

4,184 SF FORMER PIZZA HUT

Retail For Sale

408 E. CENTER RD, KOKOMO, IN 46902



Cody Persyn

Senior Vice President
+1 832 816 6654
cody.persyn@colliers.com



Colliers

1233 West Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111

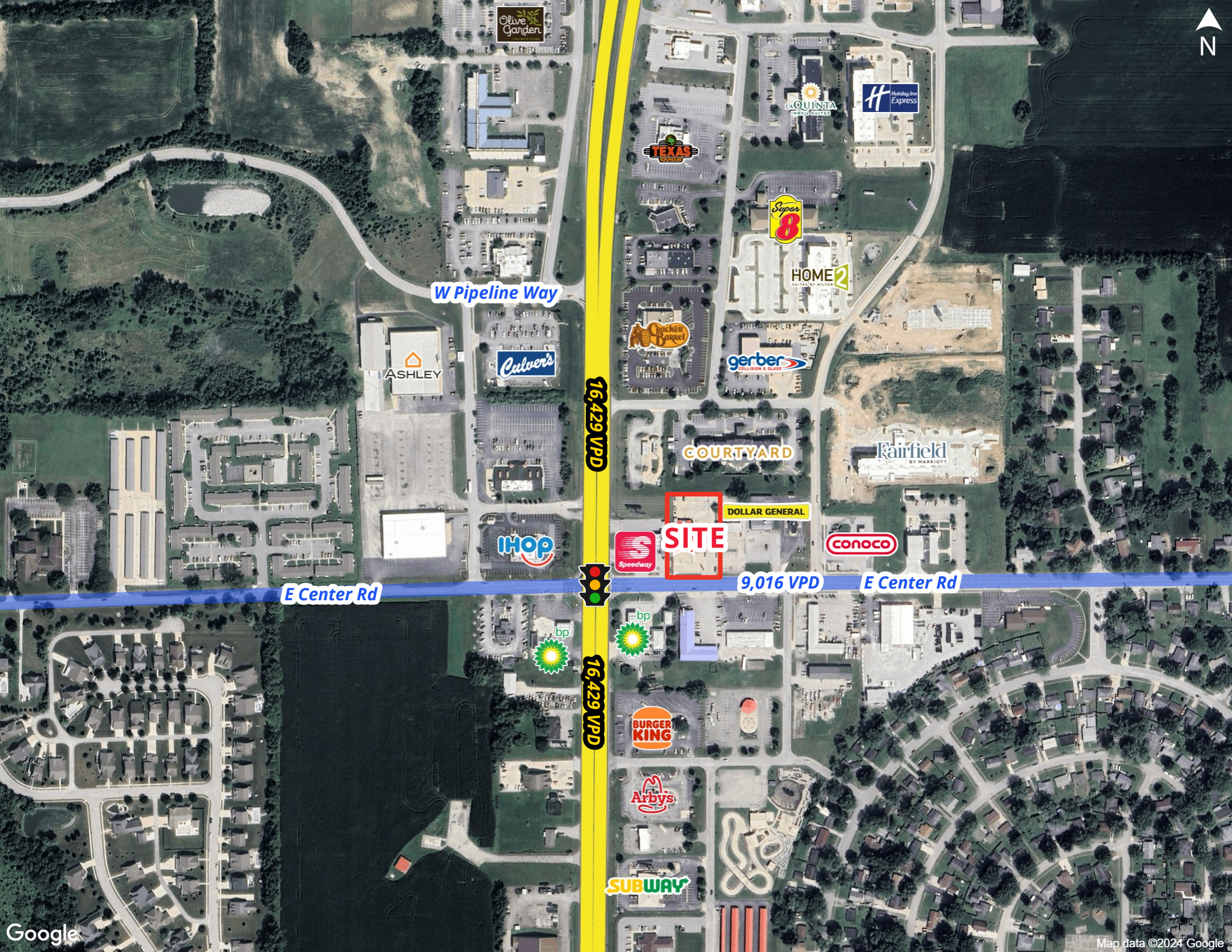
Property Overview

Address	408 E Center Rd, Kokomo, IN 46902
Building Size	4,184 SF
Lot Size	0.66 AC
Traffic	16,420 VPD on SR 931 South 9,016 VPD on E. Center Rd.
Zoning	C2, Commercial
Signage	Includes two pylon signs
Use	Ideal for restaurant/retail use or conversion to professional office
Nearby	High concentration of hotels and restaurants in close proximity
Local Broker	Listed in conjunction with Melissa Reed, The Wyman Group, IN Licensee

