



2161 N. Morton St.
Franklin, IN 46131
For Lease



PROPERTY DESCRIPTION

Former Restaurant Space Available with Drive Thru, Hood and Walk-in Cooler in the Space. Located along the Main Corridor of Franklin on US 31. Situated in a high traffic retail corridor between Lowe's Home Improvement and Walmart with Meijer, Panera, Noodles and Company, and T Mobile across US 31.

Nearby National Restaurants and Retailers Include: Panera, Verizon Wireless, Starbucks, McAlister's, Freddy's, Buffalo Wild Wings, PetSmart, and Chili's.

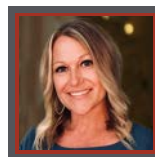
PROPERTY HIGHLIGHTS

- Drive Thru
- Hood and Walk-in Cooler Remain
- High Visibility on US 31

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	2,740 SF
Building Size:	7,652 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,759	10,652	15,657
Total Population	7,114	28,790	42,571
Average HH Income	\$87,103	\$87,080	\$91,032



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BROKERAGE | MANAGEMENT | DEVELOPMENT



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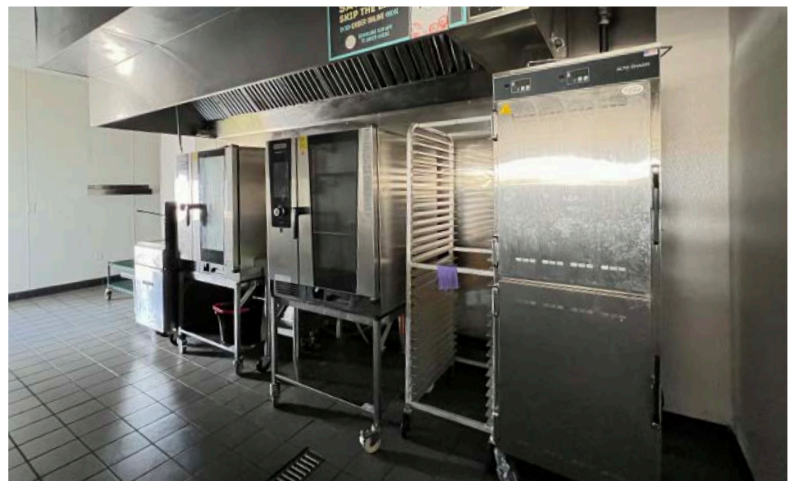
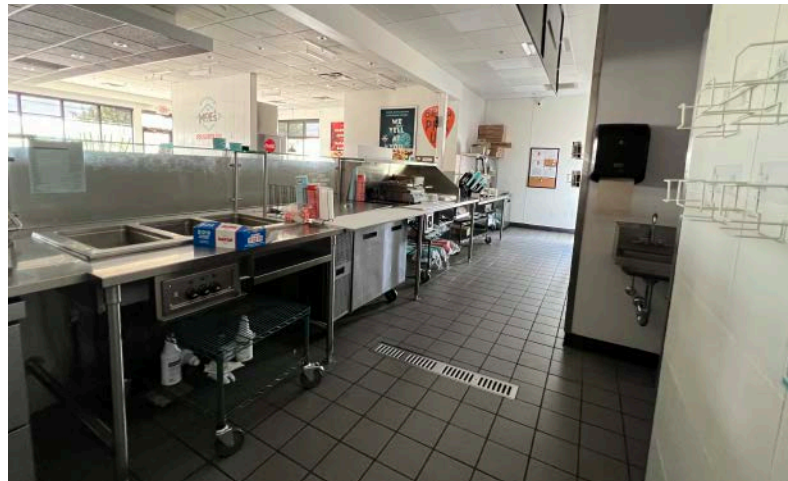
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Looking Northwest



