



Kokomo Retail/Office Space

1940 South Elizabeth Street

Kokomo, IN 46902



Flexible Office, Retail & Flex Suites at Elizabeth Plaza in Kokomo

Elizabeth Plaza at 1940 South Elizabeth Street gives businesses room to grow in one of Kokomo's busiest retail corridors. The center offers a mix of suite types to fit a range of uses. Suite 1900A provides individual office space for small businesses and professional users. Suite 1900D is a white box retail space ready for a tenant's build-out. Suite 1900E is a flex space with a convenient mezzanine, a good fit for a growing business. Suites can be leased individually or combined. The building has had recent exterior improvements, including fresh paint, new exterior lighting, and upgraded landscaping and parking. Rental abatement incentives are available.

Property Highlights

- ▶ Multiple suites available, can be combined
 - ▶ 1900A (Office): 1,309 RSF
 - ▶ 1900D (Retail, white box): 2,098 RSF
 - ▶ 1900E (Flex with mezzanine): 3,265 RSF
- ▶ Rental abatement incentives available
- ▶ High traffic counts and strong visibility
- ▶ Surrounded by national retailers and restaurants
- ▶ Recent façade improvements

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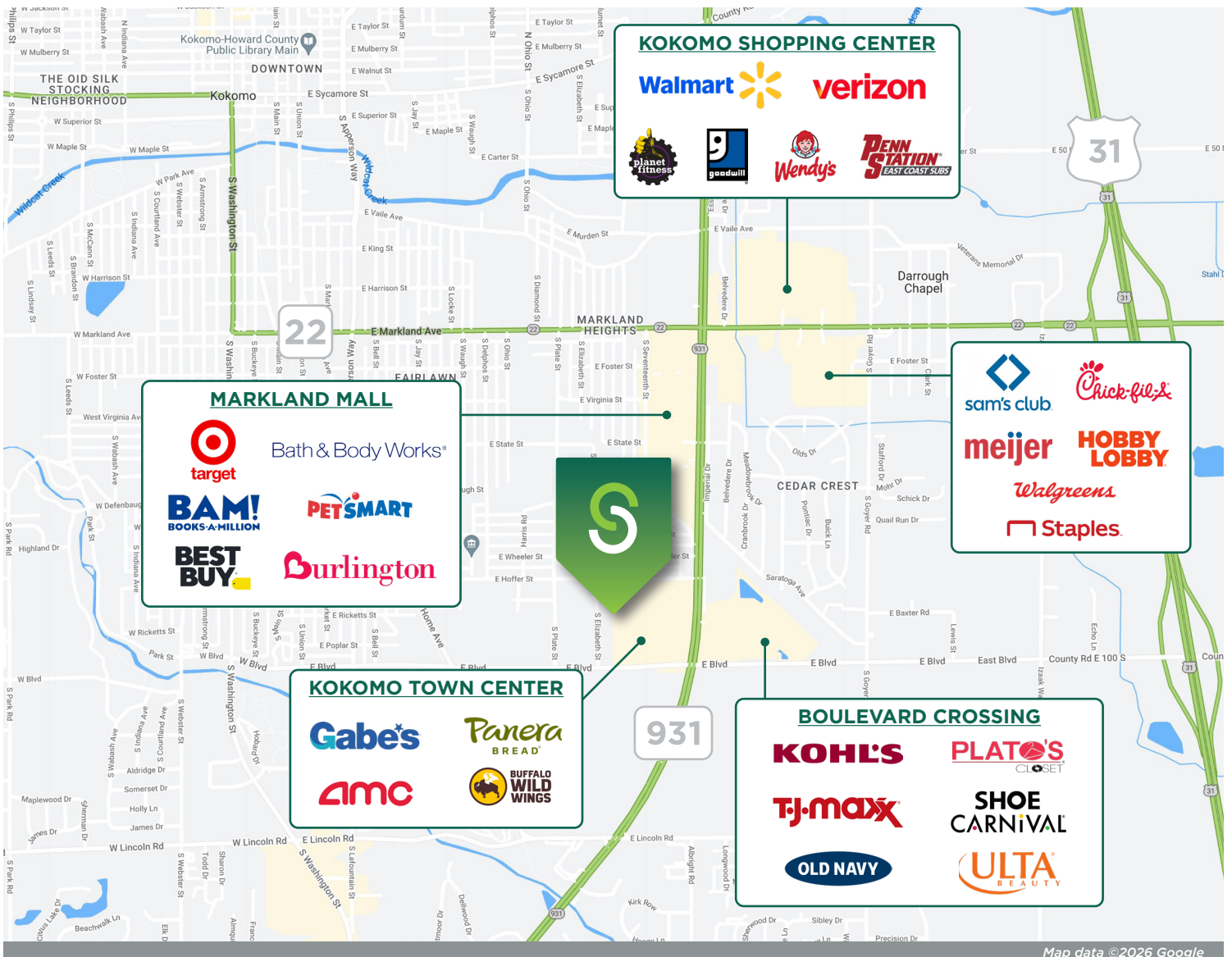
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SR 22 & SR 931 Retail Hub

