

# Prime Retail/Restaurant Redevelopment Opportunity

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All images are conceptual renderings for illustrative purposes only. Final design, layout, and finishes may vary.

**ASCENT**  
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Former Franklin National Bank  
400 S. Main St.  
Franklin, Oh 45005





# Your Restaurant Concept. Franklin's New Favorite Place

Redevelopment Opportunity in Historic Downtown Franklin!

Transform the Iconic Franklin National Bank Building into Franklin's favorite gathering spot. Offering 5,000 +/- SF of adaptable first floor space, a potential front patio with Main Street energy, and a large side green and patio area perfect for outdoor seating, games, or live entertainment, this redevelopment is designed for a vibrant, casual dining experience. With unbeatable visibility, historic charm, and flexible design opportunities, this space is ready to become the centerpiece of Franklin's downtown revival.

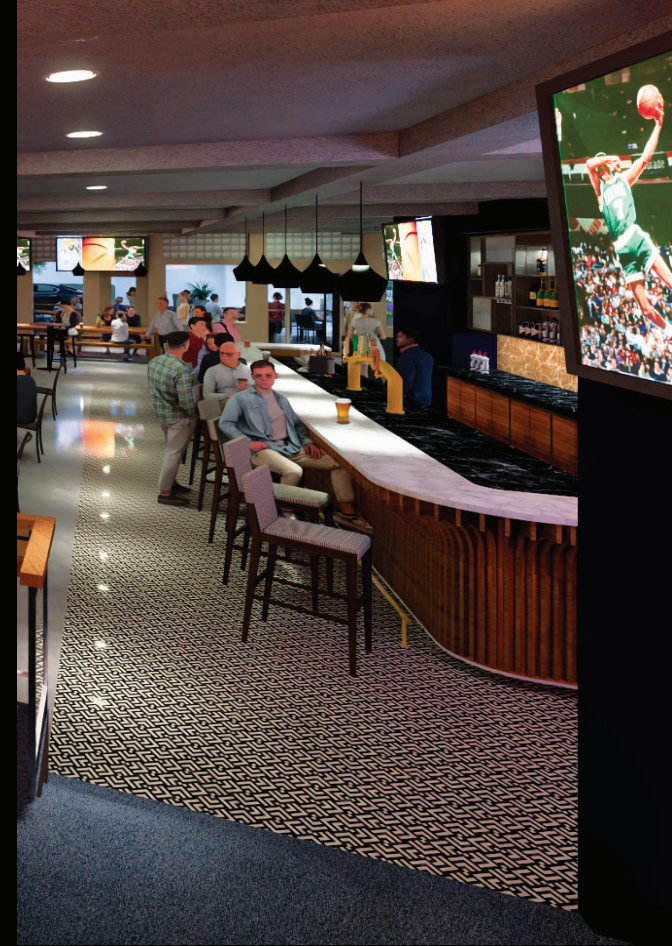


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# Property Highlights

- 5,000 +/- SF of first-floor space
- Historic Franklin National Bank building with distinctive character
- Potential front patio overlooking Main Street for high-energy curb appeal
- Expansive side green & patio area—ideal for outdoor seating, games, and live events
- Flexible open floor plan to fit your dining and entertainment concept
- Walkable downtown location with excellent visibility and foot traffic
- Perfect opportunity to create Franklin's go-to gathering place
- Establishing an Ohio CED to secure 15 non-population-based D5J liquor licenses for future development
- Site located at the center of Community Crossroads
- Designated Outdoor Refreshment Area (DORA) to follow



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## "A Vision For Dining in Historic Franklin"



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# Demographics & Location

## Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.5597/-84.3042

400 S Main St Franklin, OH 45005	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
Estimated Population (2025)	28,953	79,713	167,859
Trade Area Size	3.1sq mi	28.3sq mi	153.9 sq mi
<b>Households</b>			
Estimated Households (2025)	11,704	31,969	68,601
<b>Average Household Income</b>			
Estimated Average Household Income (2025)	\$94,648	\$107,185	\$108,656
<b>Total Age Distribution (2025)</b>			
Median Age	41.1	40.9	39.7
<b>Occupation (2025)</b>			
White Collar Workers	7,084 48.8%	22,332 56.6%	49,363 59.0%
Blue Collar Workers	7,435 51.2%	17,142 43.4%	34,301 41.0%
<b>Total Annual Consumer Expenditure (2025)</b>			
Total Household Expenditure	\$1.12B	\$3.31B	\$7.07B
Total Non-Retail Expenditure	\$531.49M	\$1.62B	\$3.5B
Total Retail Expenditure	\$583.93M	\$1.7B	\$3.57B
Alcoholic Beverages	\$6.78M	\$20.28M	\$43.24M
Entertainment	\$64.31M	\$189.63M	\$403.82M
Food Away from Home	\$49.14M	\$145.68M	\$310.33M

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