# *LAND FOR SALE*

## **1.13 Retail Site, Franklin, KY** | 2020 Nashville Road, Franklin, KY 42134

## HIGHLIGHTS

- Zoned B4
- High-Traffic Area
- Corner Lot
- Excellent Visibility
- Ideal for Retail

## OFFERING SUMMARY

**Sale Price**: $430,000
**Lot Size**: 1.13 Acres

### PROPERTY DESCRIPTION

The prime investment opportunity you've been waiting for! This 1.1364-acre lot is zoned B4, offering a versatile range of commercial uses. With its corner-lot configuration, high visibility, and ease of access along Nashville Road, this site is ideal for retail development near established retail anchors like Walmart and Lowe's, ensuring strong customer draw. Secure a strategic foothold in one of Franklin's most active and expanding markets, just north of the KY/TN line and minutes from historic downtown Franklin.

### AREA DESCRIPTION

Franklin, Kentucky is an exceptional location for strategic investors, offering continued growth, dynamic commercial development, and a close-knit community known for valuing local investment. Surrounded by thriving national and local retailers like Walmart, Lowe's, Dairy Queen, Zaxby's, Dunkin' Donuts, Fast Pace Urgent Care, Dollar Tree, and Shoe Sensation, 2020 Nashville Road is well positioned to attract consistent customer traffic. This opportunity provides outstanding visibility, a high-profile location within the Franklin market, and impressive potential for long-term growth in the heart of one of the area's most active commercial corridors.


**Jack & Juli Wade, REALTORS®**
Cell: 270-776-0974 | 270-776-0975
Office: 270-586-0912
jackwade@bellsouth.net | juliwade@bellsouth.net
www.theadvantagerealtorgroup.com


COLDWELL BANKER
THE ADVANTAGE REALTOR GROUP, INC.

