



1408 Commerce Pkwy

*1408 Commerce parkway
Franklin, In 46131*

Contact:

Sam Gorall

NCREA, CREIPS,

Phone : 317-701-7676

Email : samgorall@kw.com



1408 COMMERCE PKWY

PROPERTY INFO:

ANNUAL RENT:

\$12.00/ PER SQ. FT.

PROPERTY ADDRESS:

*1408 COMMERCE PARKWAY
FRANKLIN, IN 46131*

YEAR BUILT:

2014

RENTABLE AREA

12,000 SQ. FT.

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

PROPERTY OVERVIEW

12,000 sf Flex Space located in Franklin, In
Commercial/ Industrial uses

This outstanding flex space offers 12,000sf of versatile opportunity, suited for diverse business operations ranging from warehouse and distribution to light manufacturing and office use. designed with functionality and adaptability in mind, this property caters to the evolving needs of modern businesses.

Key features:

High Clearance ht

Loading and unloading dock door

Level-grade door

Flexible floor plan

Ample parking

Close proximity to Hwy 65

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PROPERTY PHOTOS



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PROPERTY PHOTOS



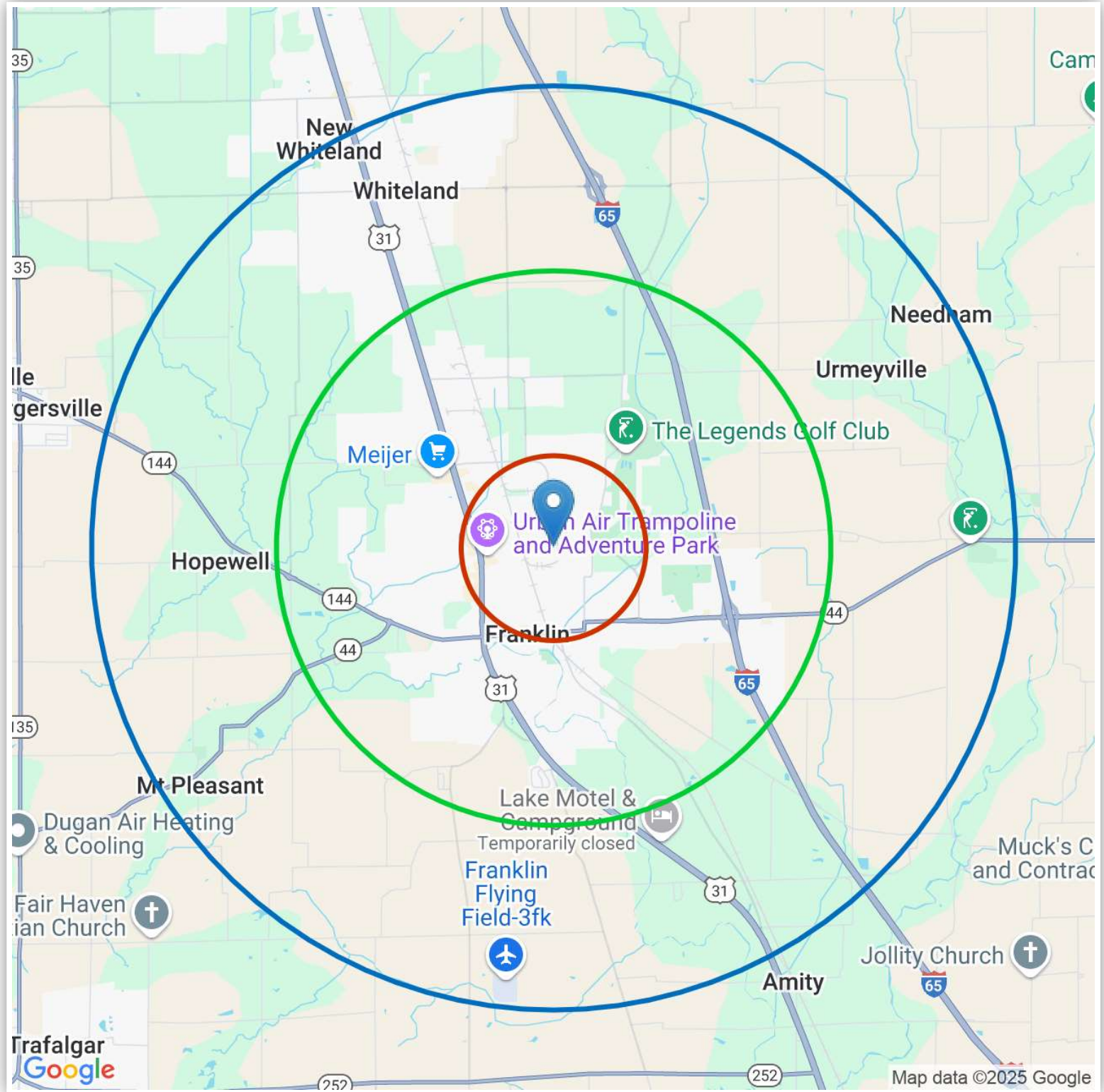
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1408 COMMERCE PKWY

