



1455 E. Second Street

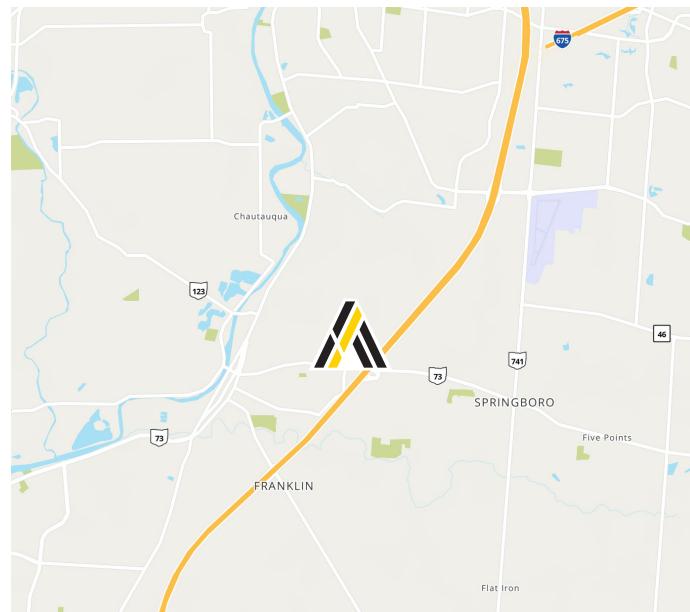
Franklin, Ohio 45005

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.



Matt Tunnacliffe
 Commercial Sales & Leasing
 513.200.8270
 Matt.Tunnacliffe@ApexCommercialGroup.com

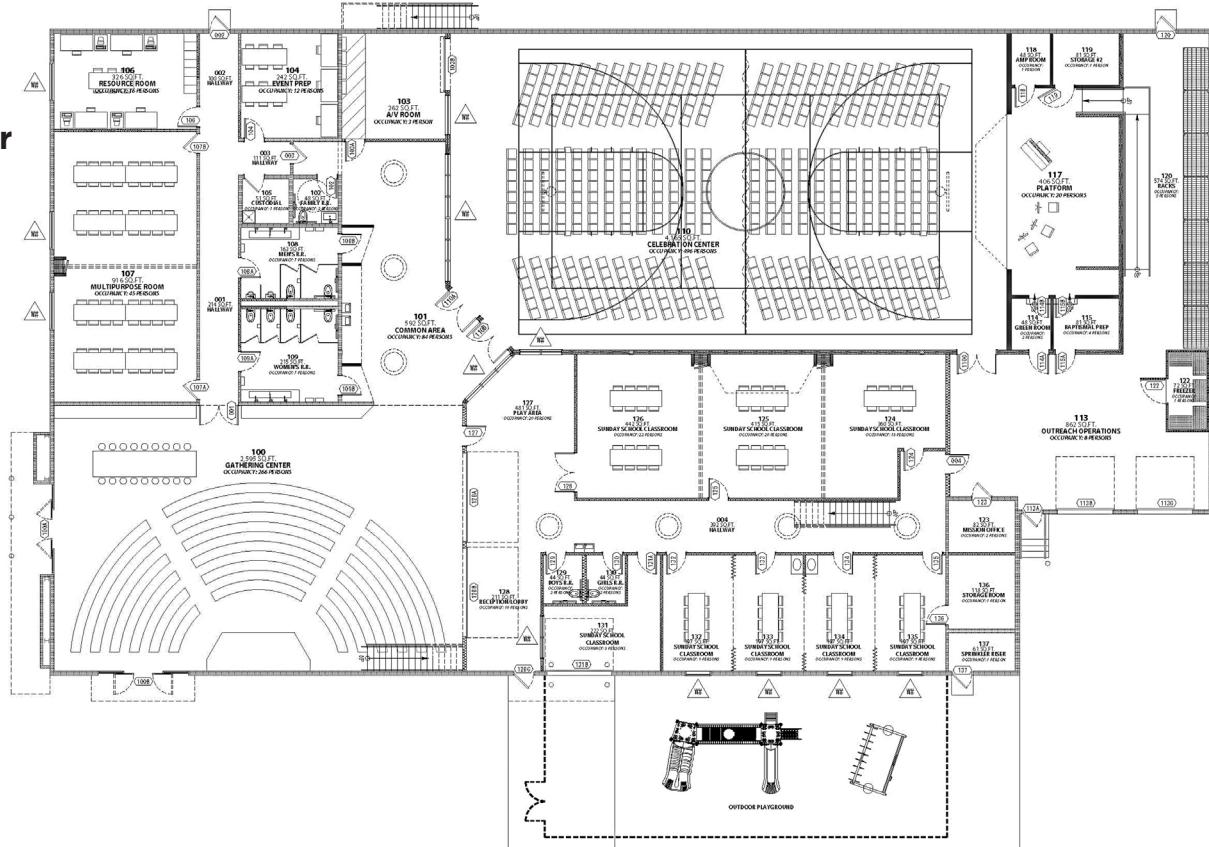
Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,855	30,751	87,859
Total Households	2,843	12,389	35,184

