



100 S. Morton St.
Franklin, IN 46131



PROPERTY DESCRIPTION

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

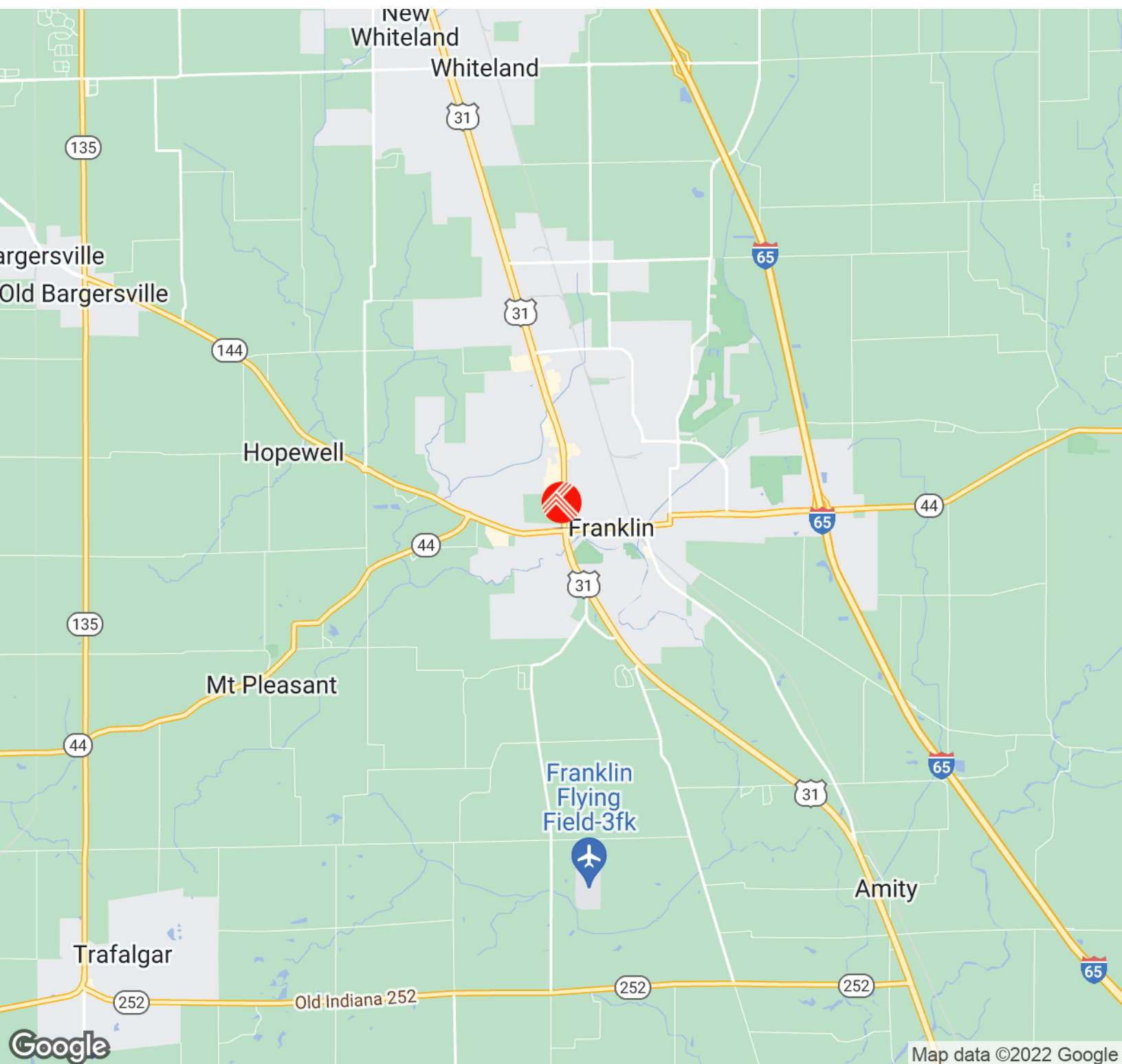
Lease Rate:	Negotiable
Available SF:	4,370SF
Lot Size:	0.975 Acres