Contact Broker
For More Information

\$425,000





W Pipeline Way

ASHLEY

Culver's

IHOP

E Center Rd

16,429 VPD

16,429 VPD

TEXAS ROADHOUSE

LAQUINTA
HOTELS & SUITES

Holiday Inn Express

Super 8

HOME 2
SUITES BY HILTON

gerber
COLLISION & GLASS

COURTYARD

Fairfield
BY MARRIOTT

DOLLAR GENERAL

SITE

Speedway

CONOCO

9,016 VPD

E Center Rd

bp

BURGER KING

Arby's

SUBWAY



Demographic Summary Report

408 E Center Rd, Kokomo, Indiana, 46902

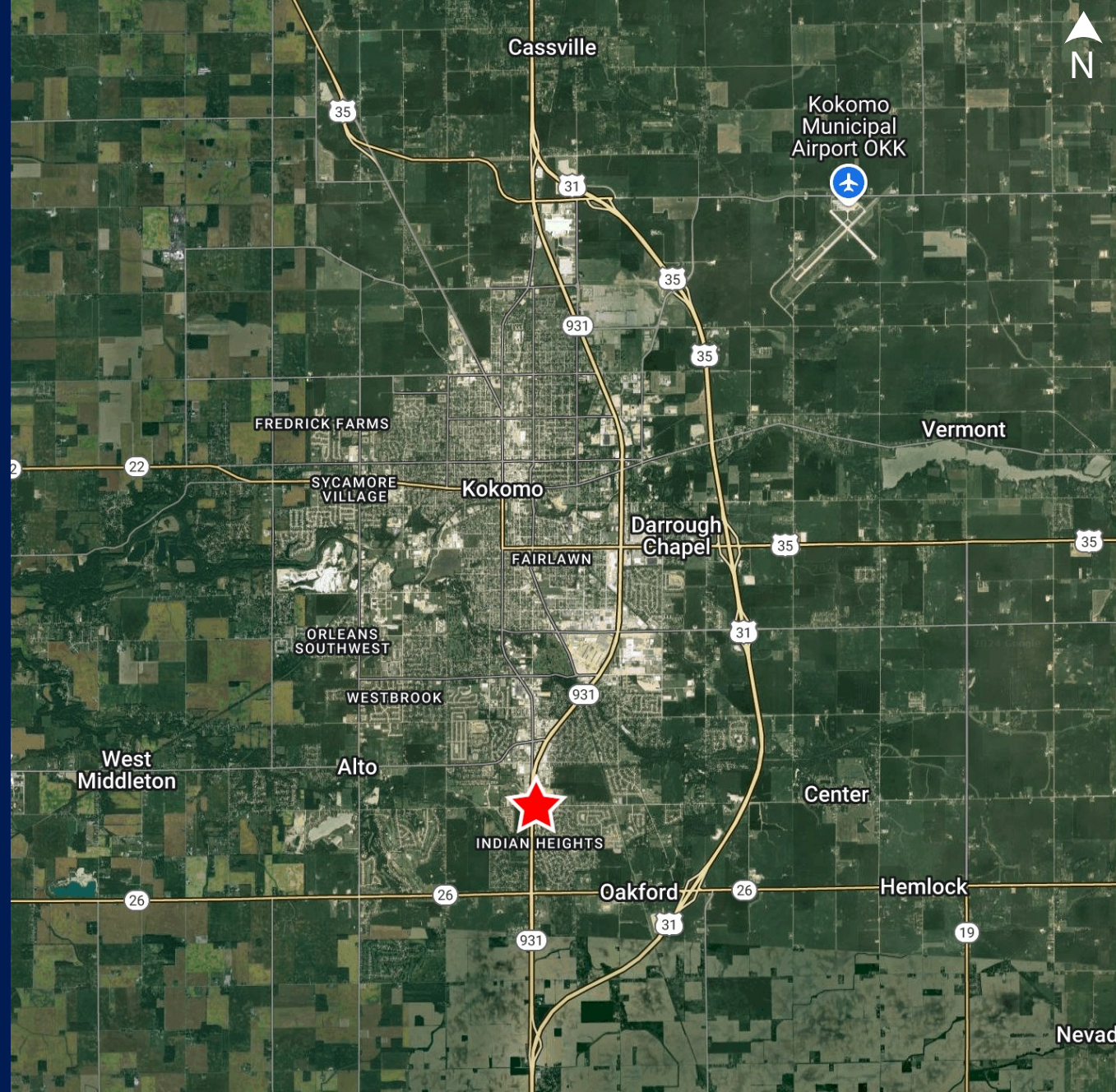
Prepared by Colliers
Latitude: 40.433459
Longitude: -86.126196