# *LAND FOR SALE*

**1.13 Retail Site, Franklin, KY** | 2020 Nashville Road, Franklin, KY 42134

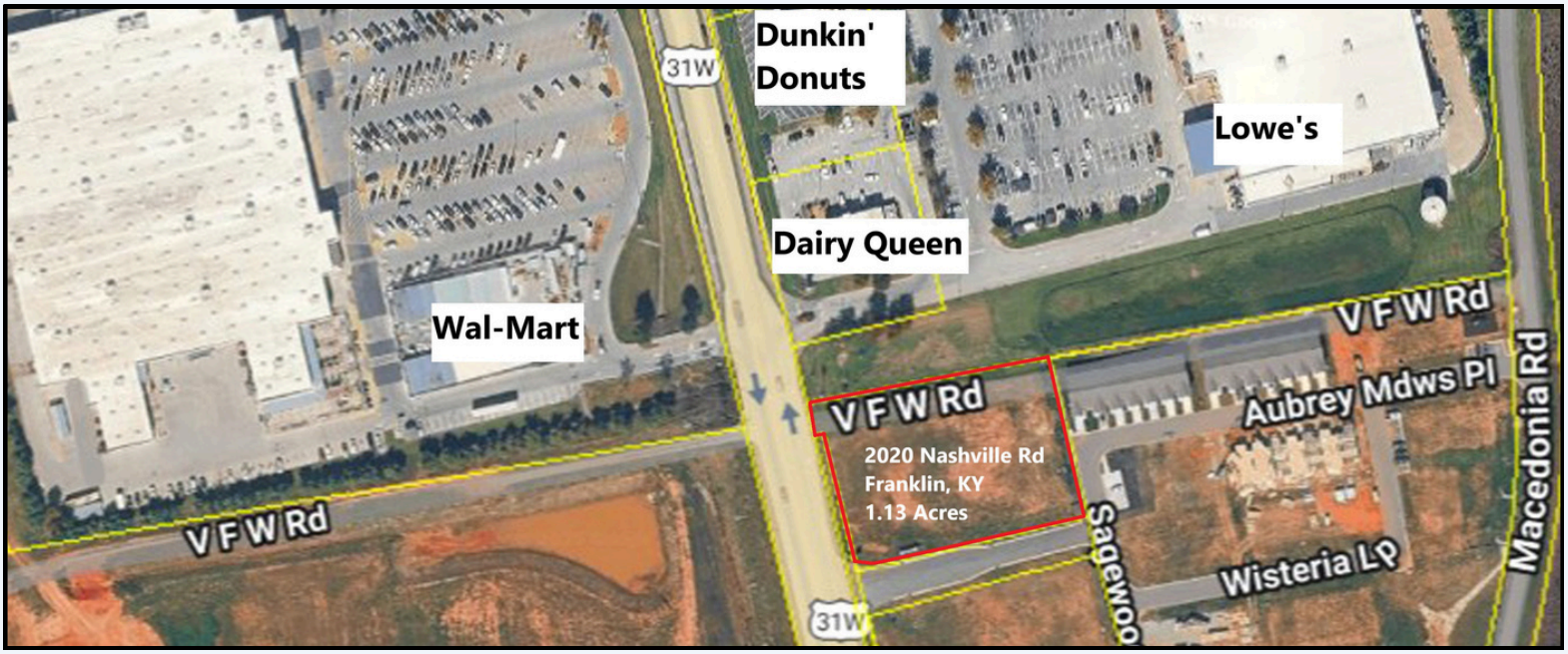
**Jack & Juli Wade, REALTORS®**

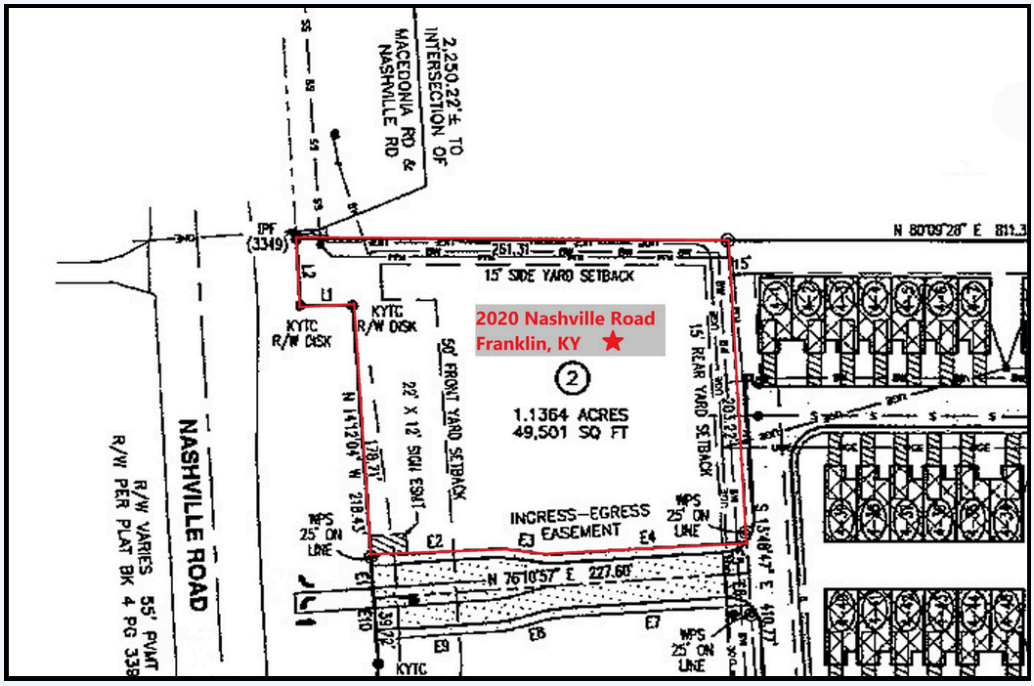
Cell: 270-776-0974 | 270-776-0975
Office: 270-586-0912
jackwade@bellsouth.net | juliwade@bellsouth.net
www.theadvantagerealtorgroup.com


COLDWELL BANKER
THE ADVANTAGE REALTOR GROUP, INC.

