

306 Riverfront District

306 S Main St | Kokomo, IN 46901 | Downtown Kokomo | First Floor Retail



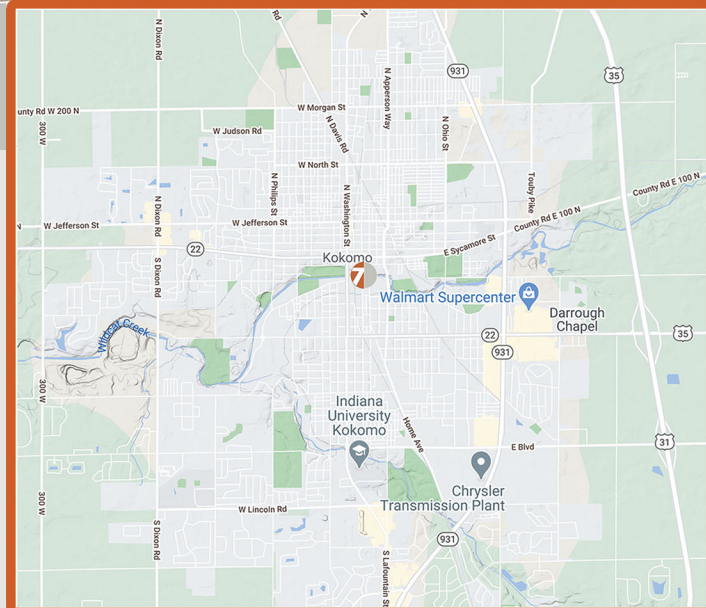
RIVERFRONT
DISTRICT



UP TO 5,070 SQUARE FEET AVAILABLE

RETAIL | RESTAURANT | OFFICE
FIRST FLOOR SPACE AVAILABLE | 200 LUXURY APARTMENTS

- \$32 million dollar mixed-use re-development of the former Apperson Brother's Factory in the heart of Downtown Kokomo, IN boasting the highest incomes in town
- 200 luxury apartments sit above the available 5,070 square foot first floor suite
- The available suite is divisible to smaller suite sizes
- Prime commercial space with outdoor patio overlooking Wildcat Creek and a large pedestrian path makes this opportunity perfect for restaurant, retail or office uses
- Across from the Kokomo Municipal Baseball Stadium and home to the Kokomo JackRabbits
- Planned Hotel/Convention Center located one block away



