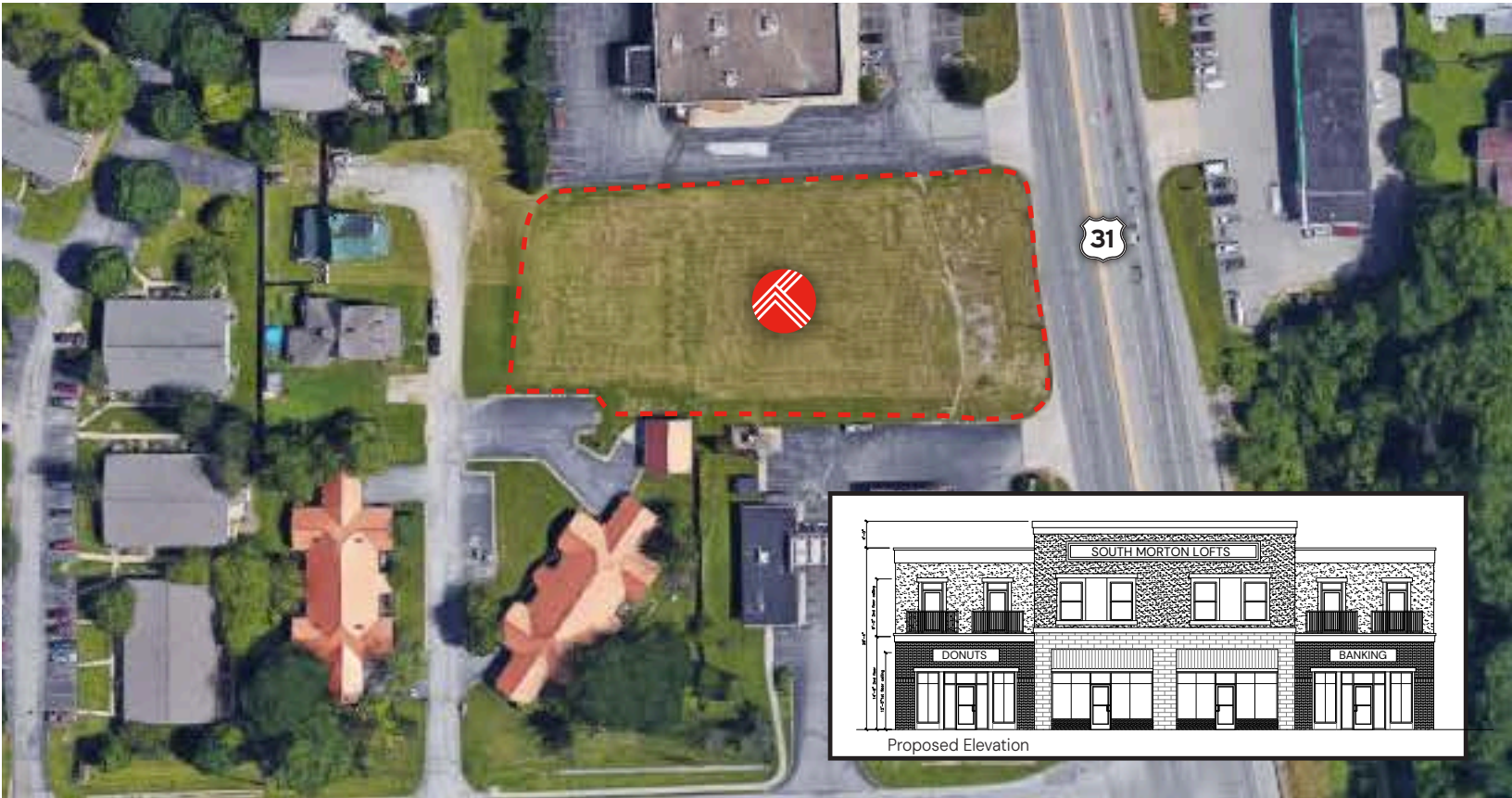




100 S. Morton St.
 Franklin, IN 46131



PROPERTY DESCRIPTION

BREAKING GROUND SPRING 2025

Retail for Lease, Land Lease Opportunity.
 .975 AC available for Land Lease
 Retail Space of 1,025 SF – 4,370SF Available
 Located along the Main Corridor of Franklin on US 31, situated near major restaurants and retailers Including: Verizon Wireless, Kroger Marketplace, Kohl's, Walmart, Marshalls, Meijer, Starbucks, McAlister's, Freddy's, Buffalo Wild Wings, PetsMart, Chili's.

