

**E. MARKLAND AVENUE  
KOKOMO, IN**



## **INVESTMENT HIGHLIGHTS**

- > 20-Year Full NNN Lease
- > No Landlord Responsibilities
- > 7.5% Increases Every 5 Years
- > Located in a Target Outparcel
- > Positioned by Strong National Retailers
- > New 2021 Construction
- > Located Along Major Corridor
- > Double Drive Thru
- > All Brick Construction

## **INVESTMENT OVERVIEW**

Built in 2021, the subject property is a new NOLA Prototype Popeyes drive-thru located in Kokomo, Indiana. This 20-year absolute NNN lease includes 7.5% rental increases every five-years in the primary term and extends into the (4) five-year option periods.

Located along one of the main corridors, at Markland Avenue and South Western Avenue, the subject property is positioned by strong national retailers and is located in a Target out parcel.

Located in the center of the State, Kokomo is situated fifty miles north of Indianapolis, in Howard county, and is easily reached by U.S. 31. The City of Kokomo serves as a business-friendly hub for Fortune 500 companies and diverse smaller firms. The City's recent quality-of-life investments in its parks, public art, as well as, miles of paved walking trails and bike paths, continue to attract new residents to the growing community.

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