1455 E. Second Street

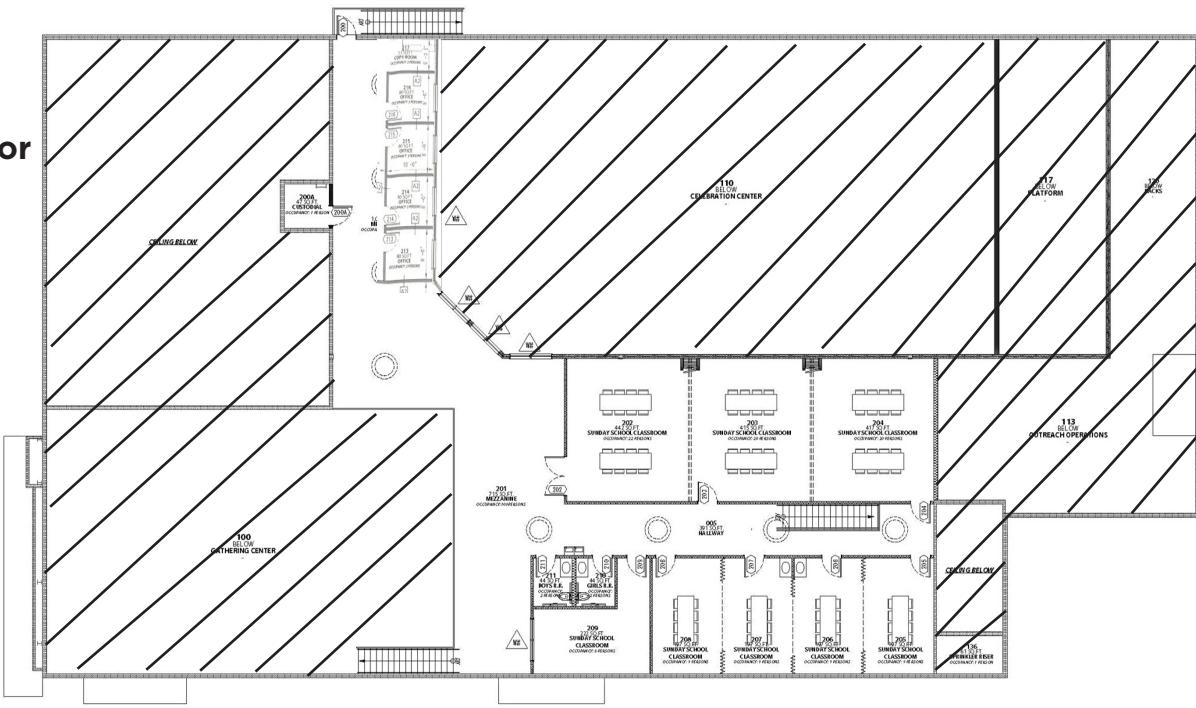
Franklin, Ohio 45005

Floor Plans

1st Floor



2nd Floor

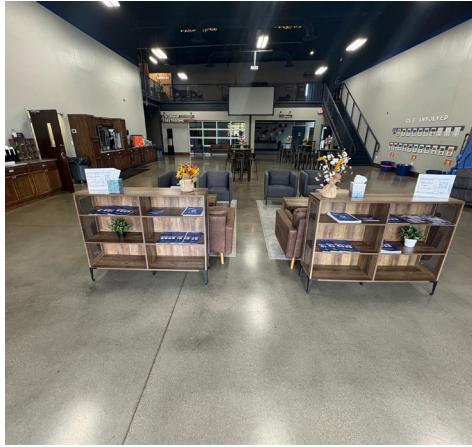
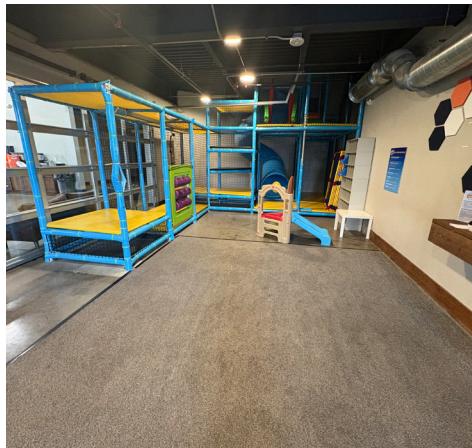