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





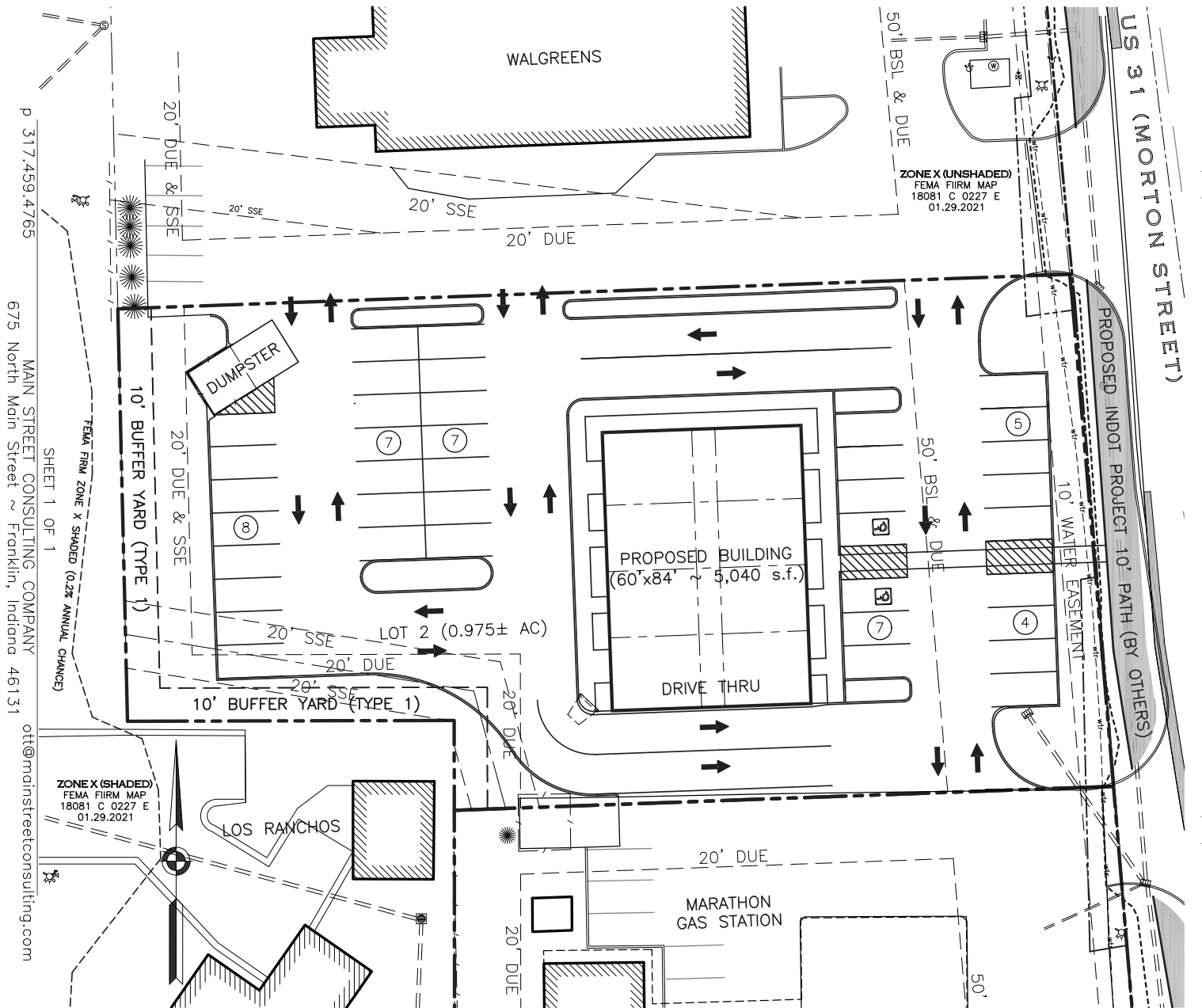
100 S. Morton St.
Franklin, IN 46131





100 S. Morton St.
Franklin, IN 46131

Proposed Siteplan





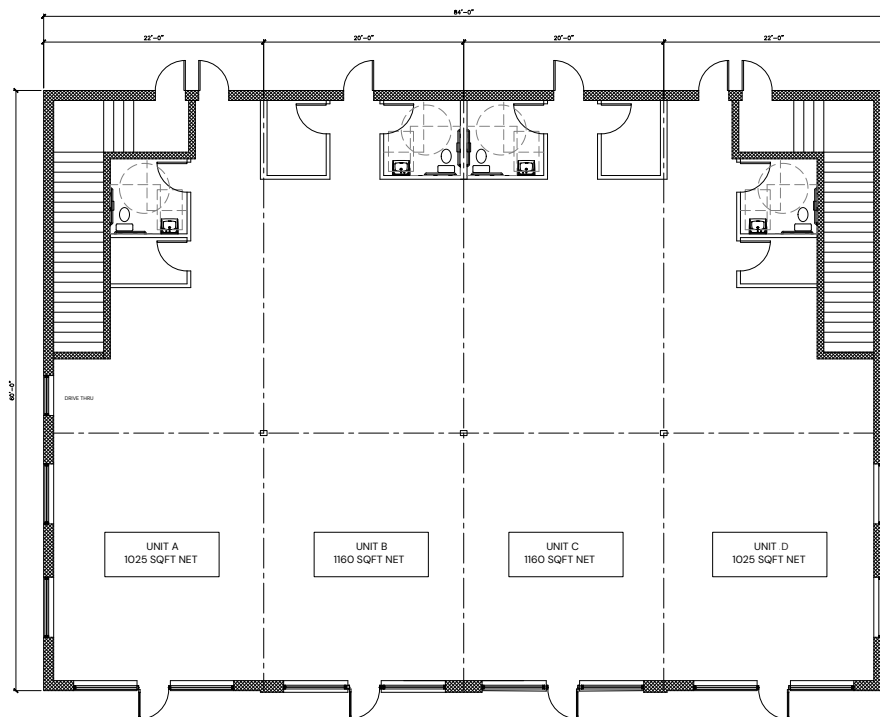
Siteplan Aerial Overlay



