



AVAILABLE

**1031 E Second St.
Franklin, OH 45005**

For More Information

Justin Rex

Vice President

justin.rex@colliers.com

Direct: +1 513 562 2218

**Free-standing Restaurant Building
1,704 SF on 0.60 Acres**

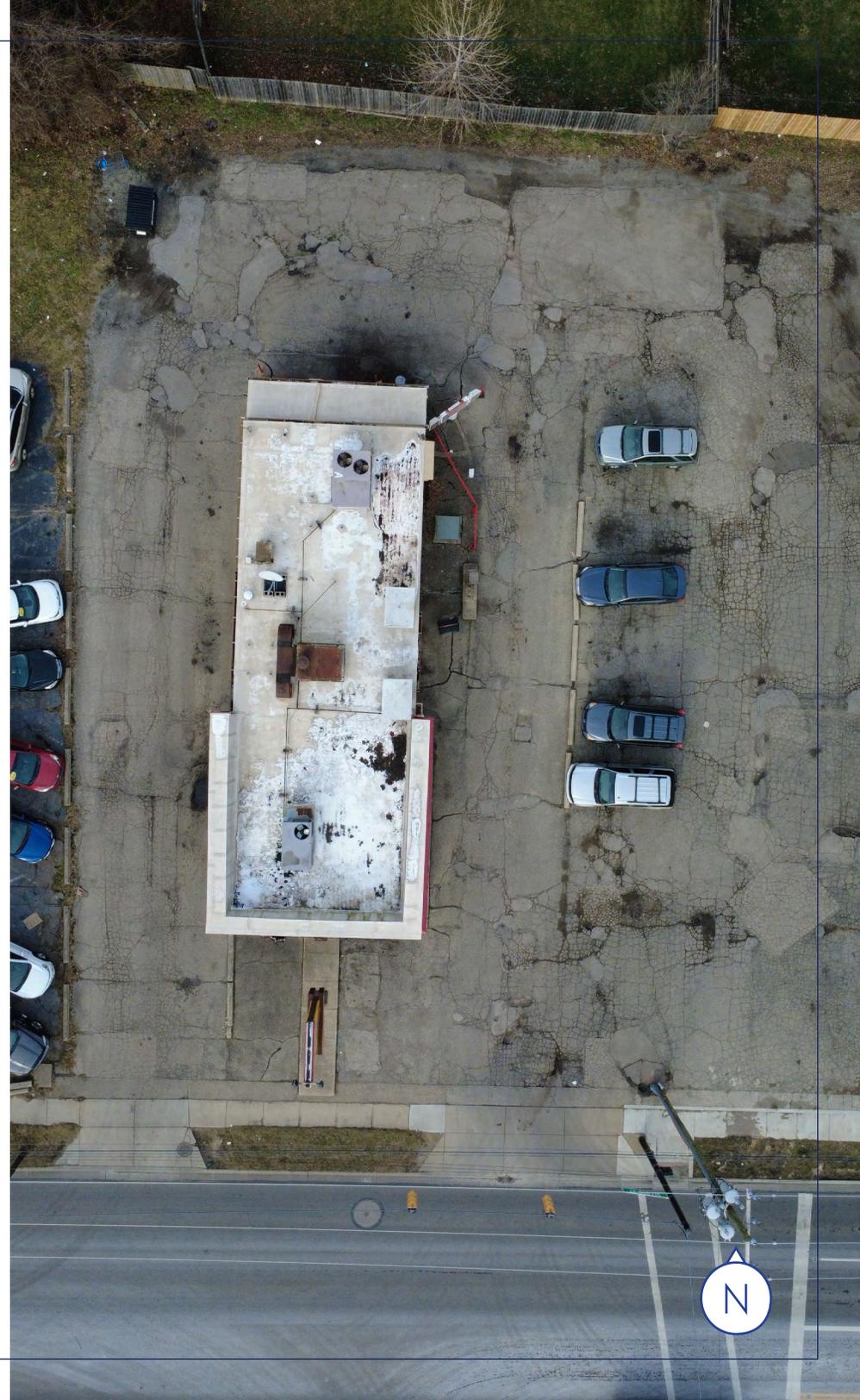
Property Details

- Free-standing restaurant building: 1,704 SF on 0.60 acres
- Adjacent green space offering expansion area for additional parking
- Traffic Count along E 2nd St: 21,117 VPD
- Just over ½ mile to I-75
- Walmart located close by with 2 million visitors (2025 - Placer.ai)
- Nearby restaurants: McDonald's, Lee's Famous, Domino's, Gold Star, Wendy's, Chipotle, Taco Bell and more
- Zoning: C-2 COMMUNITY COMMERCIAL
- Drive thru currently in place
- Large Pylon Signage
- *Currently occupied and Tenant plans to vacate by May 1, 2026