OFFERING SUMMARY

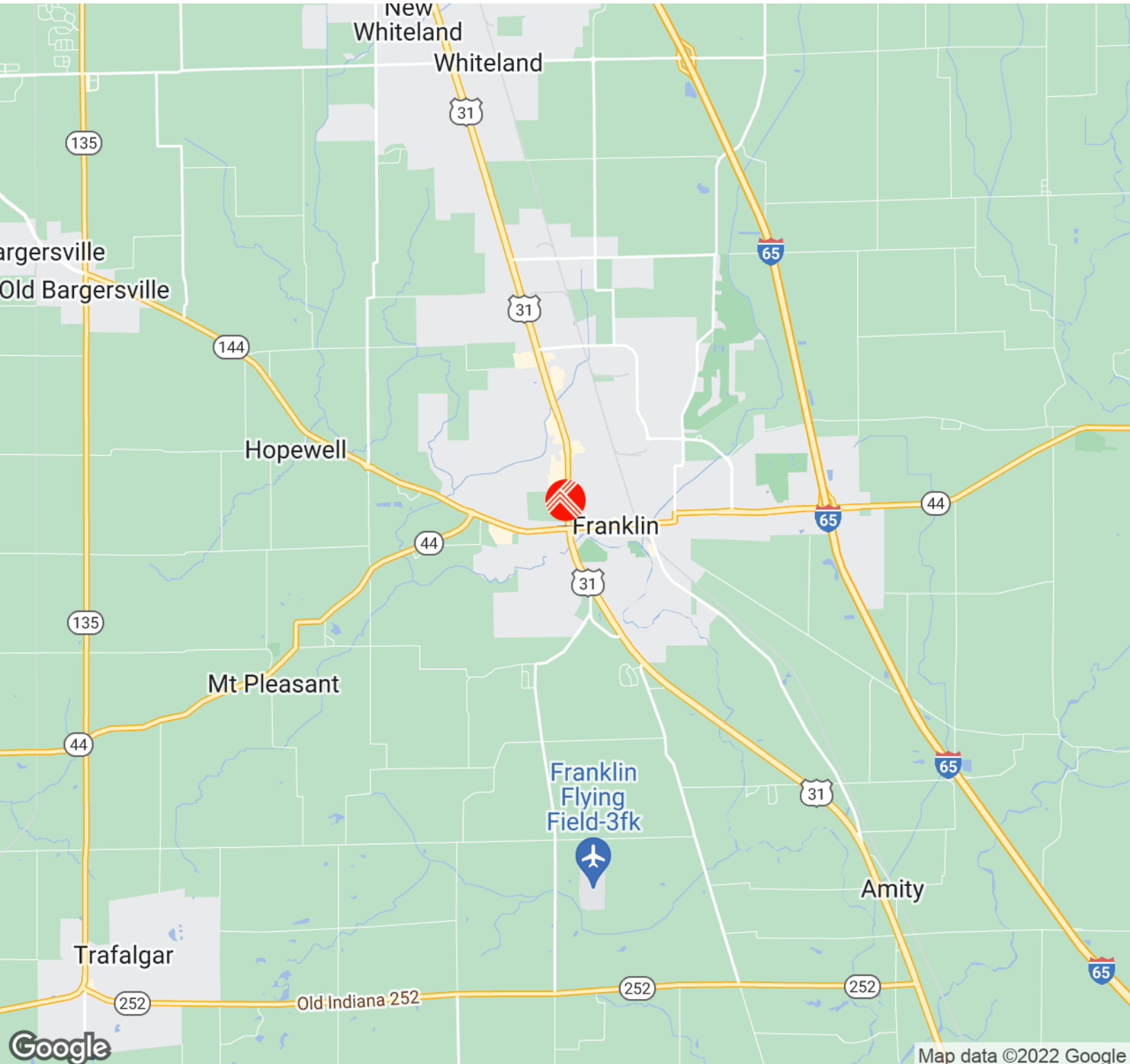
Lease Rate:	Negotiable
Available SF:	4,370SF
Lot Size:	0.975 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,862	13,133	44,108
Total Population	6,579	34,134	112,768
Average HH Income	\$54,699	\$73,880	\$84,238





