	2.5%	1,022	3.7%
\$200,000+	303	1.1%	503	1.8%	659	2.4%
Median Household Income	\$41,553		\$54,233		\$62,253	
Average Household Income	\$51,493		\$64,275		\$73,251	
Per Capita Income	\$21,802		\$27,748		\$31,791	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,835	7.3%	4,580	7.1%	4,433	6.9%
5 - 9	4,625	6.9%	4,289	6.6%	4,152	6.5%
10 - 14	4,562	6.9%	4,245	6.5%	4,229	6.6%
15 - 19	4,306	6.5%	4,110	6.3%	4,003	6.3%
20 - 24	4,190	6.3%	3,864	6.0%	3,858	6.0%
25 - 34	9,153	13.7%	8,222	12.7%	7,848	12.3%
35 - 44	9,820	14.8%	8,368	12.9%	8,145	12.7%
45 - 54	9,286	13.9%	9,004	13.9%	7,985	12.5%
55 - 64	6,748	10.1%	8,211	12.7%	8,161	12.8%
65 - 74	4,905	7.4%	5,366	8.3%	6,454	10.1%
75 - 84	3,120	4.7%	3,228	5.0%	3,323	5.2%
85+	1,025	1.5%	1,344	2.1%	1,367	2.1%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	58,410	87.7%	55,757	86.0%	54,393	85.0%
Black Alone	5,362	8.1%	5,455	8.4%	5,478	8.6%
American Indian Alone	250	0.4%	274	0.4%	284	0.4%
Asian Alone	788	1.2%	1,079	1.7%	1,249	2.0%
Pacific Islander Alone	17	0.0%	18	0.0%	19	0.0%
Some Other Race Alone	646	1.0%	789	1.2%	869	1.4%
Two or More Races	1,102	1.7%	1,460	2.3%	1,668	2.6%
Hispanic Origin (Any Race)	1,520	2.3%	1,885	2.9%	2,077	3.2%

Data Note: Income is expressed in current dollars  
 Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.