FREESTANDING RETAIL BUILDING FOR SALE -$3M
2011 E MARKLAND AVENUE, KOKOMO, IN



JOIN MEIJER, SAM'S CLUB, WALMART, HOBBY LOBBY, STAPLES AND MORE !

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

25,000 SF BLDG - 2.14 ACRES
- Incredible visibility and frontage to Markland Avenue.
- Suitable for single-tenant, large retail users or a multi-tenant redevelopment.

MEIJER & SAM'S CLUB ANCHORED
- The property is anchored by Meijer, Sam's Club and Walmart generating tremendous traffic and interest.

COHESIVE TENANT MIX
- Markland Avenue corridor tenants also include: Chick-fil-A, Walgreens, and Staples.

CENTRAL RETAIL CORRIDOR
- The property is located on a main retail corridor in Kokomo, Indiana.
- Surrounding big box retailers include: Meijer, Sam's Club, Walmart, Target and others.

SOLID DEMOGRAPHICS
- Kokomo's retail trade area has solid demographics: good incomes, solid daytime population, and high projected growth.

GROWING COMMUNITY
- Kokomo, Indiana is experiencing tremendous job growth.
- Stellantis, StarPlus Energy along with Borg Warner continue to fuel the growth in the community.

PLACER & DEMOGRAPHIC RETAIL METRICS
MARKLAND AVENUE CORRIDOR, KOKOMO

7.26M VISITS

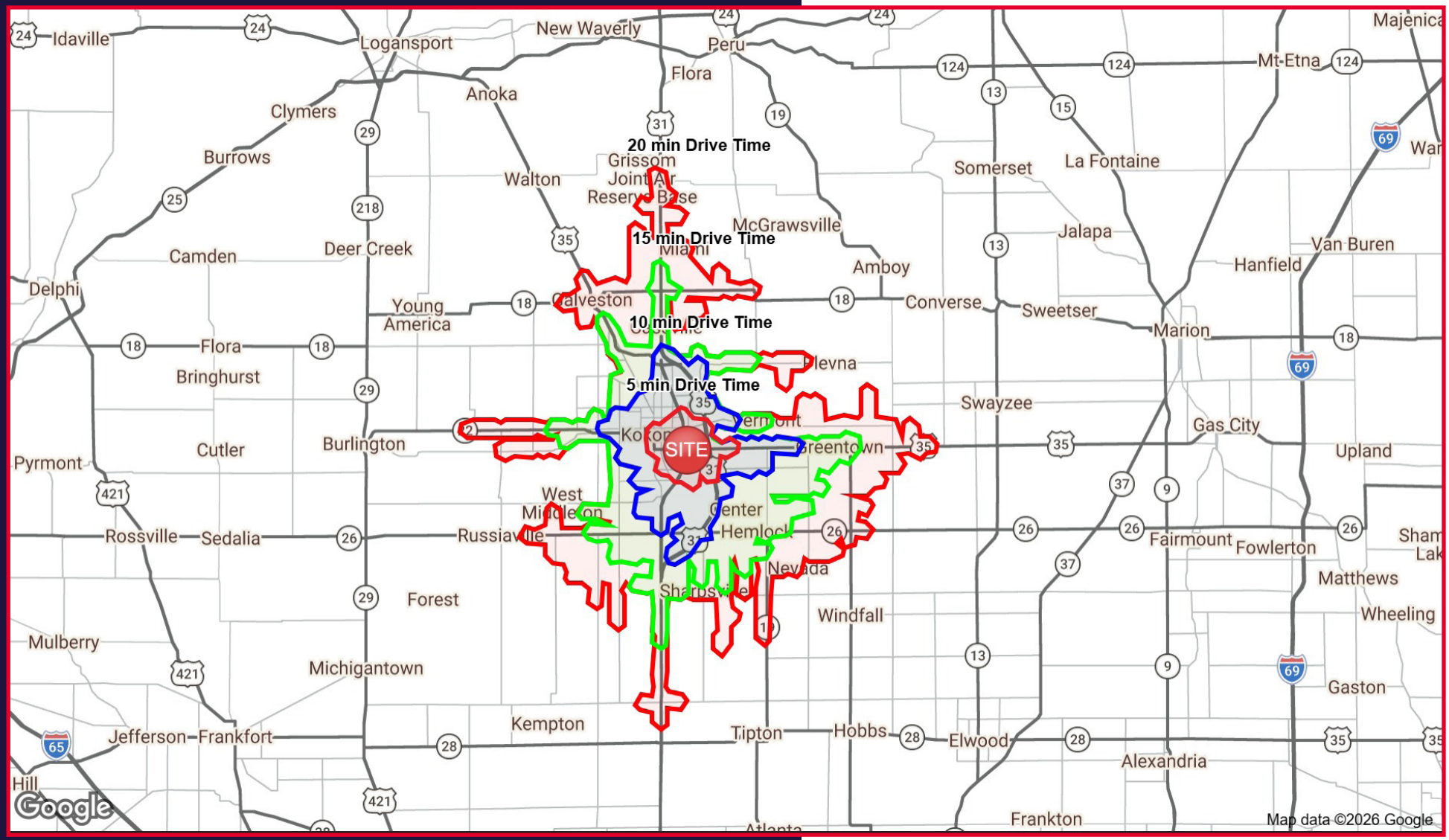
879K VISITORS

32.15 VISIT FREQUENCY

32.75 MIN AVG. DWELL TIME

FRANKLIN COMMONS	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE	20 MIN DRIVE
Population				
Estimated Population (2026)	14,369	52,224	69,841	81,336
Daytime Population (2026)	18,294	46,232	55,793	62,011
Median & Average Household Income				
Estimated Median Household Income (2026)	$49,106	$57,325	$65,180	$66,846
Estimated Average Household Income (2026)	$66,169	$73,669	$83,684	$85,574