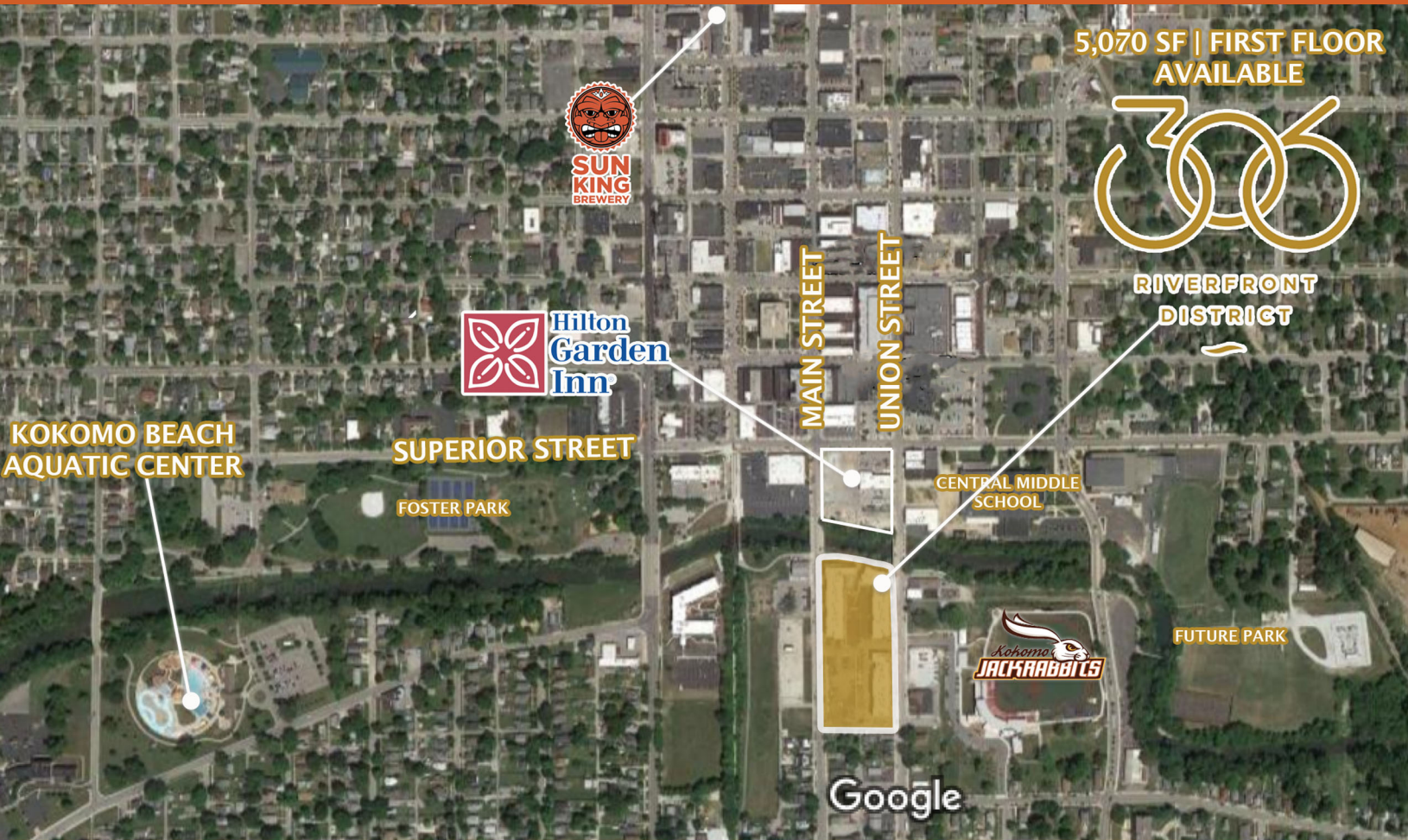
Contact:
Luke Isenbarger
7D Commercial Real Estate
O: 317.572.5035 | M: 317.319.1436
lisenbarger@7dcre.com | www.7dcre.com



7D COMMERCIAL REAL ESTATE
LEASING | TENANT REP | PROPERTY MANAGEMENT | DEVELOPMENT

306 Riverfront District

306 S Main St | Kokomo, IN 46901 | Downtown Kokomo | First Floor Retail



Contact:
Luke Isenbarger
7D Commercial Real Estate
O: 317.572.5035 | M: 317.319.1436
lisenbarger@7dcre.com | www.7dcre.com



