



1455 E. Second Street

Franklin, Ohio 45005

SALE PRICE:

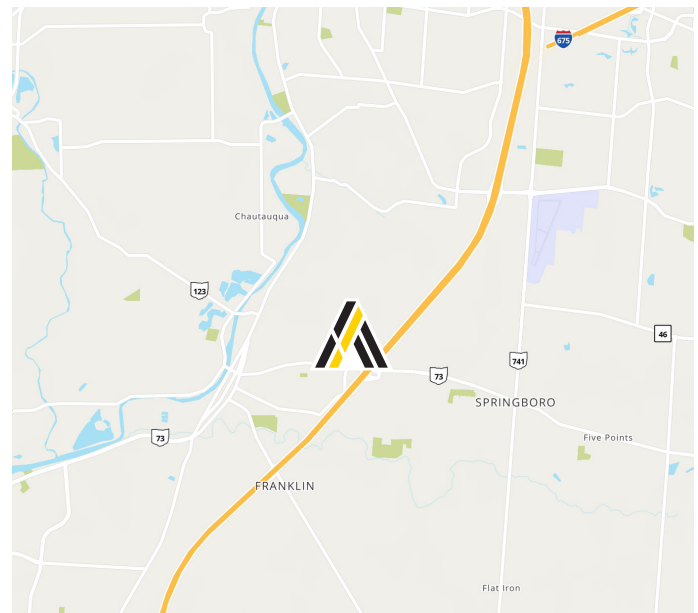
\$2,300,000

LEASE RATE:

CONTACT AGENT

Property Highlights

- **Versatile Facility:** 21,744± SF Freestanding building on 1.73± acres — perfectly suited for church, school, or daycare use.
- **Spacious Worship Area:** Move-in ready campus featuring a worship space that can accommodate 300+ people, 15 classrooms, administrative offices, and fellowship areas.
- **Recent Upgrades:** Over **\$1M in renovations completed in 2019**, including modern finishes, energy-efficient LED lighting, and more!
- **Amenities:** Includes an indoor and outdoor playground, seven ADA-compliant restrooms, and is a 100% air-conditioned/fire suppressed facility.
- **Prime Location:** Excellent visibility along E. Second Street (SR-73) with 21,000+ vehicles per day and easy access to I-75, just 0.3 miles away.



