

# WALMART OUTLOT REDEVELOPMENT OPPORTUNITY

1900 East Markland Avenue Kokomo, IN 46901



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Walmart shadow anchored 1.67 acre outlot available for sale, ground lease or build-to-suit.

## PROPERTY HIGHLIGHTS

- Sale, Ground Lease or Build-to-Suit
- 1.67 Acres Development Ready with all Utilities and Drainage Systems in Place
- Walmart Shadow Anchored Lots on Markland Avenue
- Zoned C2
- Rare Opportunity - No Walmart Restrictions
- 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 with Shared Monument Signage on Markland Avenue

## DEMOGRAPHICS

	3 MILE	5 MILES
Total Population	41,926	64,027
Average HH Income	\$53,986	\$62,246
Businesses	2,317	2,955
Employees	36,433	42,942

## TRAFFIC COUNTS

Markland Avenue	19,812
Reed Road	23,274

## MIDLAND ATLANTIC PROPERTIES

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MIDLANDATLANTIC.COM

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Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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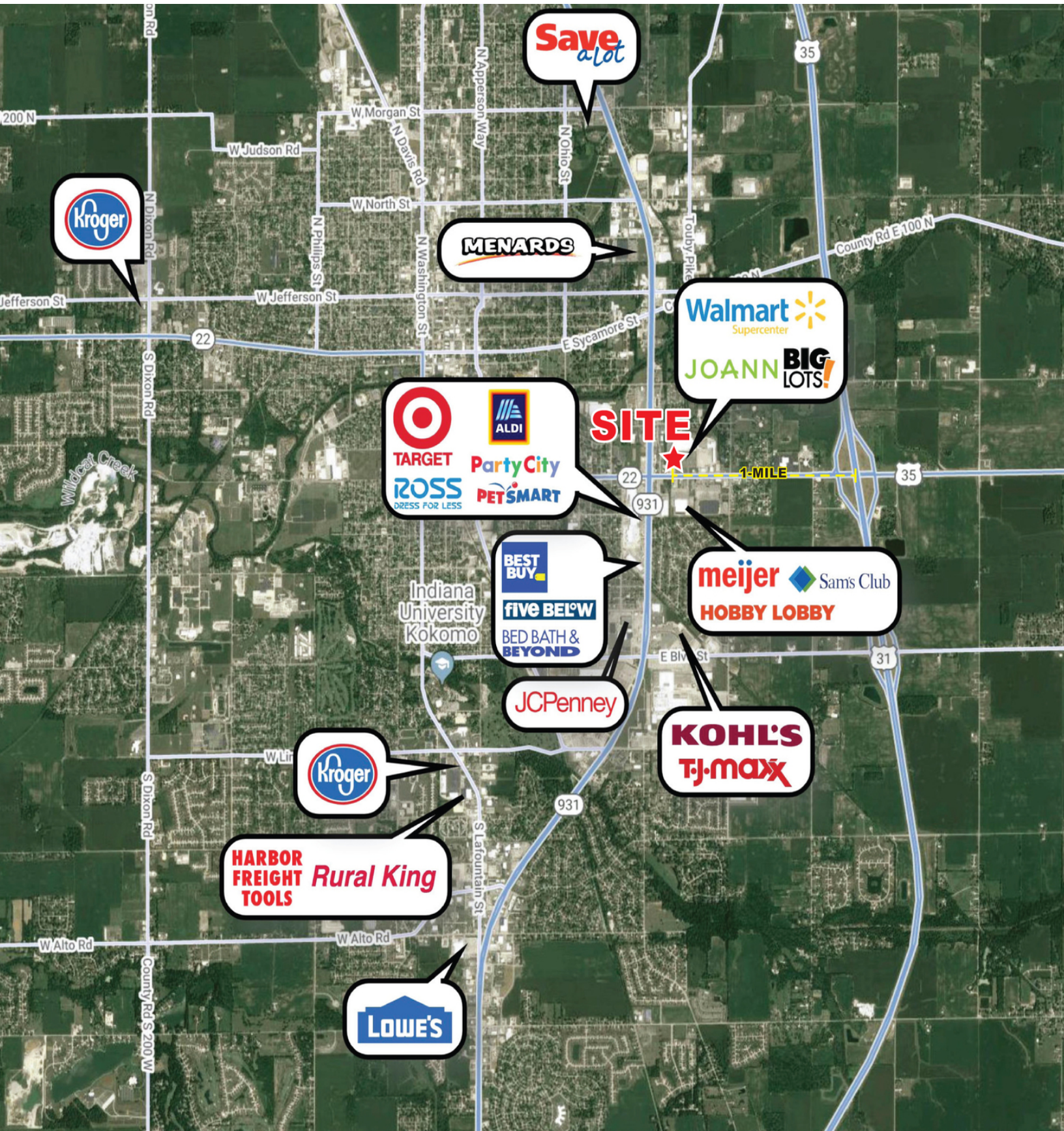