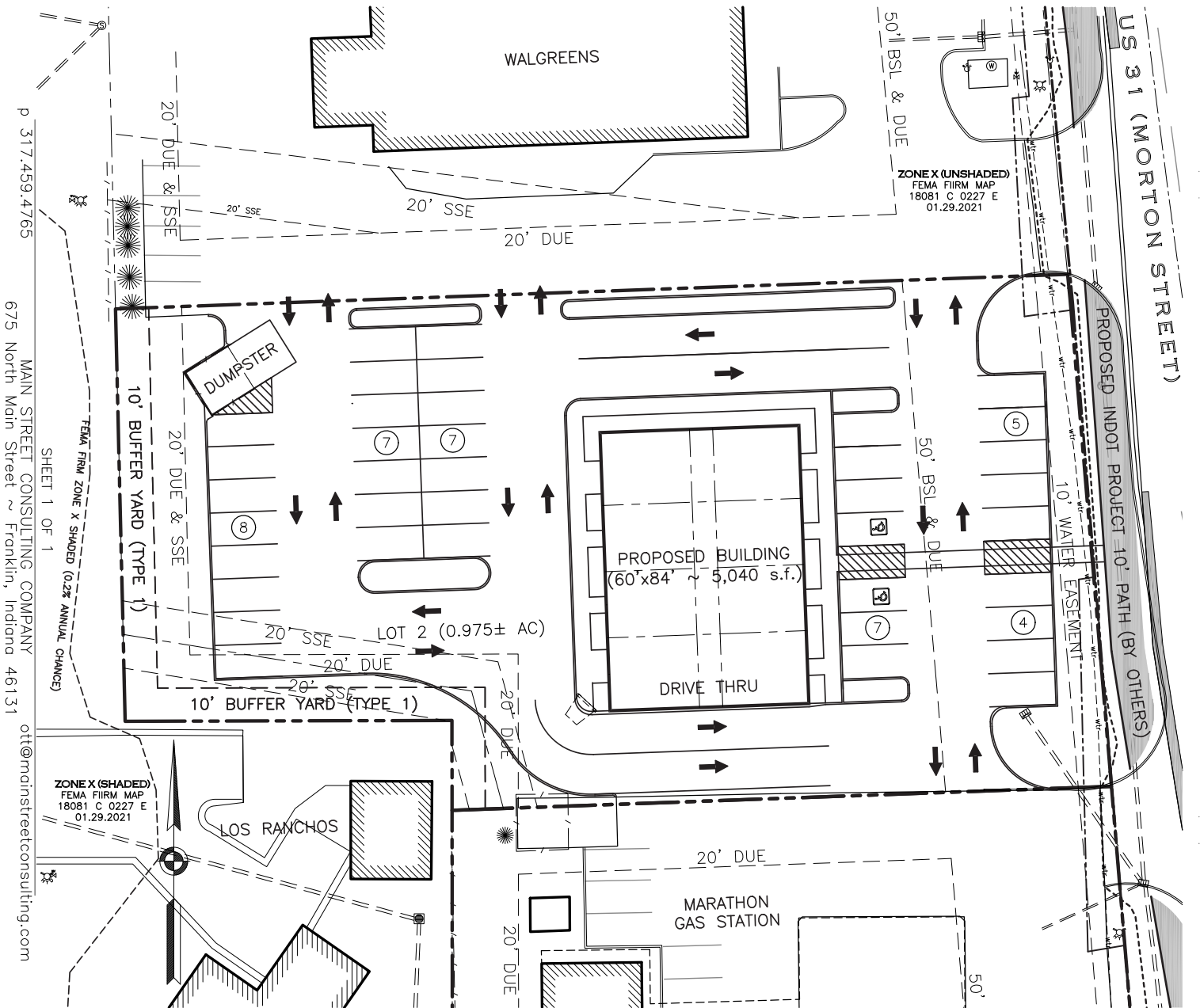
100 S. Morton St.
Franklin, IN 46131





100 S. Morton St.
 Franklin, IN 46131

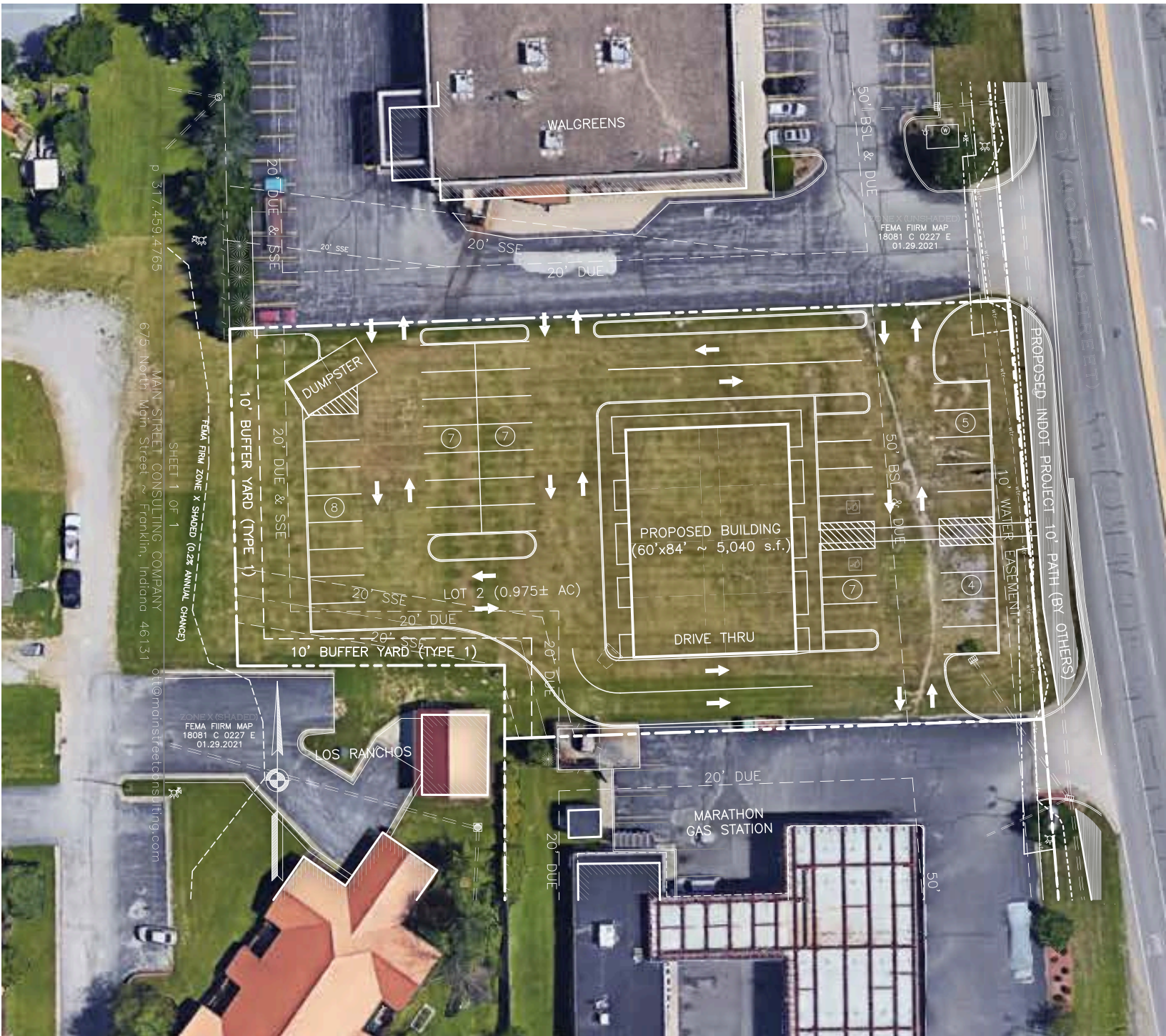