Elizabeth Plaza sits just off the intersection of Markland Avenue (SR 22) and Reed Road (SR 931), two of Kokomo's busiest roads, carrying 14,018 and 24,124 vehicles per day. US 31, the main north/south highway between South Bend and Indianapolis, is about two miles east. The property is surrounded by four major shopping centers anchored by Walmart, Target, Meijer, Sam's Club, Best Buy, and Kohl's, along with restaurants like Panera Bread, Buffalo Wild Wings, Chick-fil-A, and Wendy's. Indiana University Kokomo is also nearby, bringing steady traffic from students and staff.

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Available Suites



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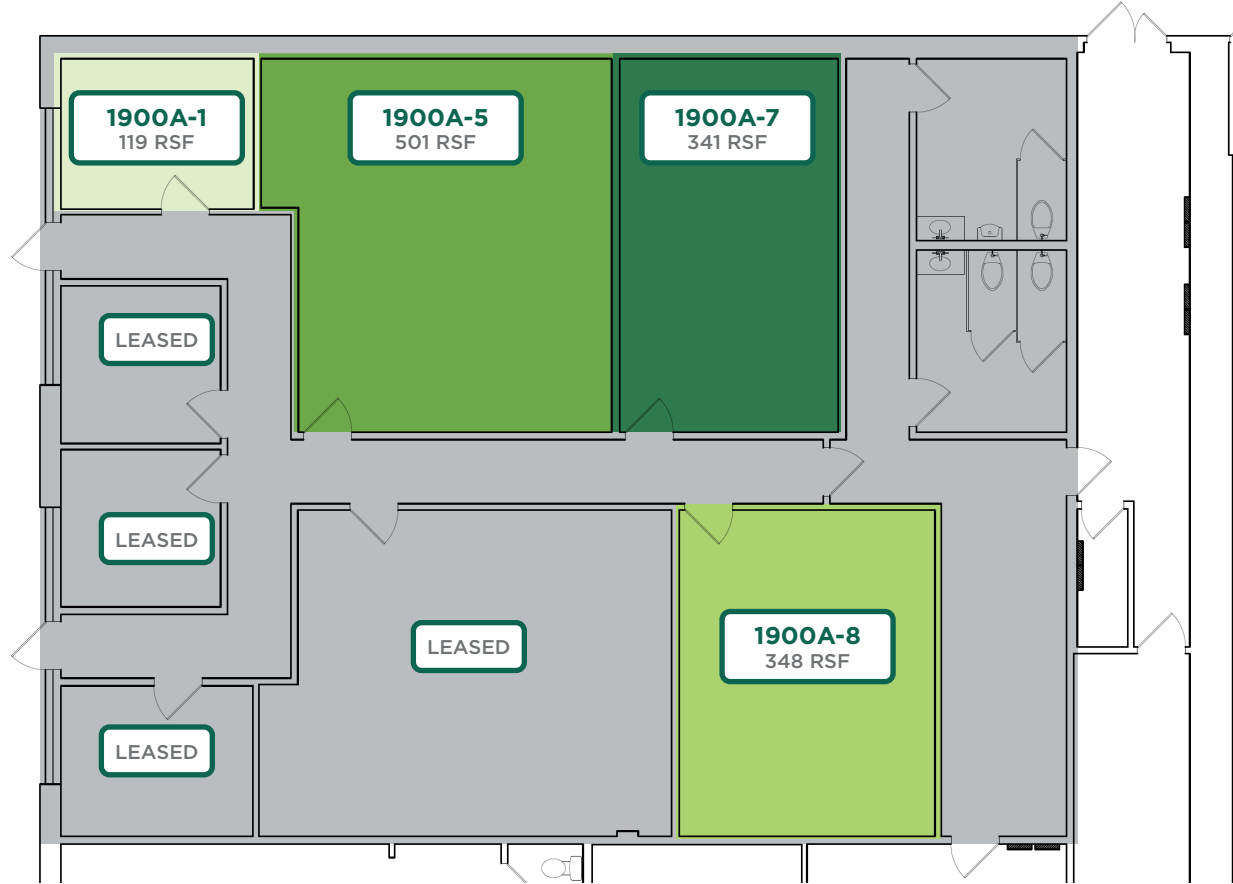
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Suite 1900A

