

REDEVELOPMENT



Prime Interstate Redevelopment Opportunity I-75 Exit 38 | Franklin, OH

Position your next development at the gateway to growth in Franklin. This exceptional **3-acre** site offers premier **590' of frontage** along **Interstate 75 South** at Exit 38, delivers outstanding visibility and accessibility in one of the region's most active retail corridors. For larger-scale projects, an additional **5.8 acres** is available on the adjacent northern parcel, allowing for expanded development potential.

Surrounded by National Retailers:

Join established brands including Kroger, Walmart, McDonald's, 7 Brew, Tractor Supply, and Walgreens, along with numerous hospitality operators serving the corridor. Strategically located between Cincinnati and Dayton, this property sits within the rapidly expanding Cincinnati–Dayton metroplex, making it an exceptional opportunity for retail, hospitality, mixed-use, or car dealerships, service-oriented such as landscapers and contractors who want first tier visibility.



HIGHLIGHTS

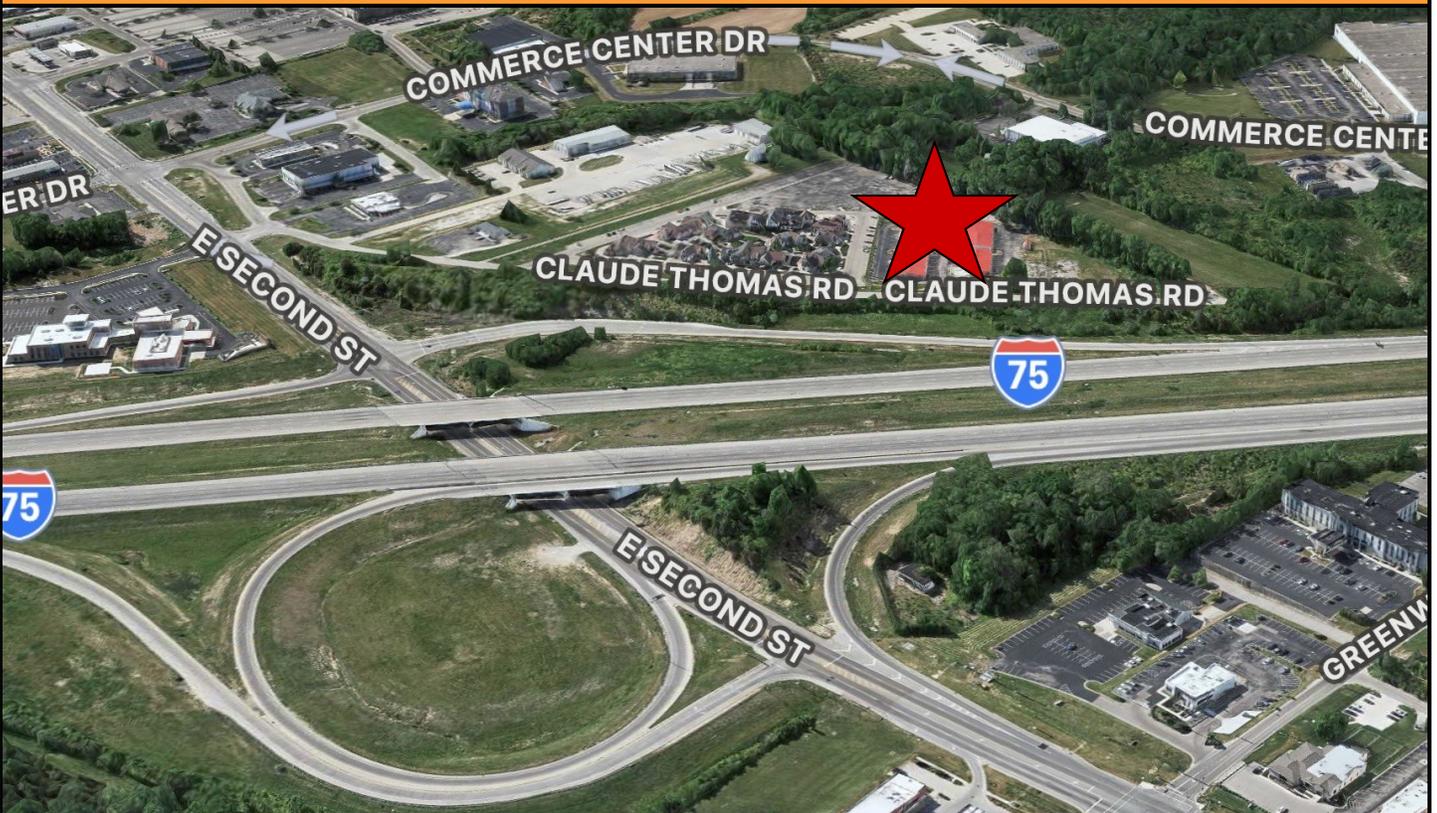
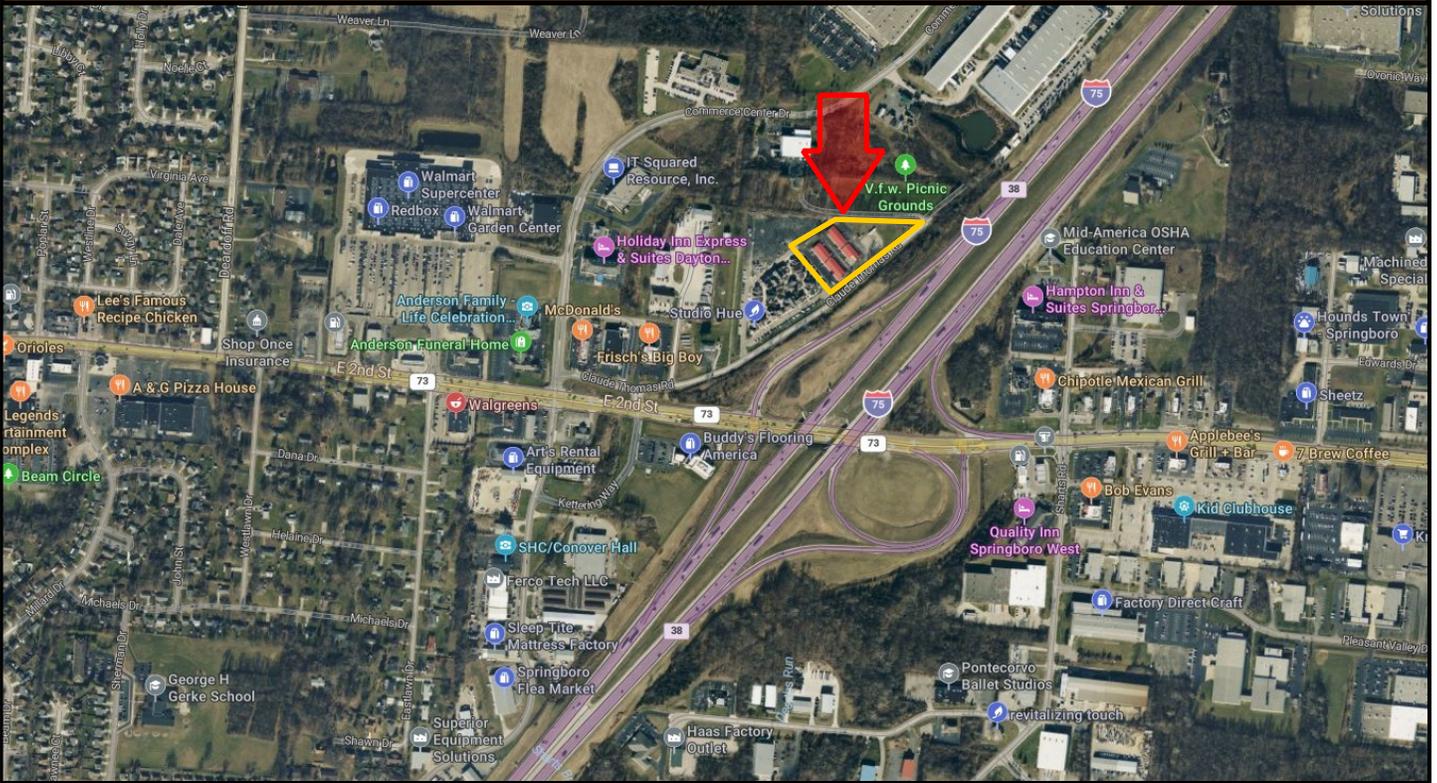
Sale Price: \$749,900
Proforma NOI: VACANT
GBA: 23,040 SF
Lot Size: 3 acres
Additional Acres: 5.8 acres
Frontage: 590'
Parking: 85 surface
Built: 1976
Pop. 5 mile: 88,910
Households 5 mile: 34,862
Income 5 mile: \$109,477
Large Pylon Street Sign
Traffic: 21,776 vpd @ Rte 73
Traffic: 107,875 vpd @ I-75
Zoning: C-1

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LOCATION



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