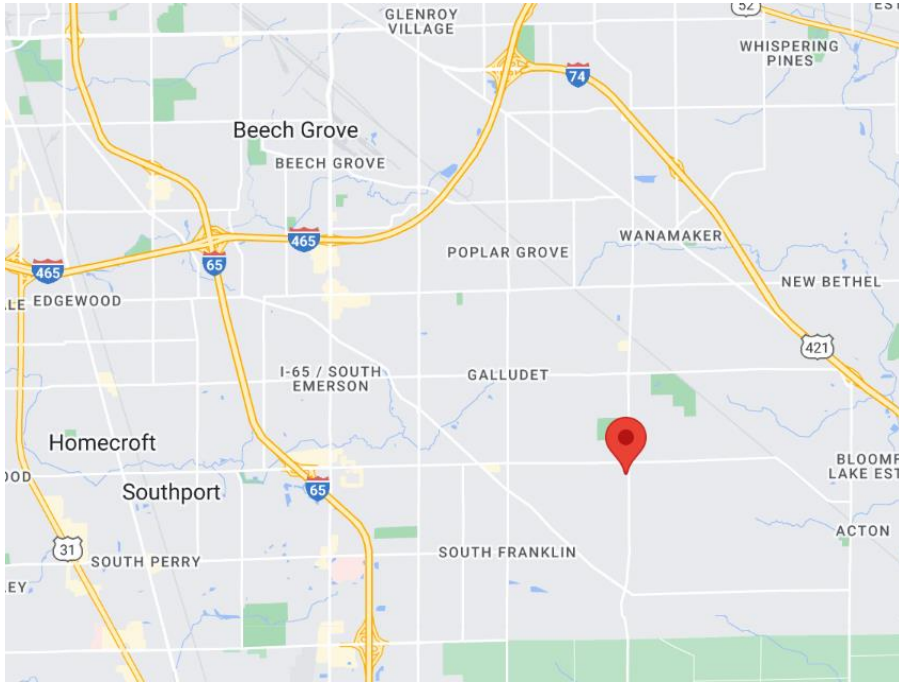


7040 South Franklin Road

7040 S Franklin Rd, Indianapolis, IN



OFFERING SUMMARY

LIST PRICE: \$1,250,000 (\$250k/Acre)

LOT SIZE: 5.00 Acres

ZONING: DA

TRAFFIC COUNT: 8,816 ADT

POTENTIAL USES: Senior Housing, Retail, Multi-Family, Medical Office

PROPERTY DESCRIPTION

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. This parcel will require a rezone to commercial use, but the opportunities are endless here.

PROPERTY OVERVIEW

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

JOHN MERRILL

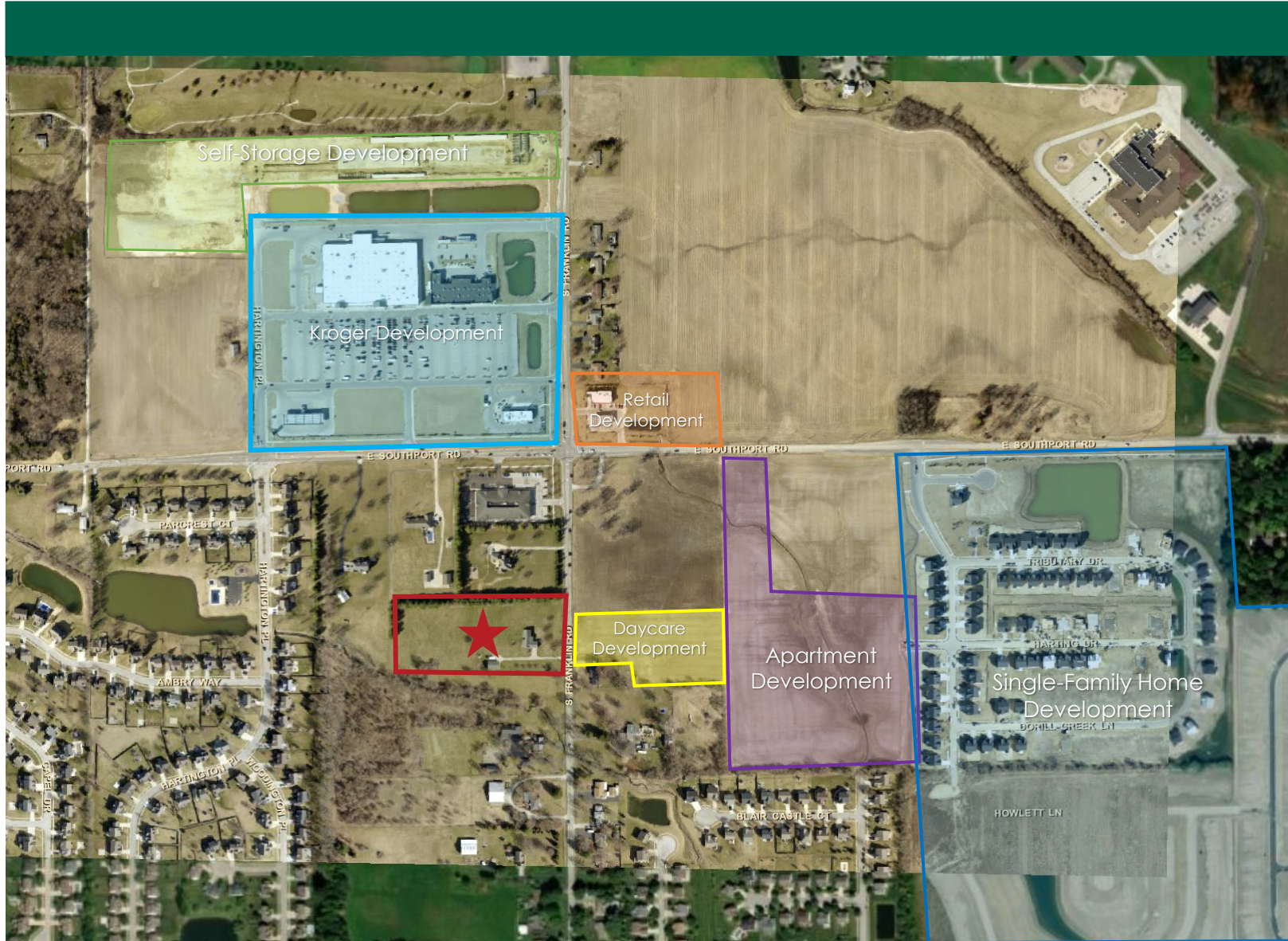
Owner – Merrill Property Group
P: 317.590.3046
john@merrillpropertygroup.com