Sale Price: \$350,000

Demographics

	1 Miles	3 Miles	5 Miles
 Population	8,160	31,928	86,426
 Households	3,538	12,957	34,396
 Avg. Household Income	\$77,923	\$96,131	\$117,886

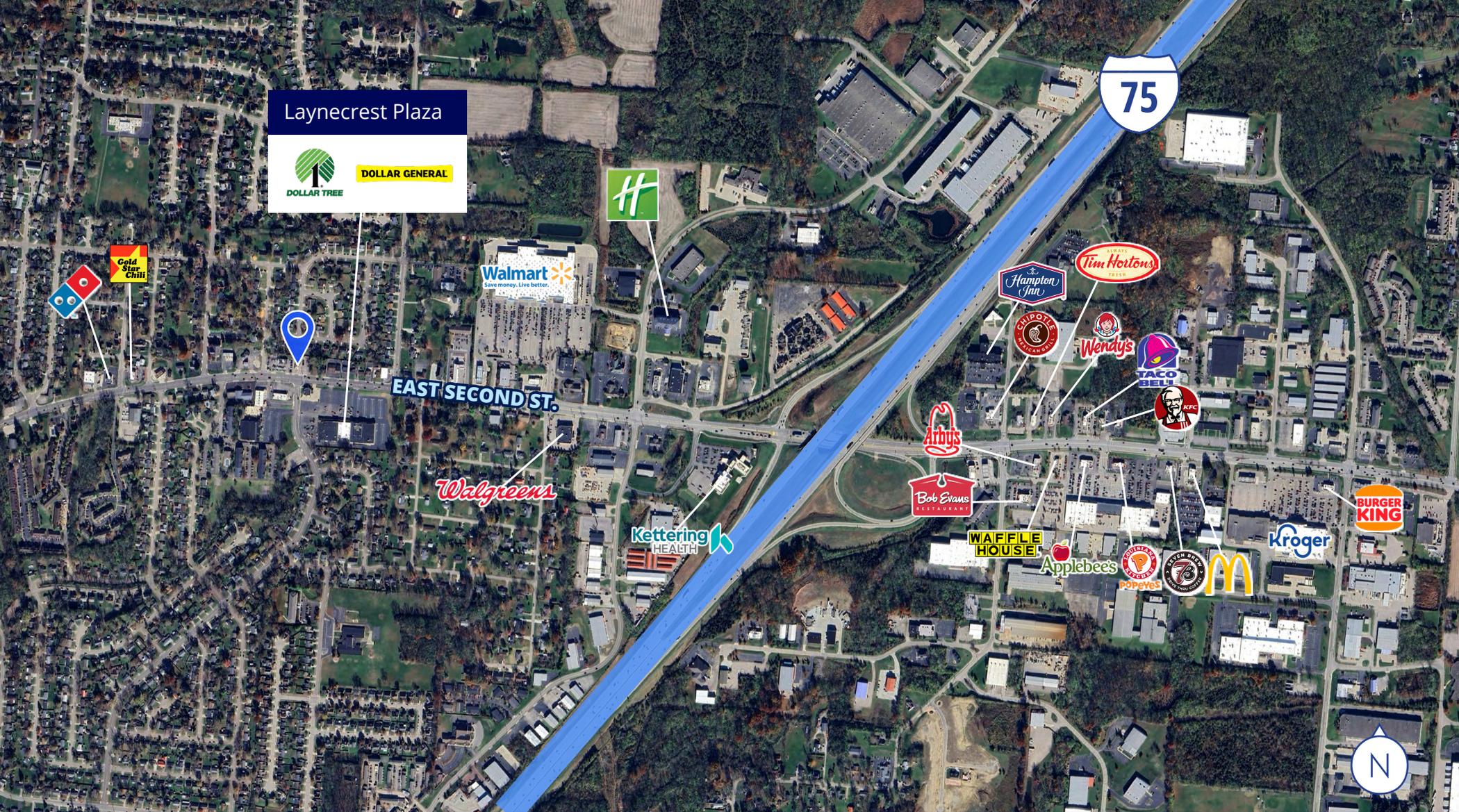




EAST SECOND ST.



*approximate property line



Laynecrest Plaza



DOLLAR GENERAL



EAST SECOND ST.

Walgreens

Kettering HEALTH

Arby's

Bob Evans RESTAURANTS

WAFFLE HOUSE

Applebee's

POPCORN

POPCORN

McDonald's

Kroger

BURGER KING



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Colliers Cincinnati
425 Walnut Street | Suite 1200
Cincinnati, Ohio 45202
Main: +1 513 721 4200

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