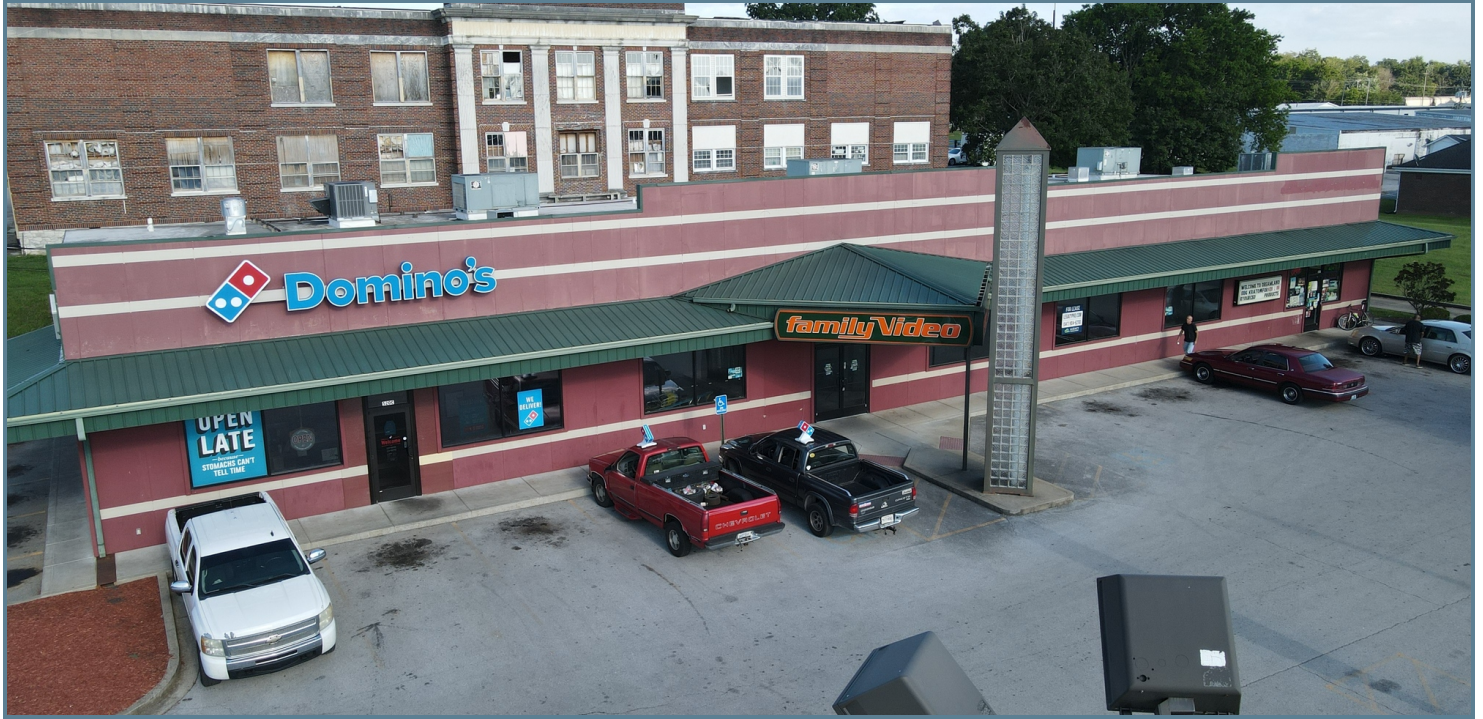


520 N MAIN ST.

FRANKLIN, KY 42134

PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the allure of Franklin, KY, as the backdrop for your retail or free-standing building venture. The surrounding area of 520 N Main St. exudes small-town charm, drawing potential customers from nearby residential neighborhoods and beyond. Situated within close proximity to key attractions like the Historic Downtown District, Simpson County Archives and Museum, and Franklin's vibrant local shops and eateries, the location offers an ideal blend of community appeal and commercial opportunity. With easy access to major roadways and a steady flow of foot traffic, this prime location sets the stage for your business to thrive amidst the welcoming atmosphere of Franklin.

