

# 7040 S Franklin Rd

7040 S Franklin Rd, Indianapolis, IN



## Land for Commercial Development

**MORGAN METCALF**  
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### OFFERING SUMMARY

<b>LIST PRICE:</b>	<b>\$999,000</b>
<b>LOT SIZE:</b>	<b>5.00 Acres</b>
<b>ZONING:</b>	<b>DA</b>
<b>TRAFFIC COUNT:</b>	<b>8,816 VPD</b>
<b>USES:</b>	<b>Senior Housing, Retail, Multi-Family, Medical Office</b>

### PROPERTY OVERVIEW

Franklin Township is rapidly growing, and this parcel is prime for development. Situated on Franklin road just south of the new Kroger retail center, this 5-acre parcel offers ample room for commercial development. Apartments are being developed across the street as well as a large single-family home neighborhood, making this site perfect for a complementary use such as senior housing or medical office. This parcel will require a rezone to a commercial use, but the opportunities are endless.

### PROPERTY HIGHLIGHTS

- Close proximity to Kroger/retail development in Franklin Township
- Fast-growing area with significant number of rooftops under development

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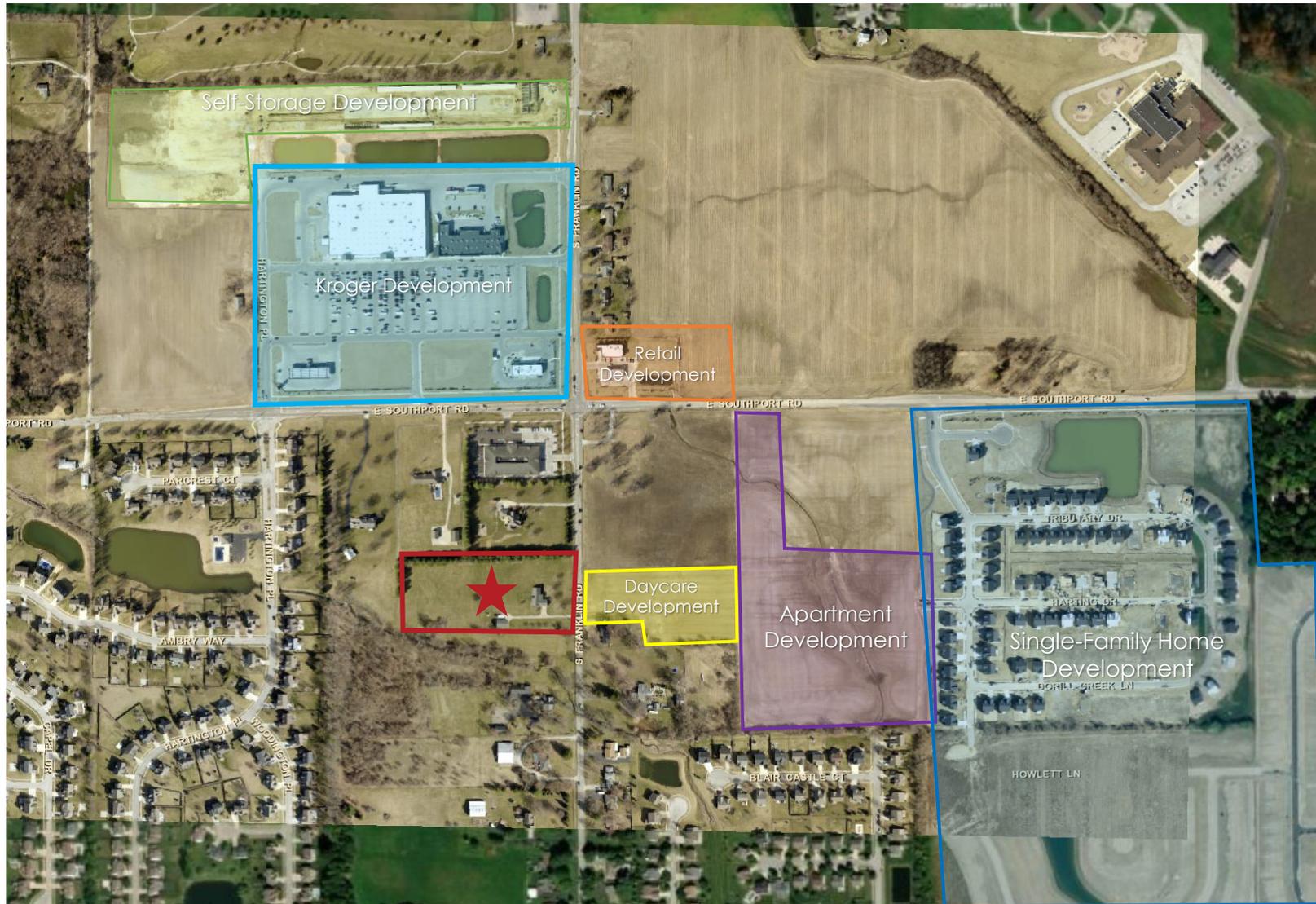
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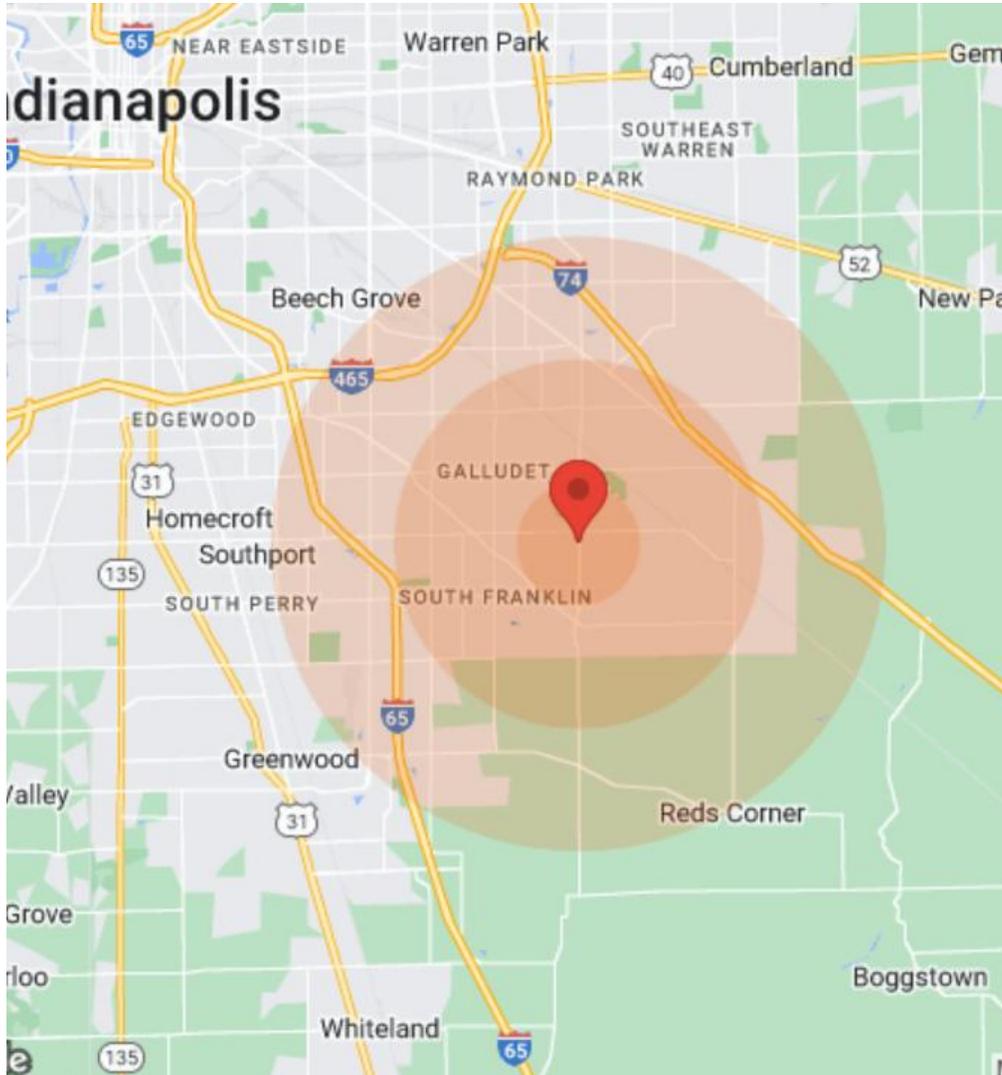


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### DEMOGRAPHICS



<b>Population</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	18,788	46,636
Female	19,142	48,511
Total Population	37,930	95,147

<b>Age</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	8,927	21,487
Ages 15-24	5,877	13,820
Ages 25-54	13,990	36,362
Ages 55-64	4,481	11,090
Ages 65+	4,655	12,388

<b>Income</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median	\$77,945	\$61,314
< \$15,000	655	2,383
\$15,000-\$24,999	431	3,199
\$25,000-\$34,999	905	3,283
\$35,000-\$49,999	1,527	5,373
\$50,000-\$74,999	3,057	8,259
\$75,000-\$99,999	3,073	6,266
\$100,000-\$149,999	2,669	5,482
\$150,000-\$199,999	703	1,317
> \$200,000	364	659

<b>Housing</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	13,692	37,638
Occupied	12,822	35,269
Owner Occupied	10,576	25,637
Renter Occupied	2,246	9,632
Vacant	870	2,369

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