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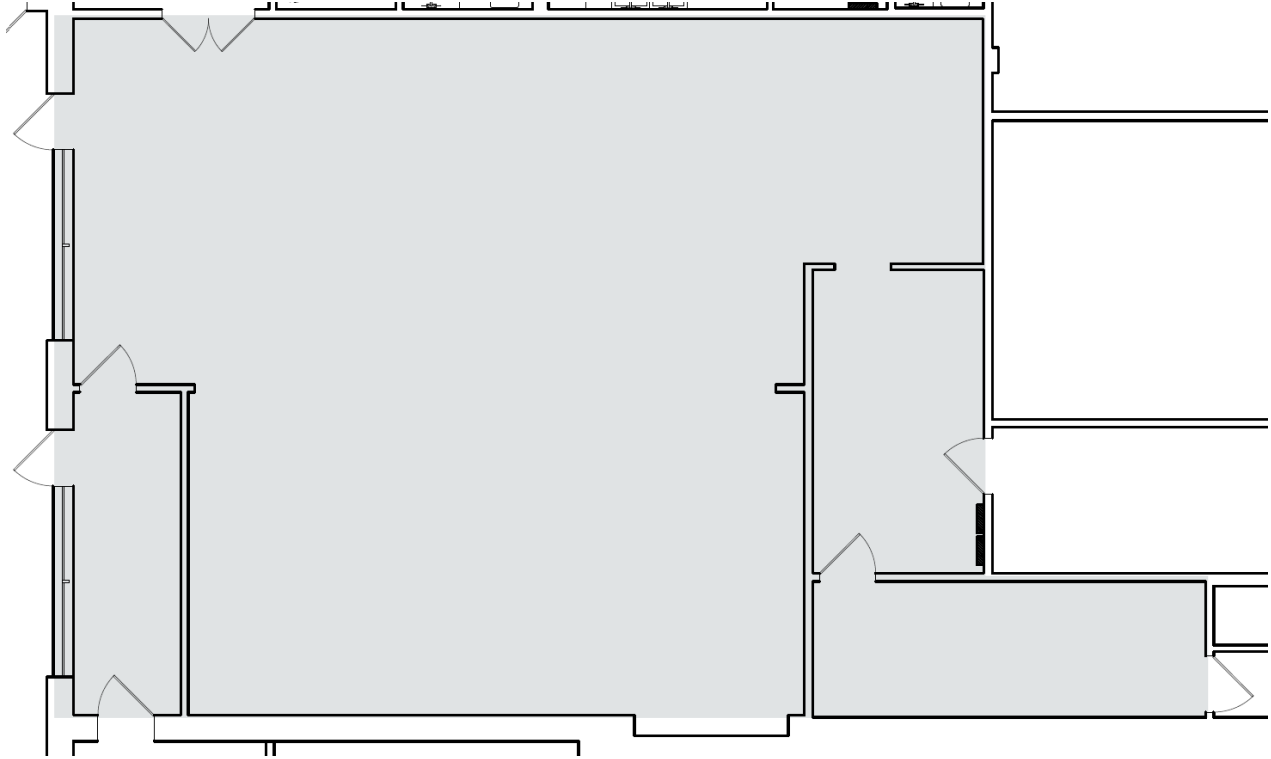
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Suite 1900D - 2,098 RSF