ApexCommercialGroup.com

1455 E. Second Street

Franklin, Ohio 45005

Photos

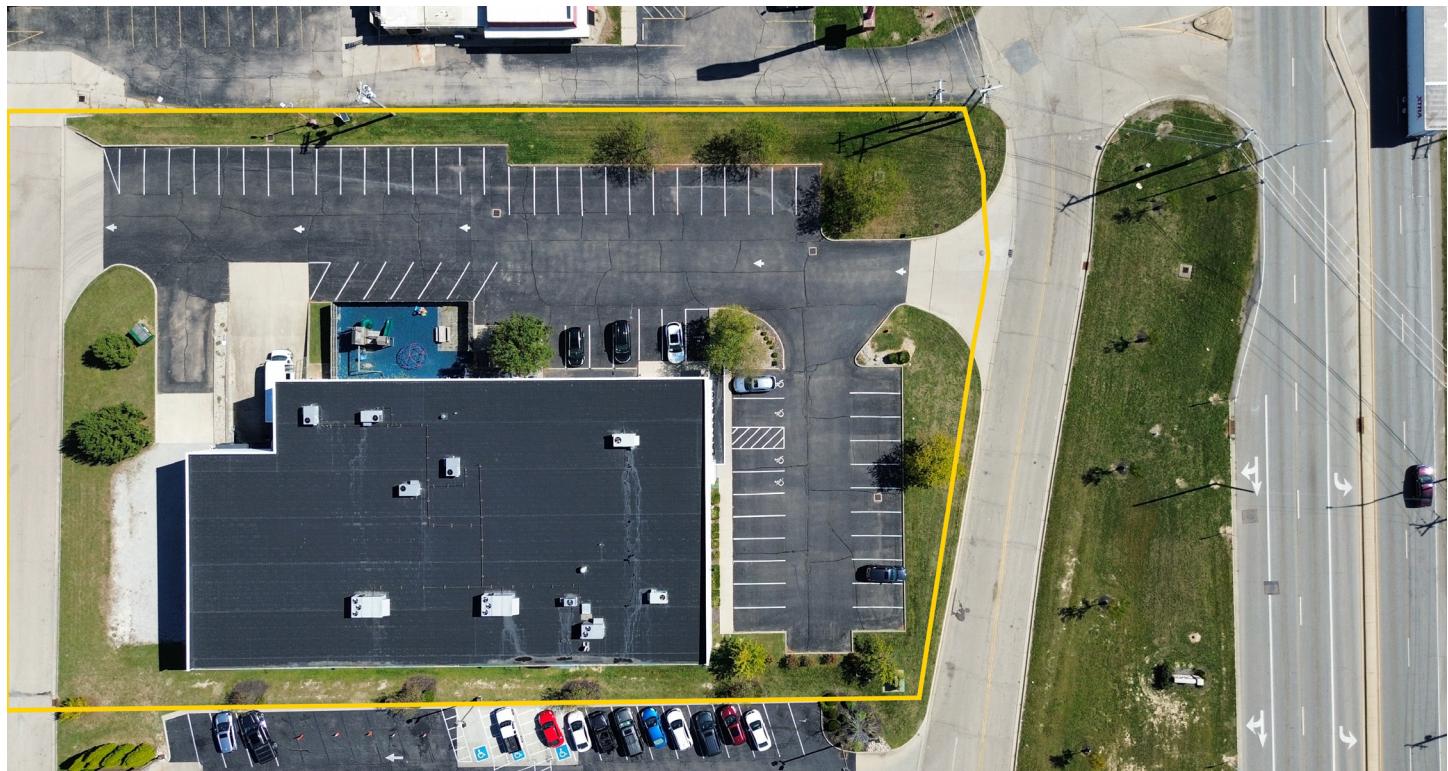


ApexCommercialGroup.com

1455 E. Second Street

Franklin, Ohio 45005

Aerial



ApexCommercialGroup.com