Proposed Siteplan





100 S. Morton St. Franklin, IN 46131

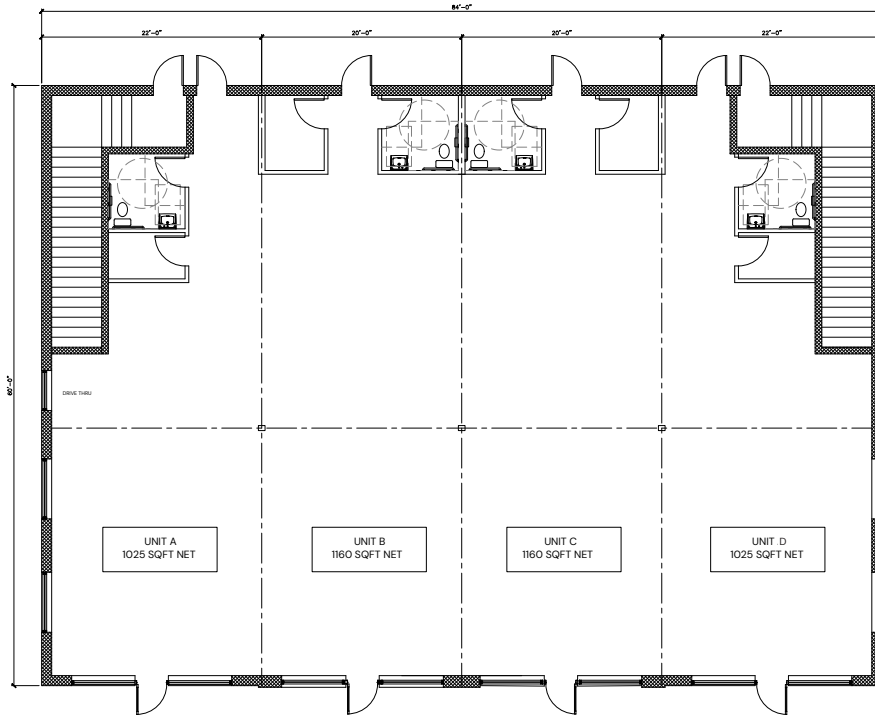
Siteplan Aerial Overlay