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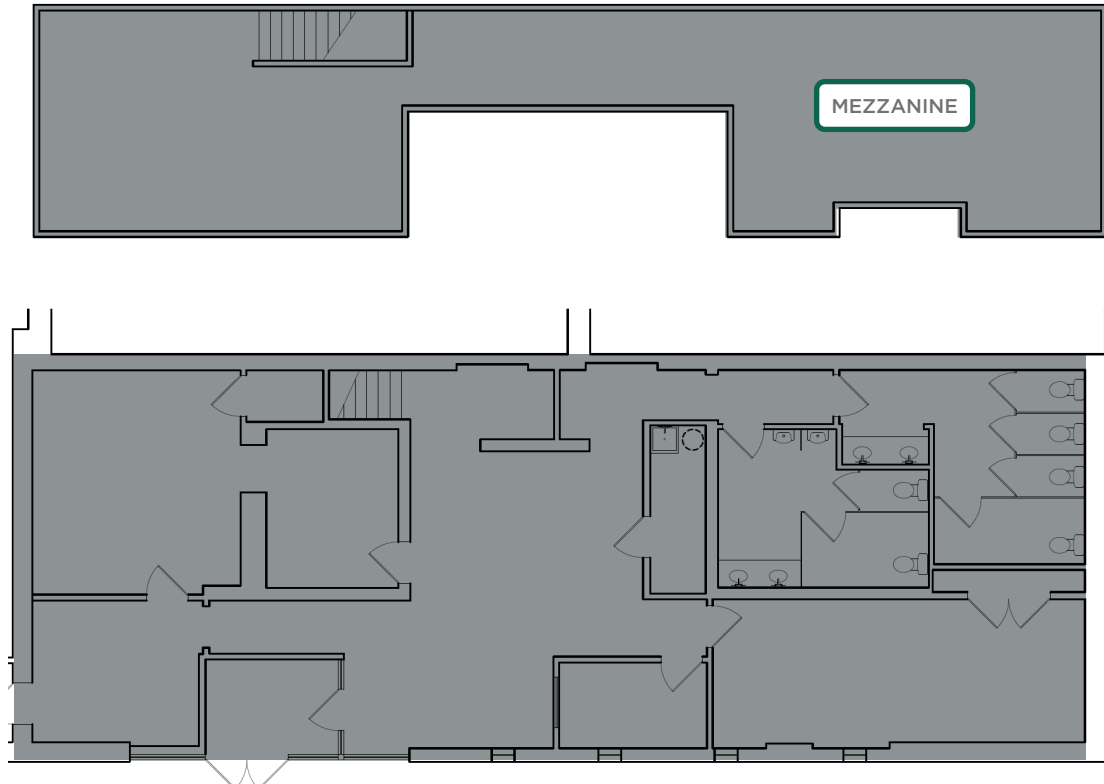