Demographics

	1 Mile	3 Mile	5 Mile
Total Population	6,855	30,751	87,859
Total Households	2,843	12,389	35,184



Matt Tunnacliffe

Commercial Sales & Leasing

513.200.8270

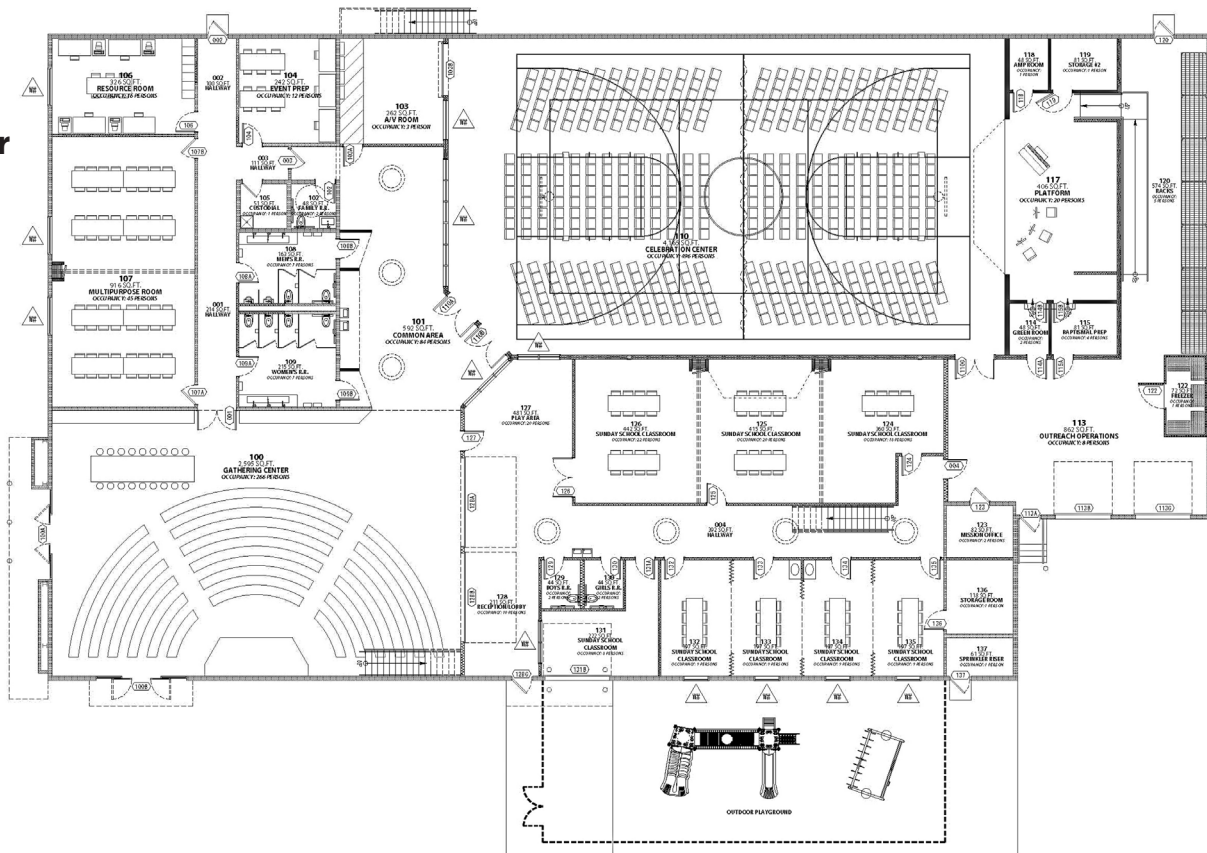
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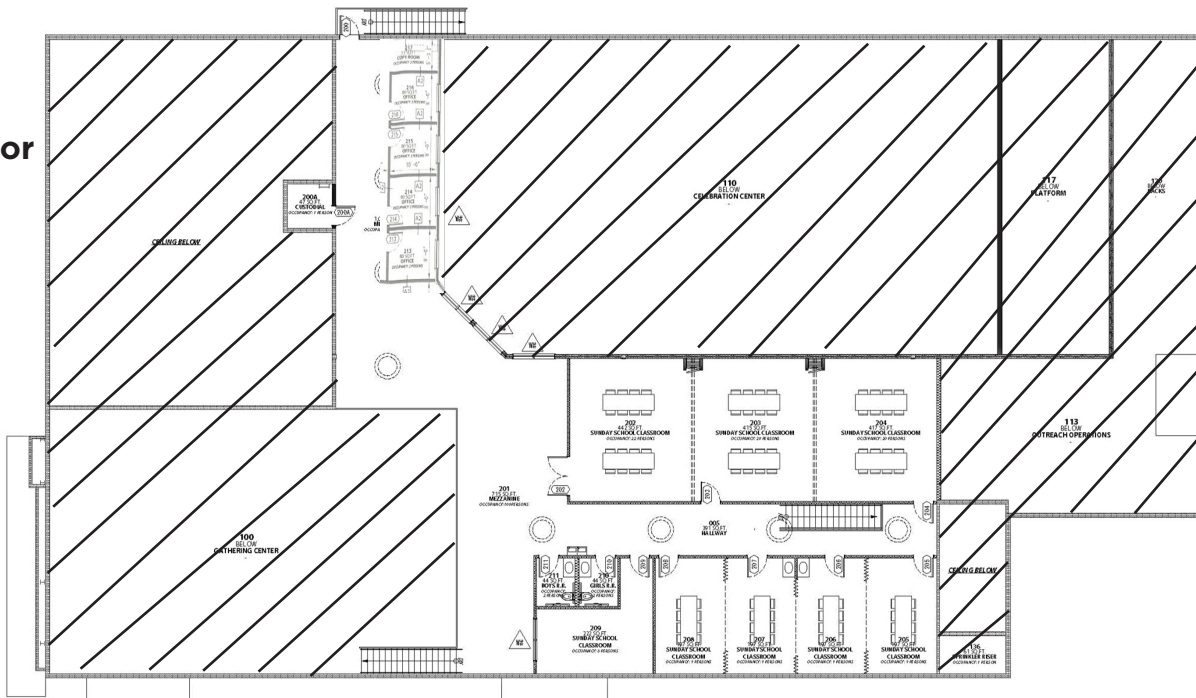
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Floor Plans