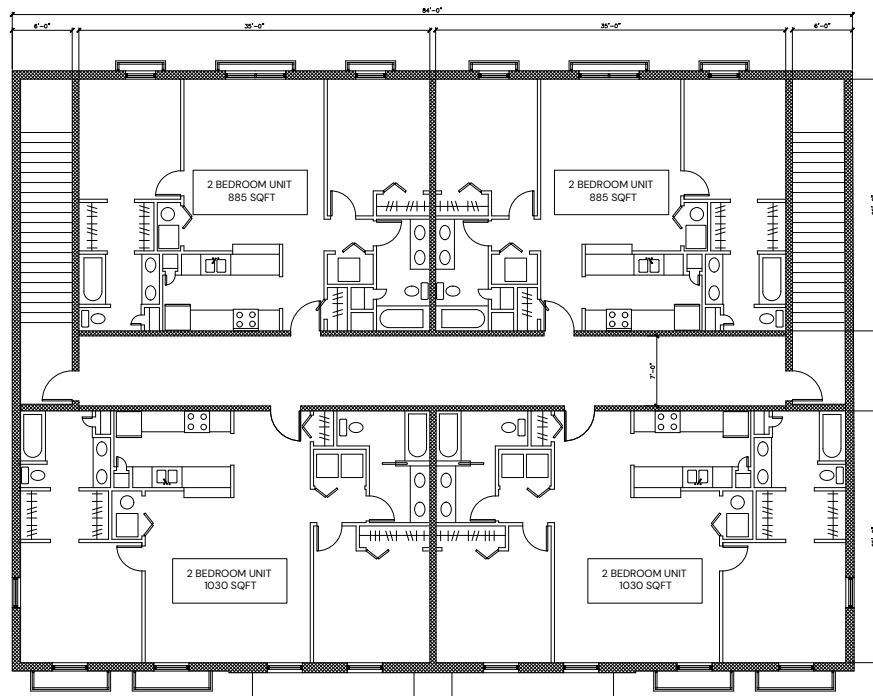


100 S. Morton St.
Franklin, IN 46131

Proposed Floorplan



1st Floor Plan



2nd Floor Plan