MORGAN METCALF

Broker – Merrill Property Group
P: 317.496.7606
morgan@merrillpropertygroup.com

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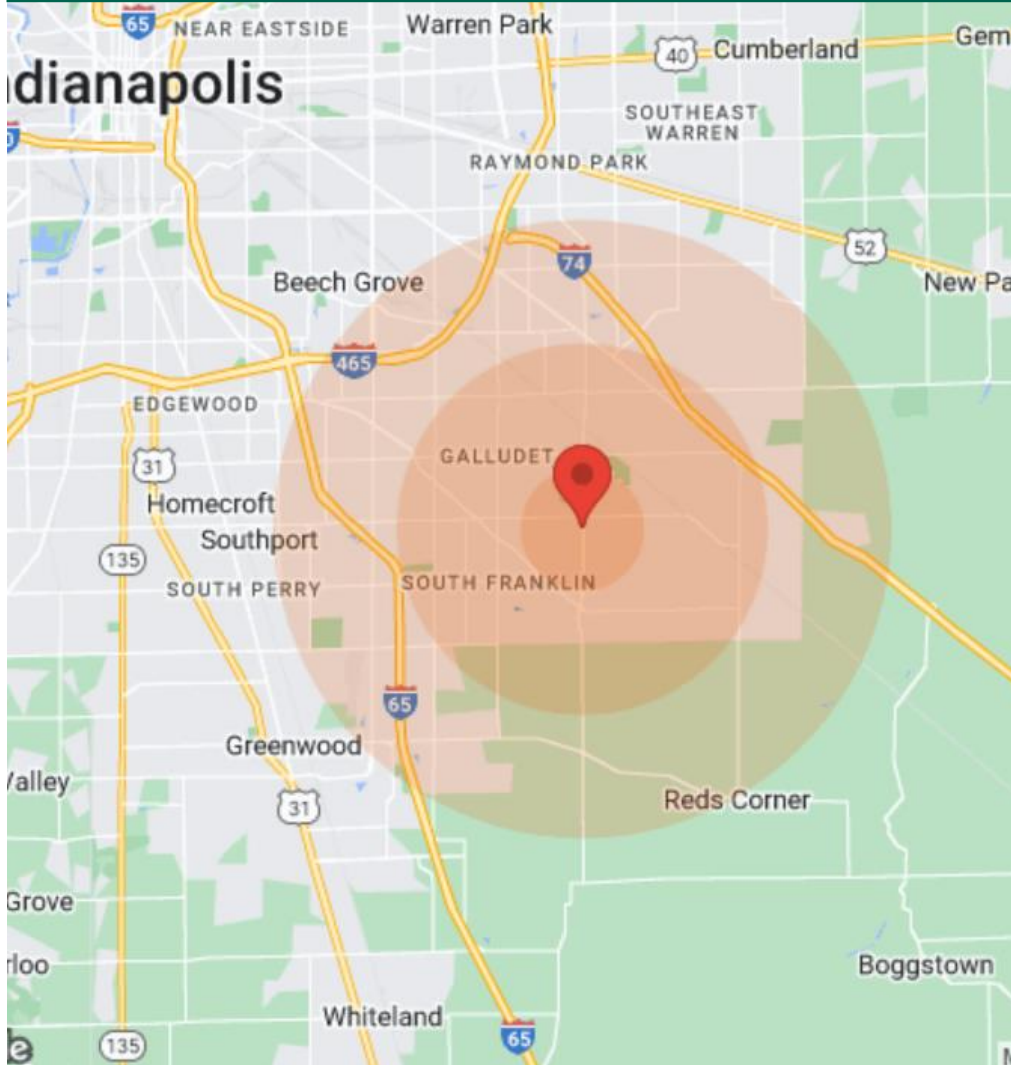
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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DEMOGRAPHICS



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

Age	3 Miles	5 Miles
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

Income	3 Miles	5 Miles
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

Housing	3 Miles	5 Miles
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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