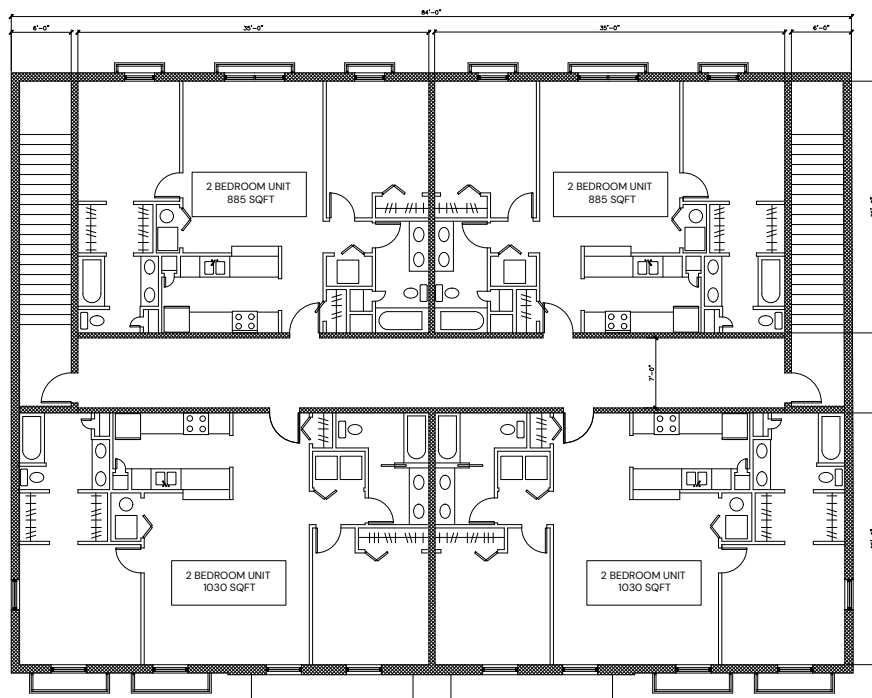


100 S. Morton St.
Franklin, IN 46131

Proposed Floorplan



1st Floor Plan



2nd Floor Plan



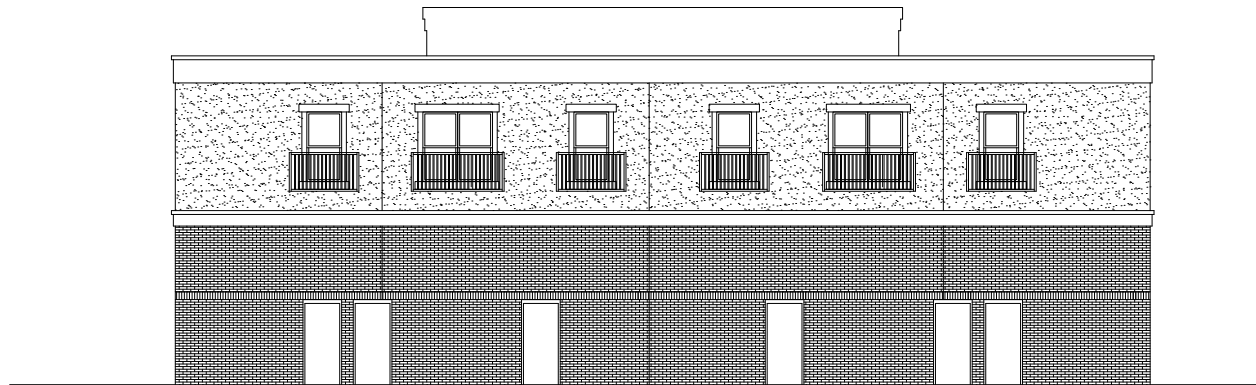


100 S. Morton St.
Franklin, IN 46131

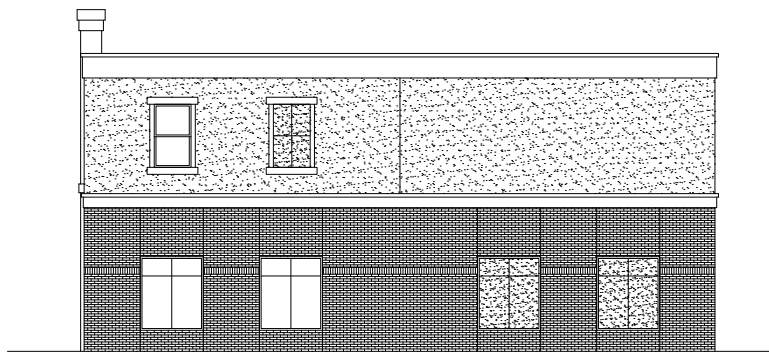