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	6,946	29,988	62,695
2010 Total Population	7,208	30,641	60,960
2024 Total Population	7,620	31,796	62,254
2024 Group Quarters	49	166	1,083
2029 Total Population	7,593	31,796	62,214
2023-2028 Annual Rate (CAGR)	-0.07%	0.00%	-0.01%
2000 to 2010 Population Change	3.8%	2.2%	-2.8%
2000 to 2024 Population Change	9.7%	6.0%	-0.7%
2010 to 2029 Population Change	5.3%	3.8%	2.1%
2024 to 2029 Population Change	-0.4%	0.0%	-0.1%
2024 Total Daytime Population	9,072	35,926	66,938
Workers	4,716	17,622	31,176
Residents	4,356	18,304	35,762
2024 Workers % of Daytime Population	52.0%	49.0%	46.6%
2024 Residents % of Daytime Population	48.0%	51.0%	53.4%
Household Summary			
2000 Households	2,848	13,056	26,393
2010 Households	3,022	13,450	25,850
2024 Households	3,231	14,315	27,530
2024 Average Household Size	2.34	2.21	2.22
2029 Households	3,264	14,495	27,872
2023-2028 Annual Rate	0.20%	0.25%	0.25%
2000 to 2010 Household Change	6.1%	3.0%	-2.1%
2000 to 2024 Household Change	13.4%	9.6%	4.3%
2010 to 2029 Household Change	8.0%	7.8%	7.8%
2024 to 2029 Household Change	1.0%	1.3%	1.2%
2010 Families	2,002	8,468	16,391
2024 Families	1,988	8,389	15,897
2029 Families	1,992	8,424	15,962
2023-2028 Annual Rate	0.04%	0.08%	0.08%
Housing Unit Summary			
2024 Housing Units	3,474	15,629	30,566
Owner Occupied Housing Units	66.5%	66.0%	66.5%
Renter Occupied Housing Units	33.5%	34.0%	33.5%
Vacant Housing Units	7.0%	8.4%	9.9%
Owner Occupied Median Home Value			
2024 Median Home Value	\$152,394	\$173,803	\$168,088
2029 Median Home Value	\$190,777	\$224,069	\$219,501
Income			
2024 Per Capita Income	\$29,550	\$31,021	\$30,779
2024 Median Household Income	\$54,432	\$53,828	\$54,429
2024 Average Household Income	\$69,137	\$69,223	\$69,455
Household Income Base	3,231	14,315	27,530
<\$15,000	6.3%	10.3%	11.0%
\$15,000 - \$24,999	5.7%	7.7%	8.3%
\$25,000 - \$34,999	14.0%	13.3%	12.5%
\$35,000 - \$49,999	17.2%	14.2%	12.8%
\$50,000 - \$74,999	25.7%	20.9%	21.4%
\$75,000 - \$99,999	13.7%	13.3%	13.1%
\$100,000 - \$149,999	10.4%	13.9%	13.4%
\$150,000 - \$199,999	5.5%	4.4%	5.6%
\$200,000+	1.6%	2.1%	1.9%



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone

Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Cody Persyn	486134	cody.persyn@colliers.com	+1 713 830 2194
Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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