Looking South



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Surrounding Businesses



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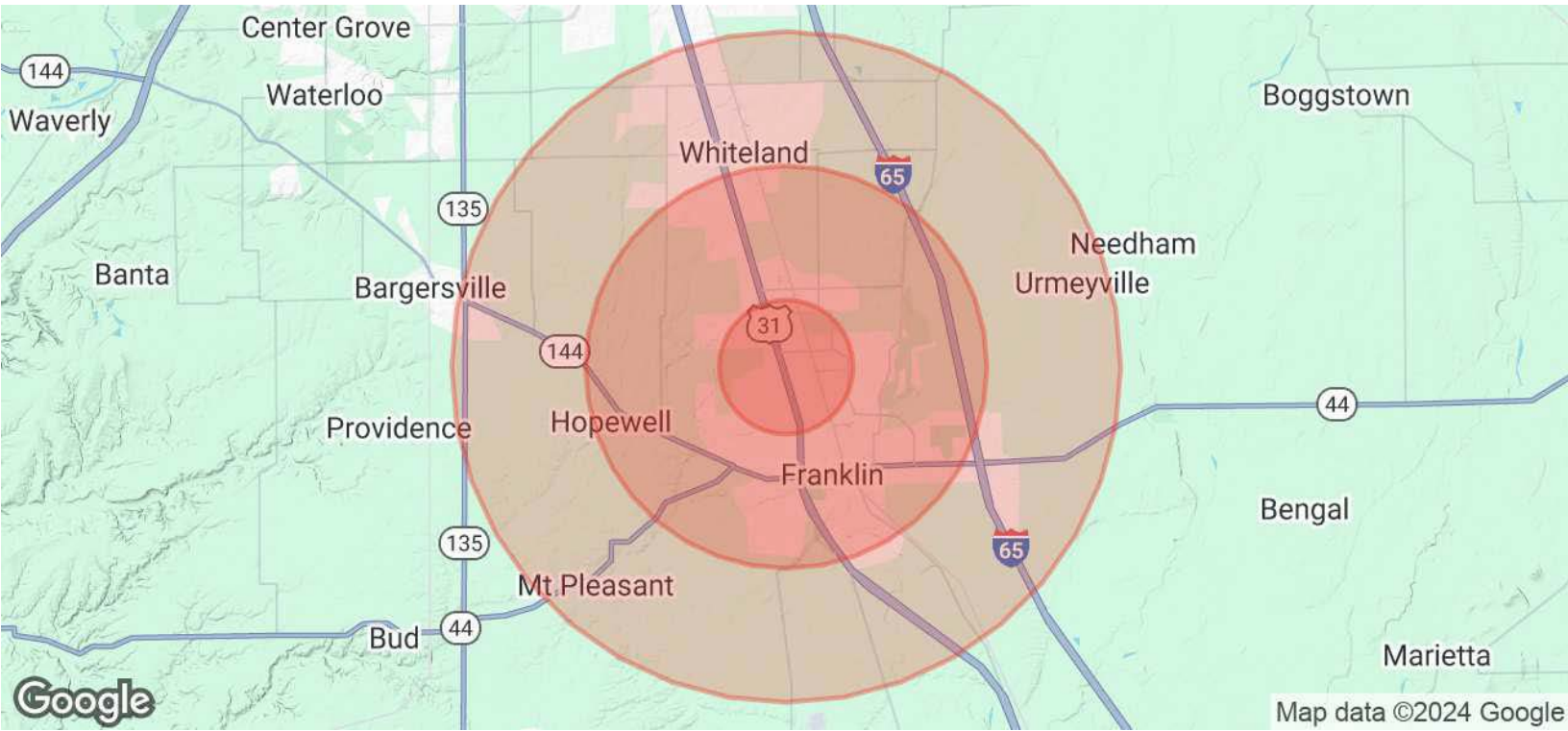
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,114	28,790	42,571
Average Age	38	40	40
Average Age (Male)	36	38	38
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,759	10,652	15,657
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$87,103	\$87,080	\$91,032
Average House Value	\$241,694	\$237,124	\$250,293

Demographics data derived from AlphaMap

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