DRIVETIME MAP



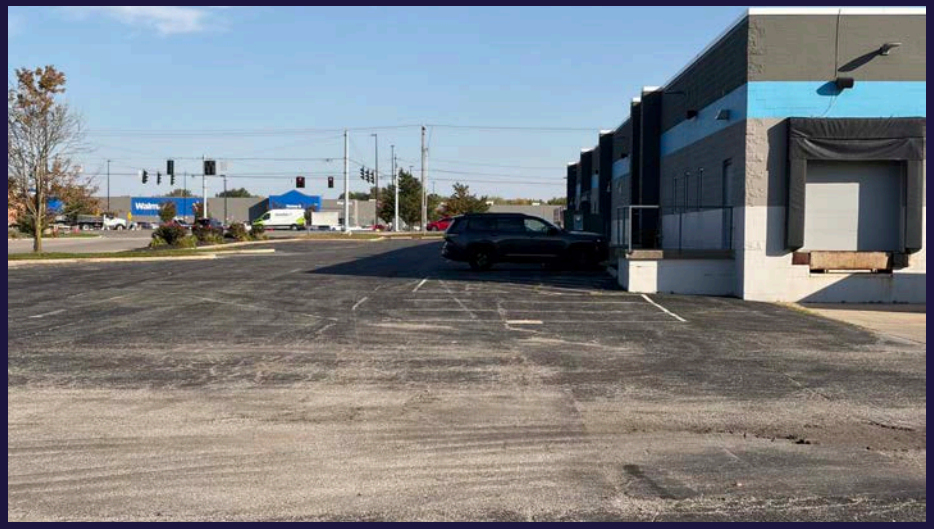
PHOTOS



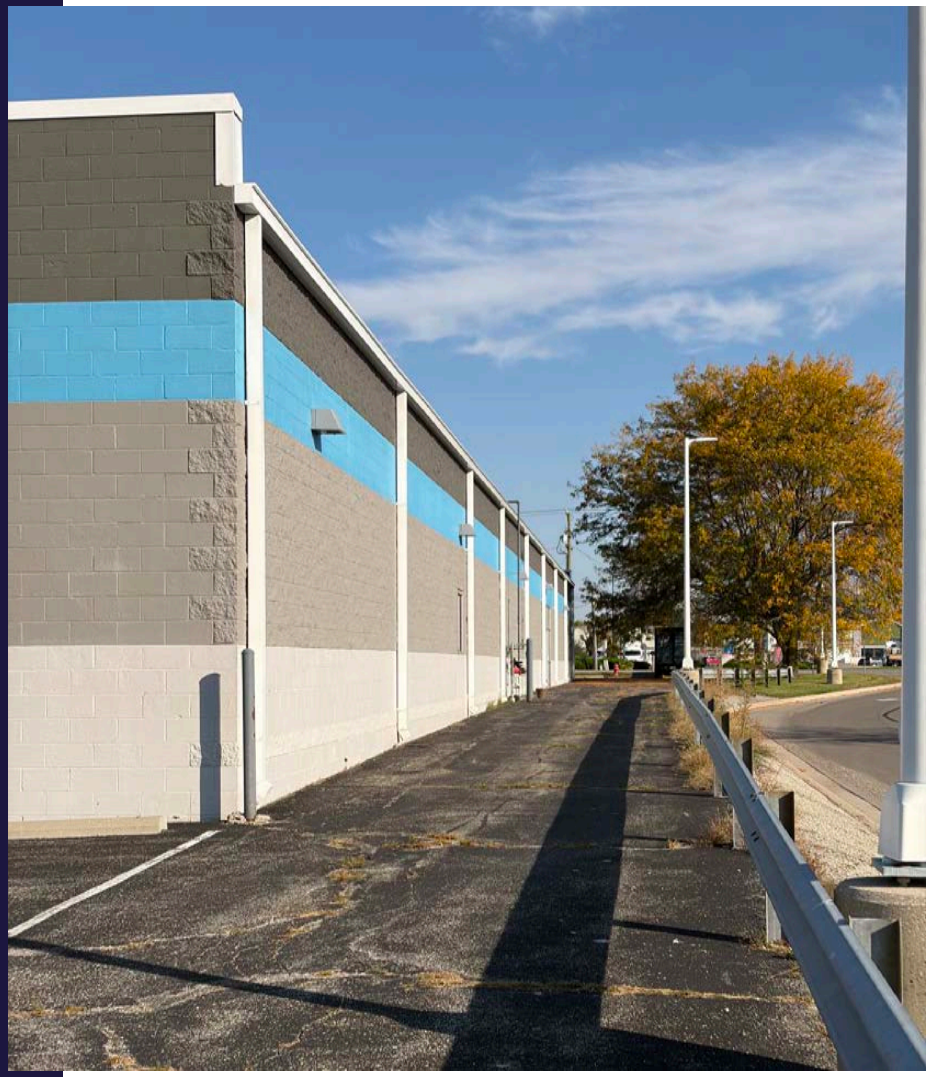




PHOTOS







TRADE AREA AERIAL



PLEASE CONTACT ME FOR MORE INFORMATION:

Bill French
Executive Director
+1 317 639 0430
bill.french@cushwake.com

One American Square, Suite 1800
Indianapolis, IN 46282
+1 317 634 6363 | cushmanwakefield.com

CUSHMAN & WAKEFIELD

2011 E MARKLAND AVENUE, KOKOMO

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