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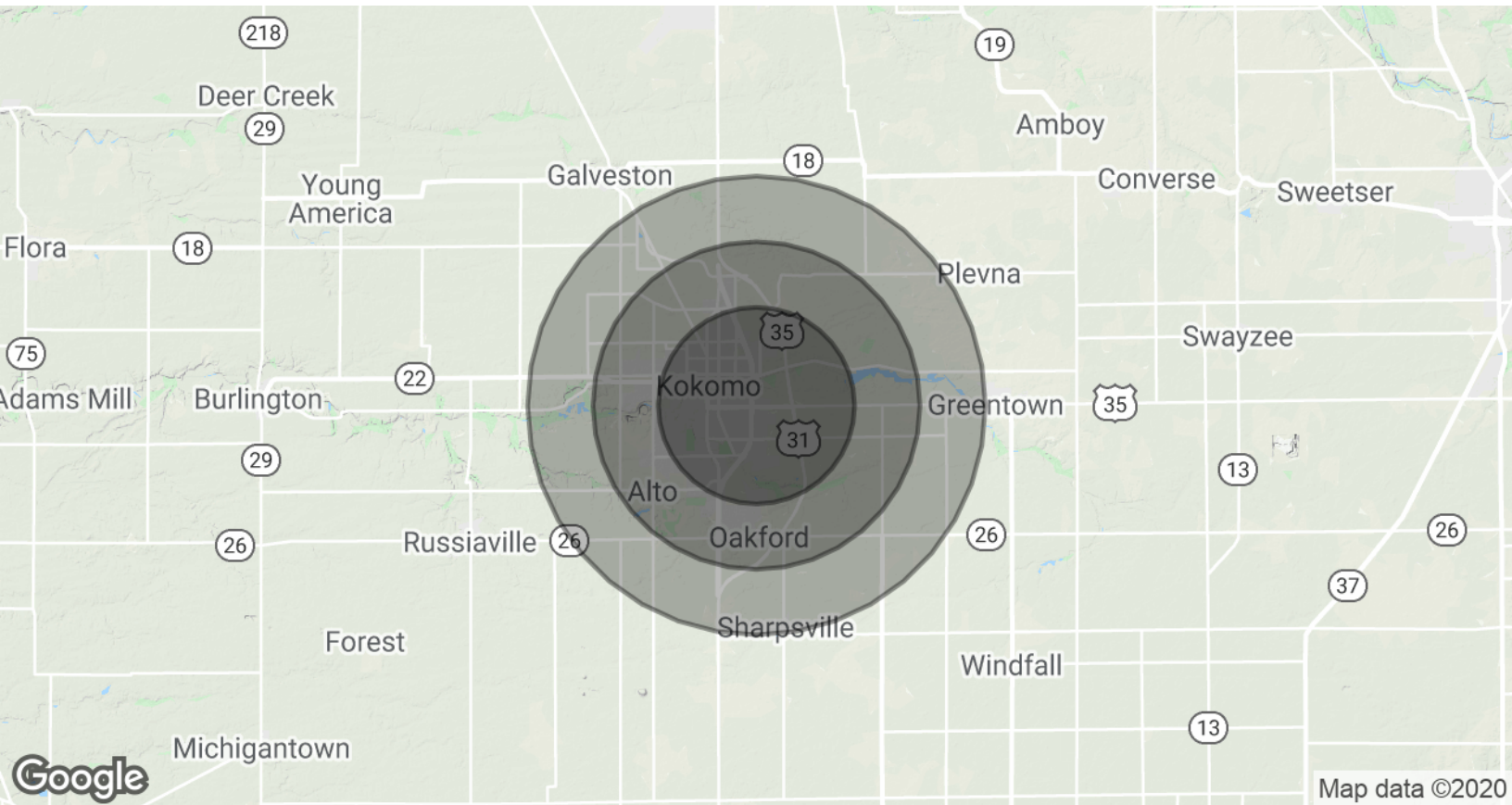


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## POPULATION & HOUSING

	3MILE	5 MILES	7 MILES
Total Population	41,926	64,027	72,446
Projected Annual Growth (2019-2024)	0.4%	0.2%	-
Total Households	19,177	28,733	32,166
Median Home Value	\$83,010	\$98,536	\$104,261

## INCOME & BUSINESS

	3MILE	5 MILES	7 MILES
Average HH income	\$53,986	\$62,246	\$66,175
Daytime Population (16+ years)	51,397	65,607	69,131
Total Businesses	2,317	2,955	3,086
Total Employees	36,443	42,942	43,849

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