Proposed Elevation



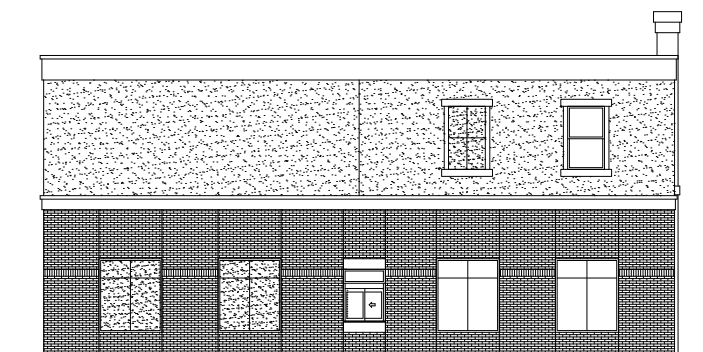
East Elevation



West Elevation



North Elevation



South Elevation





100 S. Morton St.
Franklin, IN 46131

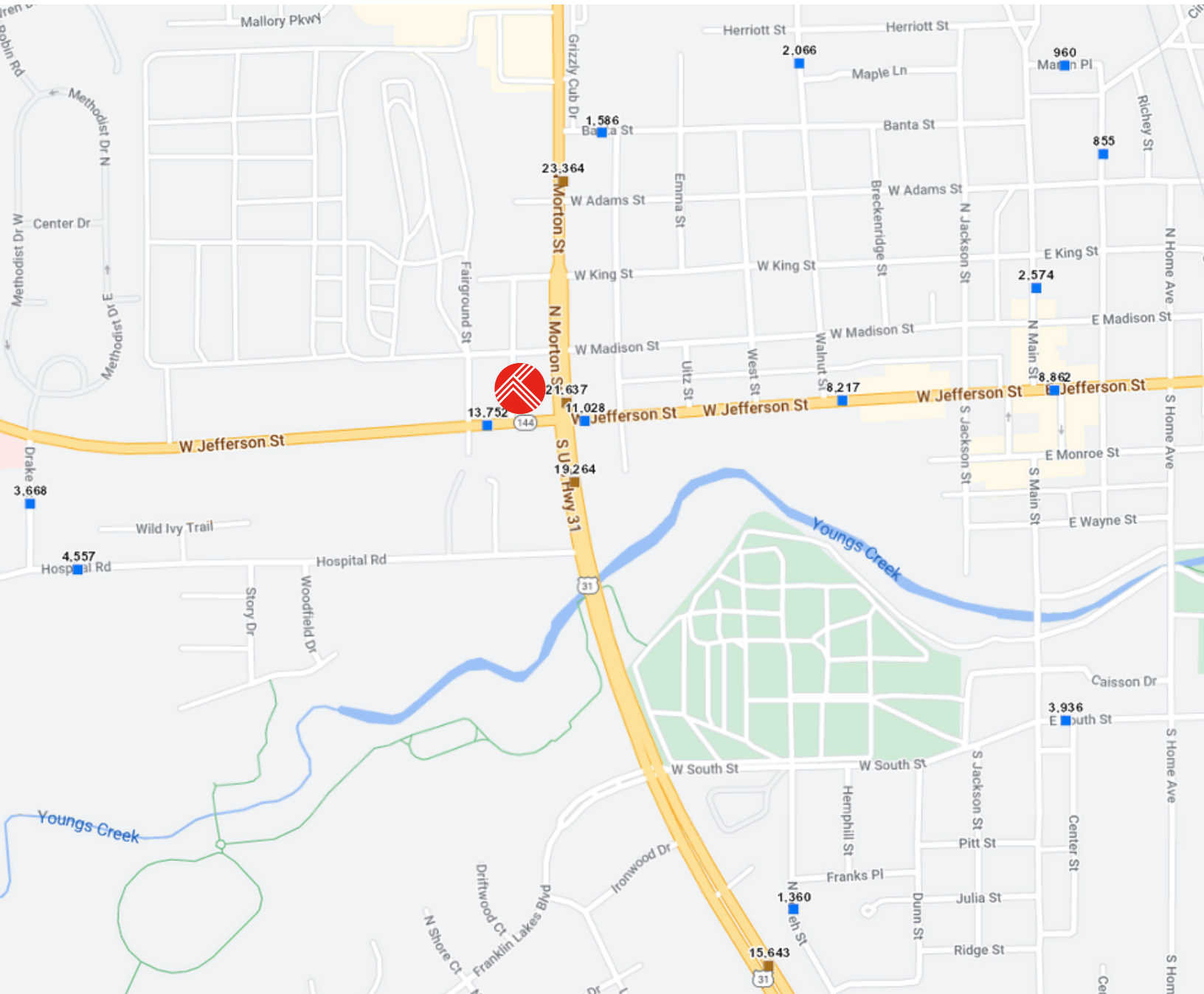
Area Retailers