1408 Commerce parkway, Franklin, In, 46131

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



1408 COMMERCE PKWY

1408 Commerce parkway, Franklin, In, 46131

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



KEY FACTS

7,304
Population

37.6 Median Age

2.51
Average Household Size

2,782
Total Households

EDUCATION

4.76%
No High School Diploma

8.2%
High School Graduate

19.58%
Some College

13.28%
Bachelor's/ Grad

BUSINESS

388
Total Businesses

4,563
Total Employees

EMPLOYMENT

319
Manufacturing Employees

1,086
Retail Trade Employees

529
Eating & Drinking Employees

207
Finance/Ins/Real Estate Emp

7.7% Unemployment Rate

INCOME

\$70,349
Median Household Income

\$33,112
Per Capita Income

\$169,463
Median Net Worth

Households by Income

The largest group : \$75,000 - \$99,999 (21.1%) ■
The smallest group : \$200,000+ (2.83%) ■

Indicator	Value(%)	
< \$15,000	7.46	■
\$15,000 - \$24,999	5.83	■
\$25,000 - \$34,999	8.23	■
\$35,000 - \$49,999	13.57	■
\$50,000 - \$74,999	17.28	■
\$75,000 - \$99,999	21.1	■
\$100,000 - \$149,999	12.83	■
\$150,000 - \$199,999	10.85	■
\$200,000+	2.83	■



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1408 COMMERCE PKWY

1408 Commerce parkway, Franklin, In, 46131

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



KEY FACTS

26,605
Population

38.3 Median Age



2.52
Average Household Size

9,335
Total Households

EDUCATION

5.63%

No High School Diploma



8.2%

High School Graduate



19.98%

Some College



15.79%

Bachelor's/ Grad

BUSINESS



1,046

Total Businesses



14,626

Total Employees

EMPLOYMENT

2,866

Retail Trade Employees

1,614

Manufacturing Employees

1,257

Eating & Drinking Employees

438

Finance/Ins/Real Estate Emp

4.7%

Unemployment Rate

INCOME



\$77,390

Median Household Income



\$33,908

Per Capita Income



\$200,341

Median Net Worth

Households by Income

The largest group : \$75,000 - \$99,999 (20.27%) ■

The smallest group : \$200,000+ (4.36%) ■

Indicator	Value(%)	
< \$15,000	5.03	■
\$15,000 - \$24,999	6.48	■
\$25,000 - \$34,999	8.84	■
\$35,000 - \$49,999	11.01	■
\$50,000 - \$74,999	15.93	■
\$75,000 - \$99,999	20.27	■
\$100,000 - \$149,999	17.9	■
\$150,000 - \$199,999	10.19	■
\$200,000+	4.36	■



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KEY FACTS

37,954
Population

38.4 Median Age

2.58
Average Household Size

13,127
Total Households

EDUCATION

5.75%
No High School Diploma

8.62%
High School Graduate

19.6%
Some College

16.53%
Bachelor's/ Grad

BUSINESS

1,273
Total Businesses

16,584
Total Employees

EMPLOYMENT

1,842
Manufacturing Employees

3,258
Retail Trade Employees

1,464
Eating & Drinking Employees

485
Finance/Ins/Real Estate Emp

4.2% Unemployment Rate

INCOME

\$79,501
Median Household Income

\$34,332
Per Capita Income

\$237,503
Median Net Worth

Households by Income

The largest group : \$75,000 - \$99,999 (20.64%) ■
The smallest group : < \$15,000 (4.23%) ■

Indicator	Value(%)	
< \$15,000	4.23	■
\$15,000 - \$24,999	5.8	■
\$25,000 - \$34,999	7.95	■
\$35,000 - \$49,999	9.86	■
\$50,000 - \$74,999	17.16	■
\$75,000 - \$99,999	20.64	■
\$100,000 - \$149,999	20.55	■
\$150,000 - \$199,999	9.56	■
\$200,000+	4.25	■



KW COMMERCIAL

SAM GORALL, NCREA,
CREIPS,



Sam Gorall, NCREA, CREIPS,

Phone: 317-701-7676

Email: samgorall@kw.com



317-701-7676



samgorall@kw.com



48 N Emerson Ave
Greenwood, IN, 46142, United States

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