1st Floor



2nd Floor

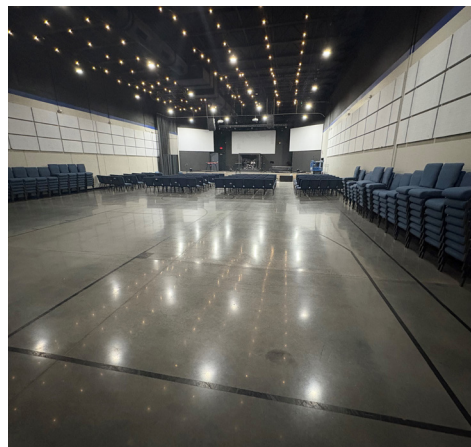


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Photos

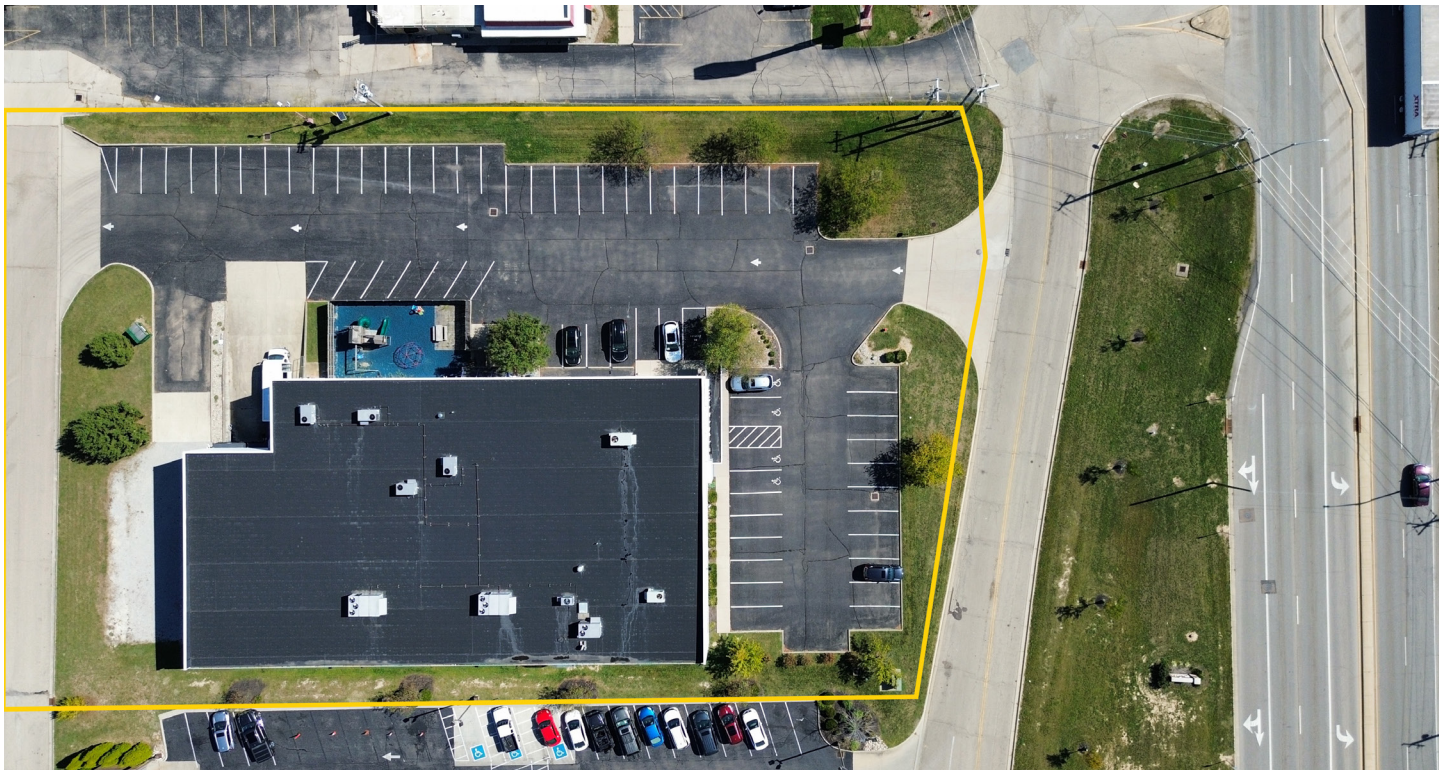


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Aerial



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