PROPERTY HIGHLIGHTS

- Versatile layout ideal for retail or free-standing building tenants
- Ample on-site parking for tenants and customers
- Strategic location at 520 N Main St., Franklin, KY, 42134

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	3
Available SF:	4,196 SF
Building Size:	7,196 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,101	4,499	5,781
Total Population	2,585	10,807	13,589
Average HH Income	\$42,986	\$49,627	\$50,919

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

520 N MAIN ST.

FRANKLIN, KY 42134

ADDITIONAL PHOTOS



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LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

520 N MAIN ST.

FRANKLIN, KY 42134

PLANS



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	4,196 SF

Lease Term:	Negotiable
Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
520 N MAIN ST	Domino's Pizza	1,800 SF	NNN	-	-
520 N MAIN ST	Available	4,196 SF	NNN	Contact Broker for Pricing	-
520 N Main St.	Dreamland	1,200 SF	NNN	-	This vacant lot contains a sink hole towards the front end of the property line, which will need to be addressed given the situation.
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520 N MAIN ST.

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RETAILER MAP



Google

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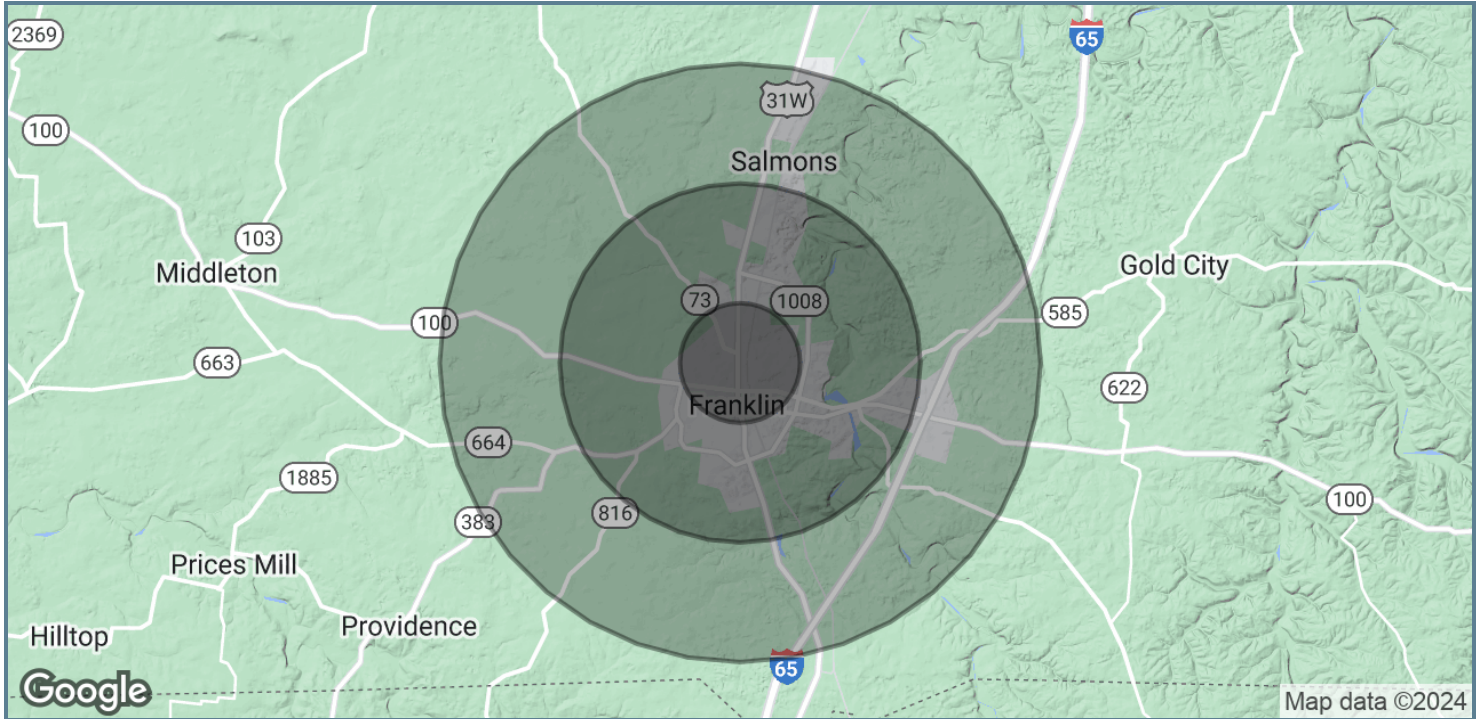
COMMERCIAL PROPERTY

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520 N MAIN ST.

FRANKLIN, KY 42134

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,585	10,807	13,589
Average Age	35.8	37.5	39.0
Average Age (Male)	33.5	32.7	34.8
Average Age (Female)	36.5	38.8	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,101	4,499	5,781
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$42,986	\$49,627	\$50,919
Average House Value	\$100,221	\$130,597	\$139,241

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