100 S. Morton St. Franklin, IN 46131

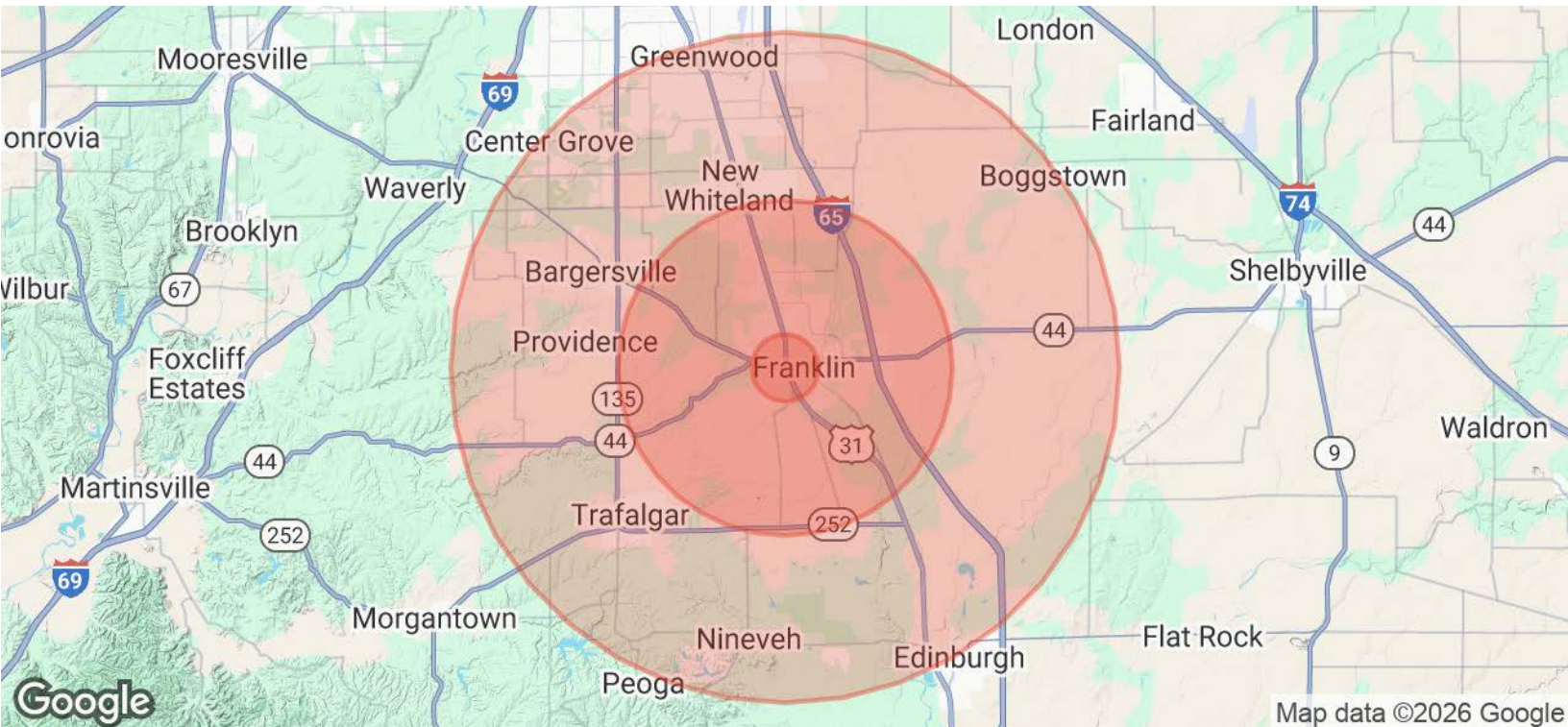
Traffic Counts





100 S. Morton St. Franklin, IN 46131

Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,070	33,326	105,623
Average Age	42	40	39
Average Age (Male)	40	39	38
Average Age (Female)	44	41	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,039	12,362	37,937
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$76,134	\$90,226	\$109,492
Average House Value	\$191,155	\$253,554	\$307,846

Demographics data derived from AlphaMap