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Suite 1900E - 3,265 RSF



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Aerial View



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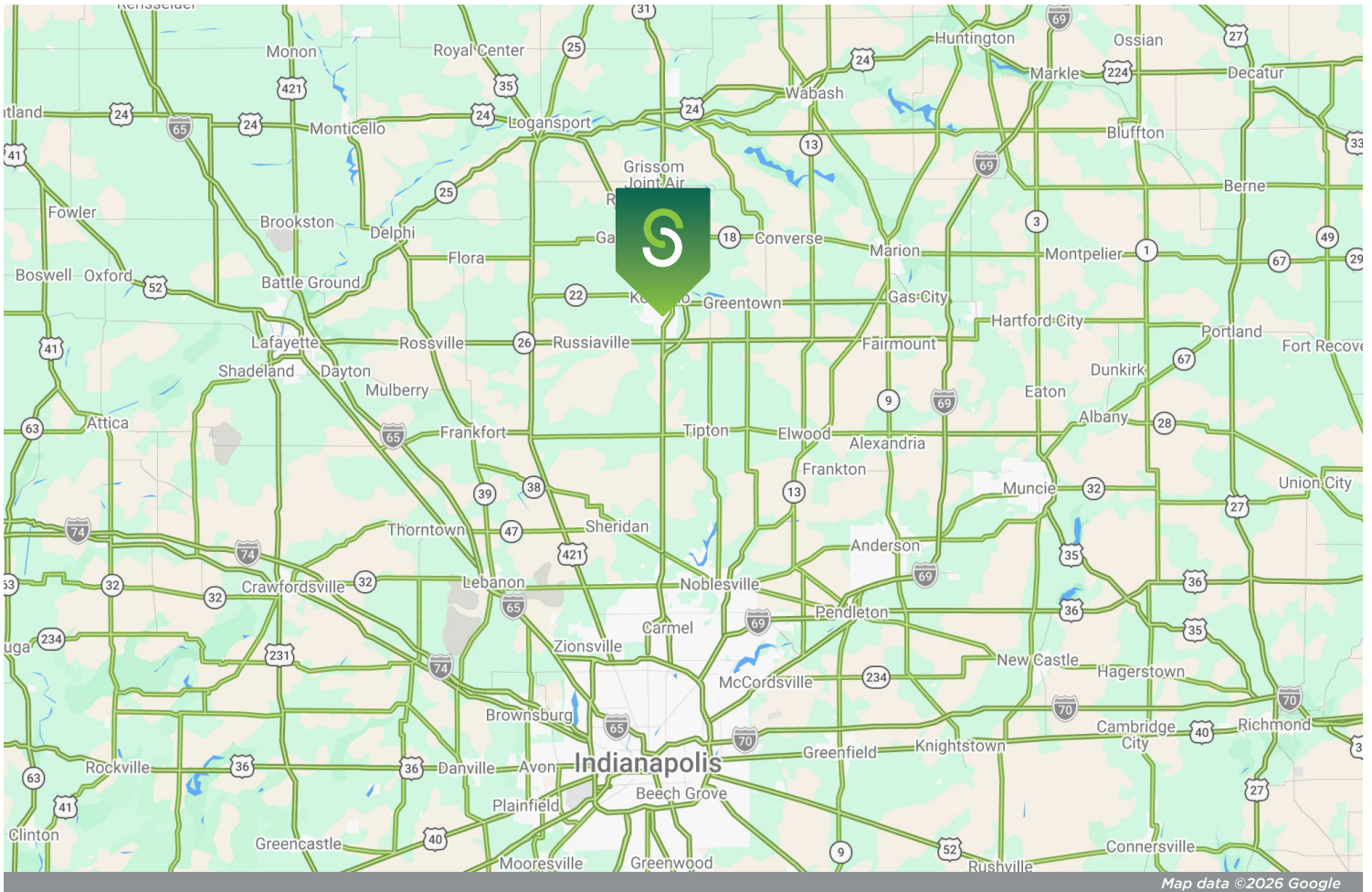
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PROPERTY INFORMATION

Address	1940 South Elizabeth Street
City, State, Zip	Kokomo, IN 46902
County	Howard
Township	Center
Parcel Number	34-10-06-476-033.000-002

LEASE INFORMATION

Lease Rate	Varied/SF/Yr
Lease Type	NNN/Gross
Terms	3-5 years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	40,544 SF	
Total Available	6,672 RSF	
Max Contiguous	5,363 RSF	
Units Available	RSF	Monthly Rate
• 1900A-1	119	\$350.00
• 1900A-5	501	\$850.00
• 1900A-7	341	\$600.00
• 1900A-8	348	\$600.00
• 1900D	2,098	\$2,250.00
• 1900E	3,265	\$2,720.84

UTILITIES

Electric Provider	Duke
Natural Gas Provider	NIPSCO
Water Provider	American Water
Sewer Provider	Kokomo Wastewater

SITE DATA

Site Acreage	3.64 AC
Zoning & Description	LI - Light Industrial
Nearest Interstate	I-69, 30 miles
Traffic Count	24,124 - S Reed Rd/SR 931 14,018 - E Markland Ave/SR 22

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Retail, office
Year Built	1973
# of Stories	1
Construction Type	Brick
Roof	TPO
Heating	RTU
A/C	RTU
Signage	Façade

ADDITIONAL INFORMATION

- Competitive lease rates and versatile spaces
- Recent exterior façade improvements
- Rental abatement incentives available

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