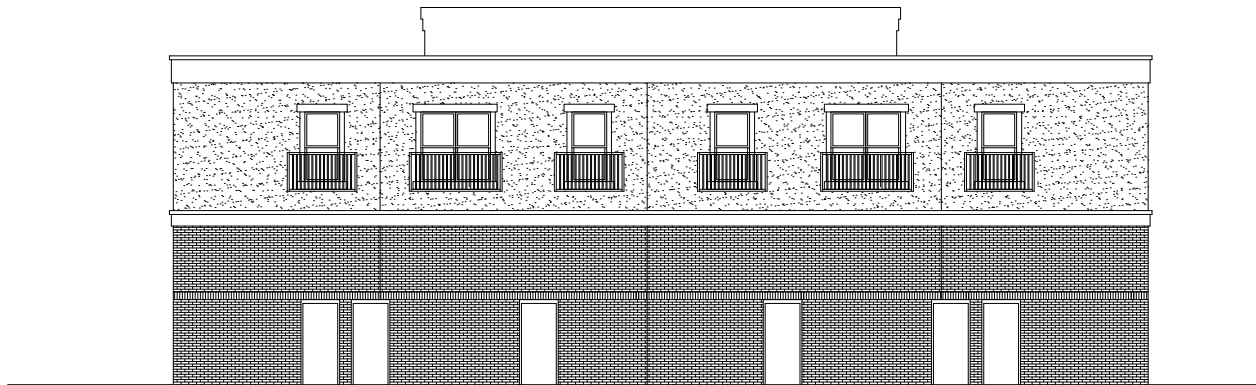


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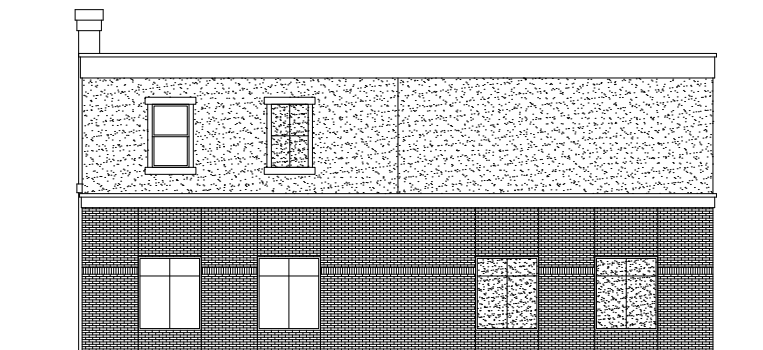
Proposed Elevation