7D COMMERCIAL REAL ESTATE
LEASING | TENANT REP | PROPERTY MANAGEMENT | DEVELOPMENT



7D COMMERCIAL REAL ESTATE
LEASING | TENANT REP | PROPERTY MANAGEMENT | DEVELOPMENT

**Kokomo Municipal
Stadium**

**5,070 SF Suite
(Divisible)**

MAIN STREET





7D COMMERCIAL REAL ESTATE
LEASING | TENANT REP | PROPERTY MANAGEMENT | DEVELOPMENT



**KOKOMO BEACH
AQUATIC CENTER**

SUPERIOR STREET

FOSTER PARK

MAIN STREET

UNION STREET

**CENTRAL MIDDLE
SCHOOL**



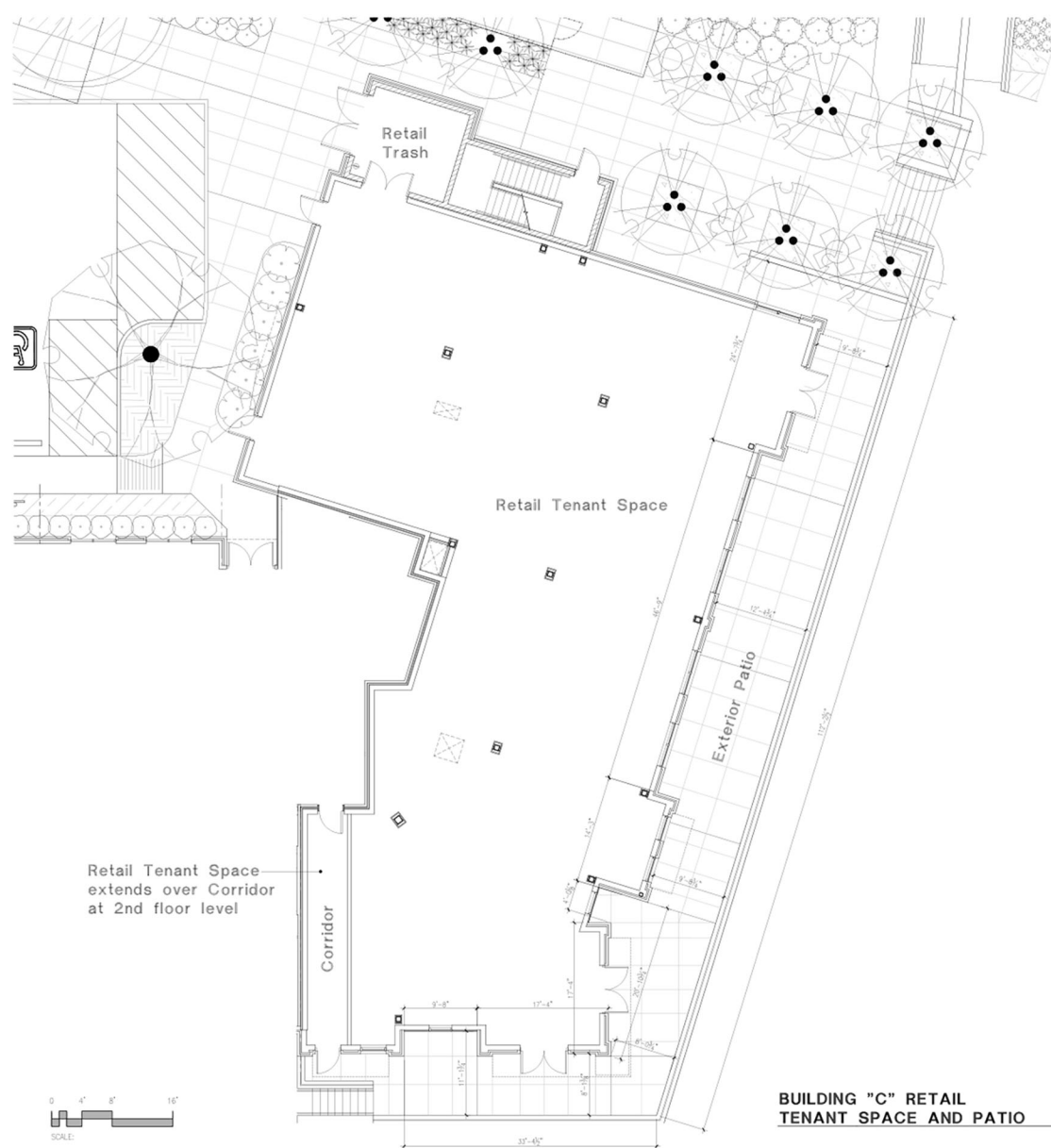
FUTURE PARK

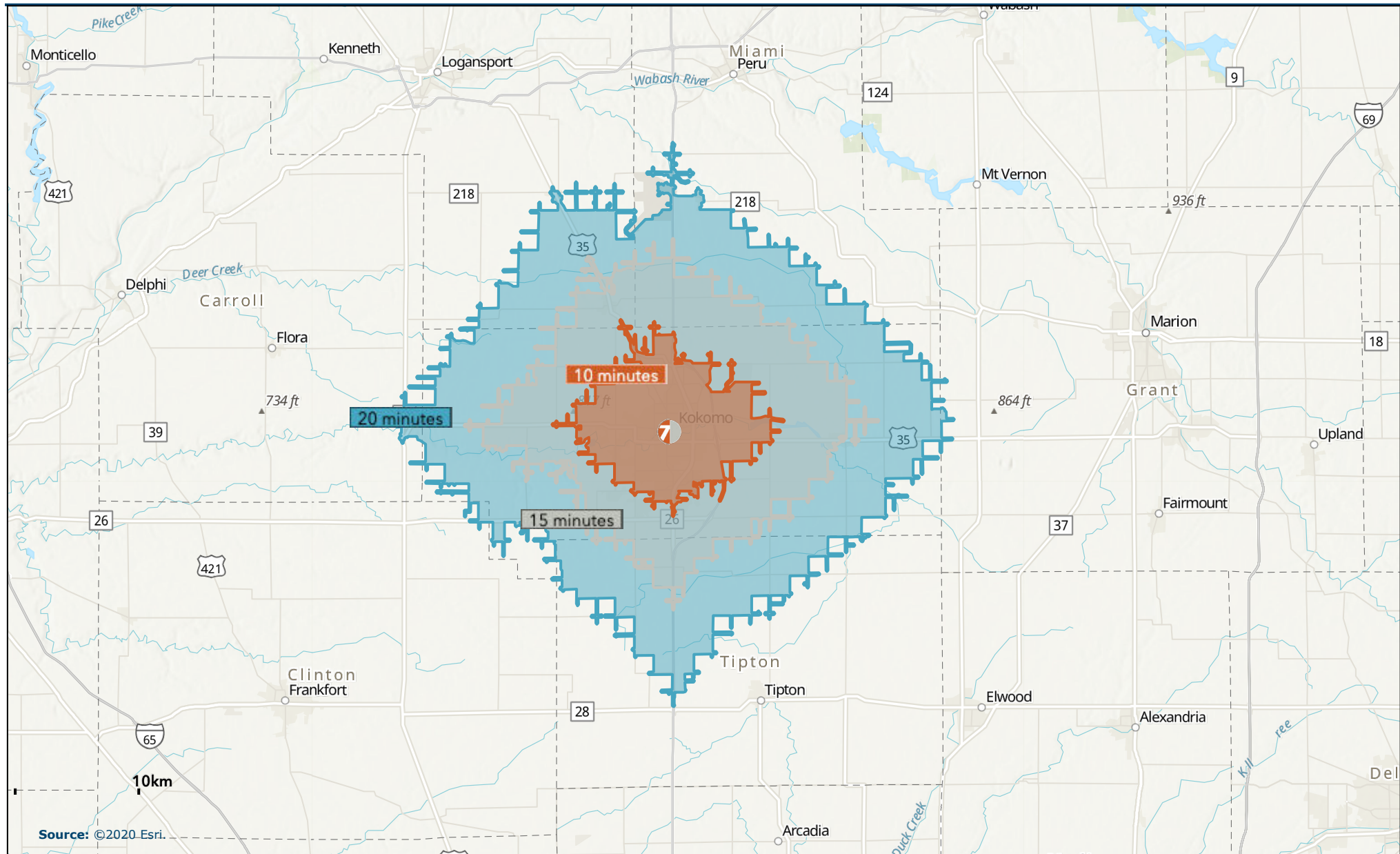
**5,070 SF | FIRST FLOOR
AVAILABLE**



**RIVERFRONT
DISTRICT**

Google





Executive Summary

306 S Main St, Kokomo, Indiana, 46901
 Drive Time: 10, 15, 20 minute radii

Prepared by 7D Commercial Real Estate

Latitude: 40.48418
 Longitude: -86.13113

	10 minutes	15 minutes	20 minutes
Population			
2000 Population	57,276	79,580	96,210
2010 Population	54,617	77,152	95,602
2020 Population	55,852	78,823	97,125
2025 Population	56,552	79,681	97,986
2000-2010 Annual Rate	-0.47%	-0.31%	-0.06%
2010-2020 Annual Rate	0.22%	0.21%	0.15%
2020-2025 Annual Rate	0.25%	0.22%	0.18%
2020 Male Population	47.9%	48.2%	49.3%
2020 Female Population	52.1%	51.8%	50.7%
2020 Median Age	40.8	42.1	42.1