# *LAND FOR SALE*

**1.13 Retail Site, Franklin, KY** | 2020 Nashville Road, Franklin, KY 42134





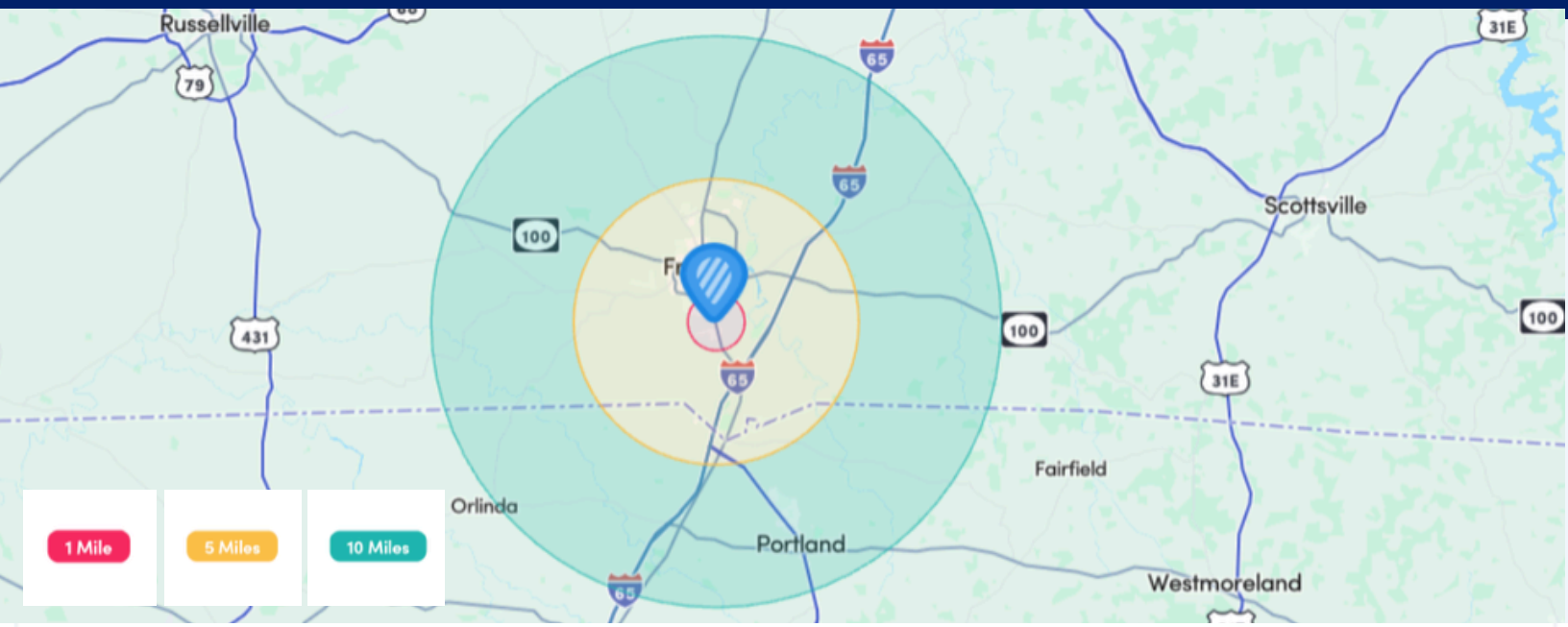
**Jack & Juli Wade, REALTORS®**

Cell: 270-776-0974 | 270-776-0975
Office: 270-586-0912
jackwade@bellsouth.net | juliwade@bellsouth.net
www.theadvantagerealtorgroup.com

COLDWELL BANKER
THE ADVANTAGE REALTOR GROUP, INC.

# LAND FOR SALE

## **1.13 Retail Site, Franklin, KY** | 2020 Nashville Road, Franklin, KY 42134




### Trade Area Size

| | | | |
|---|---|---|---|
| Square Miles | 3.1 | 78.5 | 314.2 |

### Demographic & Consumer Spend Overview

| | Current Year | 2030 Forecast | Current Year | 2030 Forecast | Current Year | 2030 Forecast |
|---|---|---|---|---|---|---|
| Total Population | 954 | 1,024 (+7.3%) | 16,079 | 16,847 (+4.8%) | 37,244 | 39,052 (+4.9%) |
| Workday Population | 2,130 | -- | 16,442 | -- | 39,341 | -- |
| Total Households | 392 | 420 (+7.1%) | 6,258 | 6,573 (+5.0%) | 14,077 | 14,804 (+5.2%) |
| Avg. Household Income | $77.8k | $88.6k (+13.8%) | $75.4k | $83.9k (+11.4%) | $76.9k | $84.4k (+9.8%) |
| Total Consumer Spend | -- | -- | $163.4m | $175.1m (+7.2%) | $673.8m | $744.6m (+10.5%) |

Source: AlphaMap.com


**Jack & Juli Wade, REALTORS®**
Cell: 270-776-0974 | 270-776-0975
Office: 270-586-0912
jackwade@bellsouth.net | juliwade@bellsouth.net
www.theadvantagerealtorgroup.com

COLDWELL BANKER
THE ADVANTAGE REALTOR GROUP, INC.