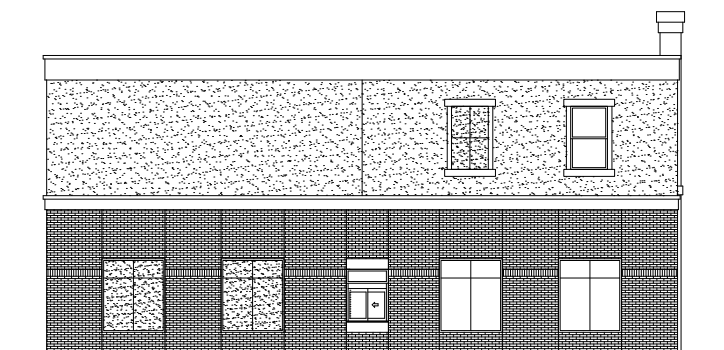
East Elevation



West Elevation



North Elevation



South Elevation





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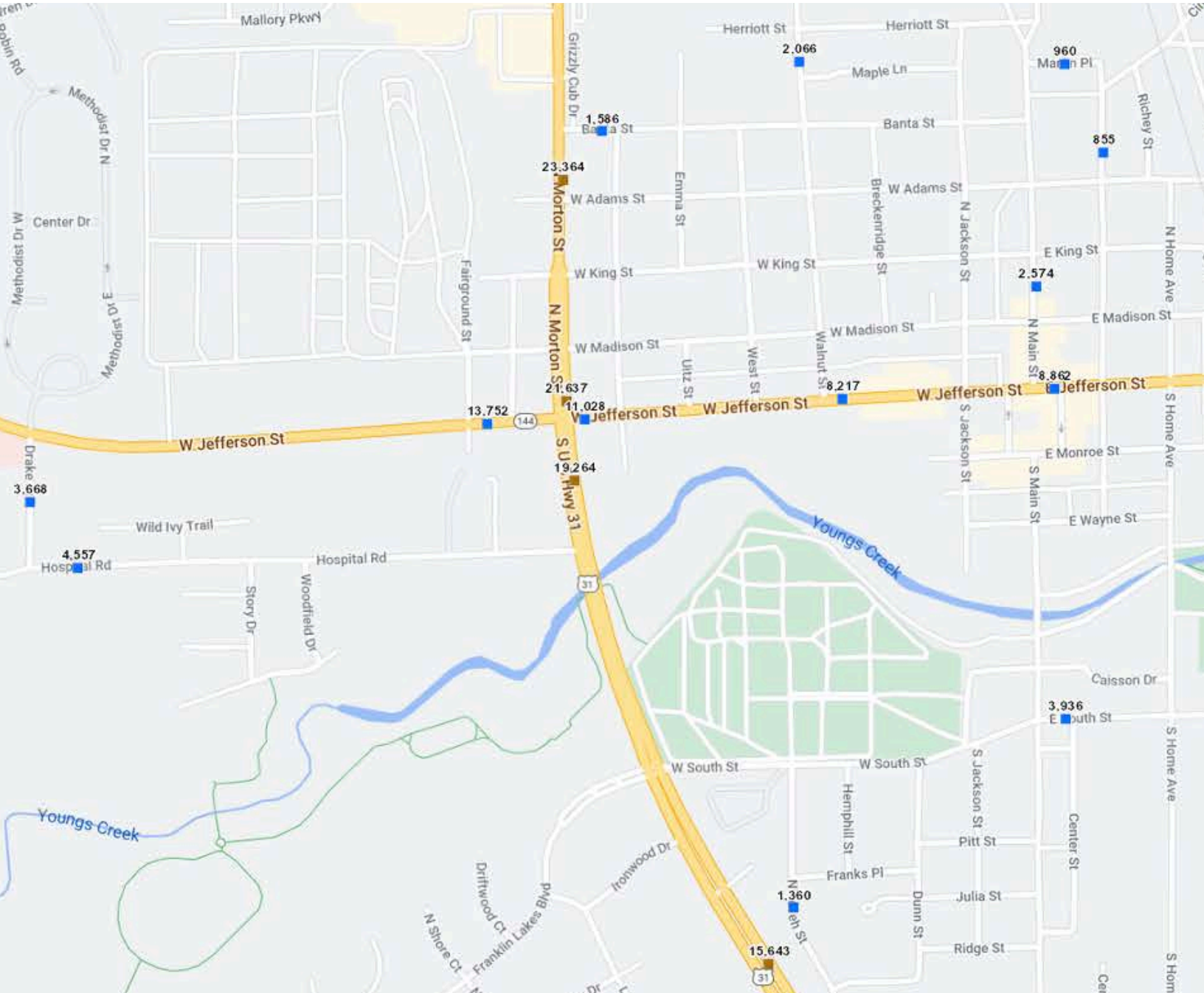
Area Retailers





