

REDEVELOPMENT



Prime Interstate Redevelopment Opportunity I-75 Exit 38 | Franklin, OH

Position your next development at the gateway to growth in Franklin. This exceptional **3-acre** site offers premier **590' of frontage** along **Interstate 75 South** at Exit 38, delivers outstanding visibility and accessibility in one of the region's most active retail corridors. For larger-scale projects, an additional **5.8 acres** is available on the adjacent northern parcel, allowing for expanded development potential.

Surrounded by National Retailers:

Join established brands including Kroger, Walmart, McDonald's, 7 Brew, Tractor Supply, and Walgreens, along with numerous hospitality operators serving the corridor. Strategically located between Cincinnati and Dayton, this property sits within the rapidly expanding Cincinnati-Dayton metroplex, making it an exceptional opportunity for retail, hospitality, mixed-use, or car dealerships, service-oriented such as landscapers and contractors who want first tier visibility.



HIGHLIGHTS

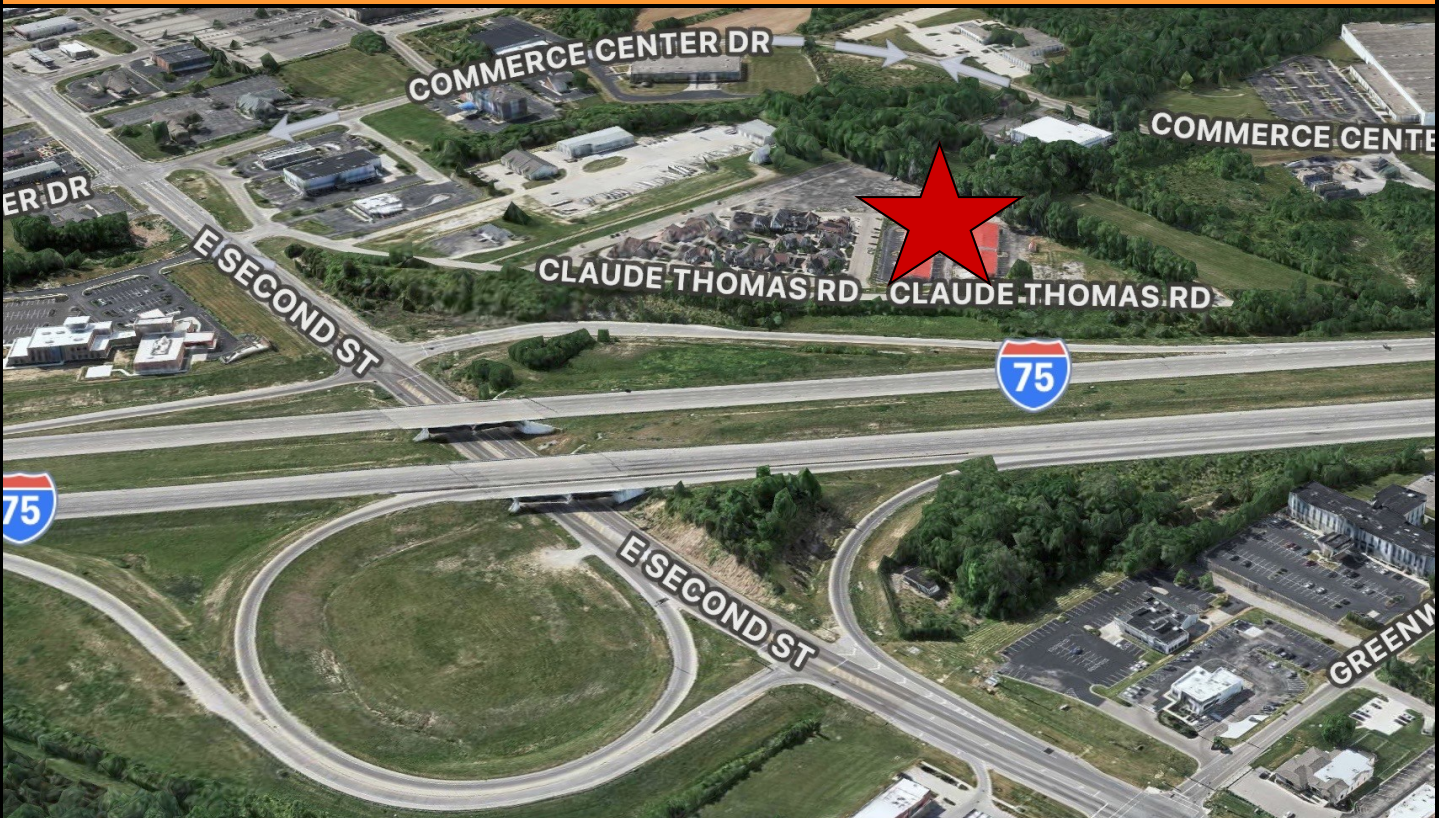
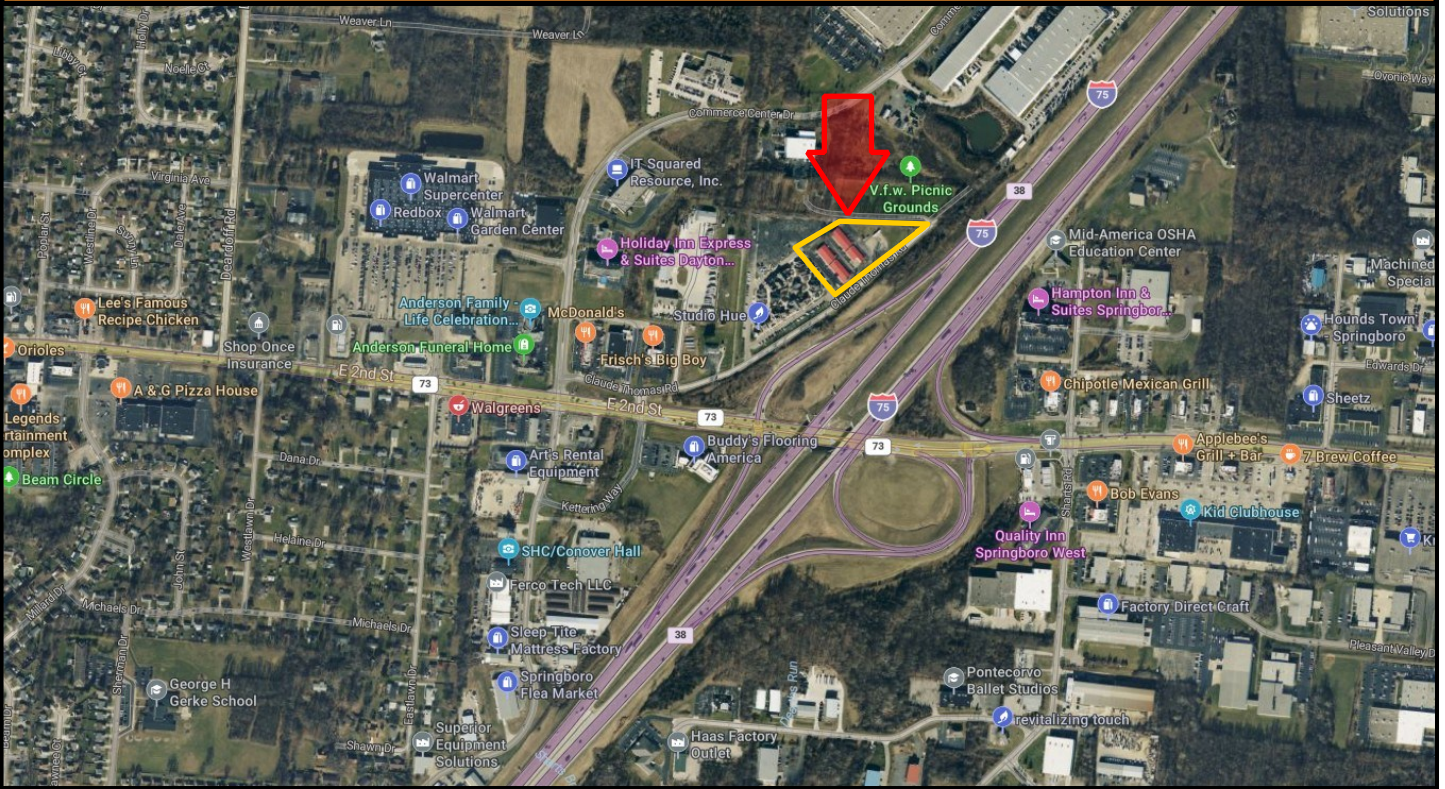
Sale Price: \$749,900
Proforma NOI: VACANT
GBA: 23,040 SF
Lot Size: 3 acres
Additional Acres: 5.8 acres
Frontage: 590'
Parking: 85 surface
Built: 1976
Pop. 5 mile: 88,910
Households 5 mile: 34,862
Income 5 mile: \$109,477
Large Pylon Street Sign
Traffic: 21,776 vpd @ Rte 73
Traffic: 107,875 vpd @ I-75
Zoning: C-1

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LOCATION



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