In the identified area, the current year population is 97,125. In 2010, the Census count in the area was 95,602. The rate of change since 2010 was 0.15% annually. The five-year projection for the population in the area is 97,986 representing a change of 0.18% annually from 2020 to 2025. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 40.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	82.3%	85.2%	86.5%
2020 Black Alone	10.7%	8.3%	7.6%
2020 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2020 Asian Alone	1.2%	1.4%	1.2%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	1.4%	1.2%	1.2%
2020 Two or More Races	3.9%	3.4%	3.1%
2020 Hispanic Origin (Any Race)	4.3%	4.0%	3.8%

Persons of Hispanic origin represent 3.8% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 30.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	60	73	77
2000 Households	24,453	32,935	38,762
2010 Households	23,387	32,261	38,219
2020 Total Households	24,020	33,174	39,194
2025 Total Households	24,362	33,605	39,638
2000-2010 Annual Rate	-0.44%	-0.21%	-0.14%
2010-2020 Annual Rate	0.26%	0.27%	0.25%
2020-2025 Annual Rate	0.28%	0.26%	0.23%
2020 Average Household Size	2.28	2.34	2.40

The household count in this area has changed from 38,219 in 2010 to 39,194 in the current year, a change of 0.25% annually. The five-year projection of households is 39,638, a change of 0.23% annually from the current year total. Average household size is currently 2.40, compared to 2.42 in the year 2010. The number of families in the current year is 25,673 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

November 13, 2020

Executive Summary

306 S Main St, Kokomo, Indiana, 46901
 Drive Time: 10, 15, 20 minute radii

Prepared by 7D Commercial Real Estate

Latitude: 40.48418
 Longitude: -86.13113

	10 minutes	15 minutes	20 minutes
Mortgage Income			
2020 Percent of Income for Mortgage	8.0%	8.3%	8.5%
Median Household Income			
2020 Median Household Income	\$49,386	\$54,493	\$56,637
2025 Median Household Income	\$52,232	\$57,540	\$60,033
2020-2025 Annual Rate	1.13%	1.09%	1.17%
Average Household Income			
2020 Average Household Income	\$62,972	\$69,578	\$72,140
2025 Average Household Income	\$67,969	\$75,970	\$78,998
2020-2025 Annual Rate	1.54%	1.77%	1.83%
Per Capita Income			
2020 Per Capita Income	\$27,091	\$29,312	\$29,468
2025 Per Capita Income	\$29,287	\$32,069	\$32,318
2020-2025 Annual Rate	1.57%	1.81%	1.86%
Households by Income			

Current median household income is \$56,637 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$60,033 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$72,140 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$78,998 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$29,468 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,318 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	300	288	281
2000 Total Housing Units	26,733	35,687	41,802
2000 Owner Occupied Housing Units	16,079	23,268	28,270
2000 Renter Occupied Housing Units	8,373	9,667	10,492
2000 Vacant Housing Units	2,281	2,752	3,040
2010 Total Housing Units	26,885	36,511	42,982
2010 Owner Occupied Housing Units	14,931	22,293	27,438
2010 Renter Occupied Housing Units	8,456	9,968	10,781
2010 Vacant Housing Units	3,498	4,250	4,763
2020 Total Housing Units	27,719	37,643	44,213
2020 Owner Occupied Housing Units	14,985	22,473	27,617
2020 Renter Occupied Housing Units	9,036	10,701	11,577
2020 Vacant Housing Units	3,699	4,469	5,019
2025 Total Housing Units	28,115	38,147	44,768
2025 Owner Occupied Housing Units	15,105	22,656	27,809
2025 Renter Occupied Housing Units	9,257	10,949	11,829
2025 Vacant Housing Units	3,753	4,542	5,130

Currently, 62.5% of the 44,213 housing units in the area are owner occupied; 26.2%, renter occupied; and 11.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 42,982 housing units in the area - 63.8% owner occupied, 25.1% renter occupied, and 11.1% vacant. The annual rate of change in housing units since 2010 is 1.26%. Median home value in the area is \$115,901, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.83% annually to \$133,250.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

November 13, 2020