100 S. Morton St. Franklin, IN 46131

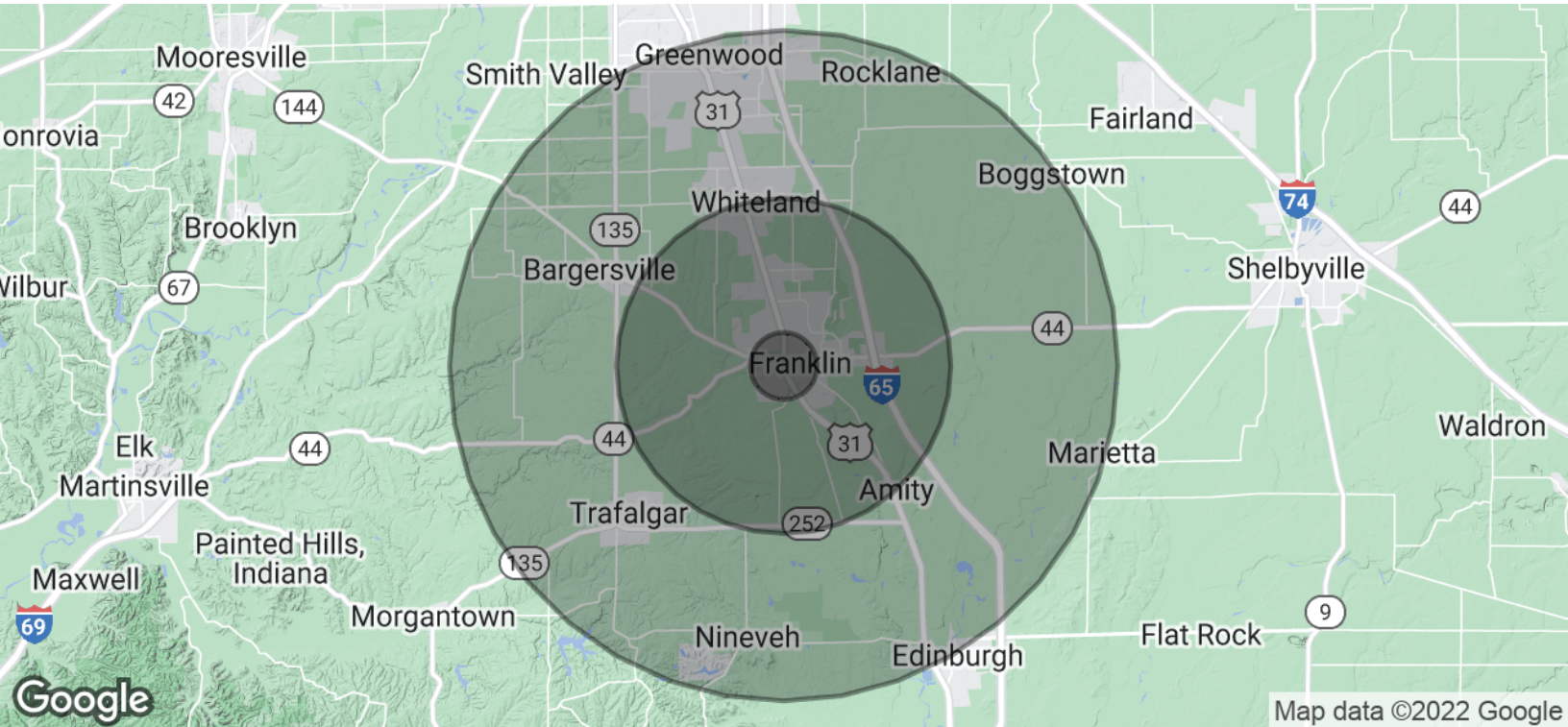
Traffic Counts





100 S. Morton St.
 Franklin, IN 46131

Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,579	34,134	112,768
Average Age	42.0	36.9	37.5
Average Age (Male)	40.1	36.8	36.3
Average Age (Female)	44.5	38.0	38.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,862	13,133	44,108
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$54,699	\$73,880	\$84,238
Average House Value	\$124,465	\$164,824	\$200,496

* Demographic data derived from 2020 ACS – US Census

