

OFFICE BUILDING FOR SALE

1300 West Jefferson Street

Franklin, IN 46131

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

1300 W Jefferson Street presents a well-positioned medical office opportunity for a buyer seeking a stabilized asset with room to grow. The mix of in-place healthcare income and available suites gives a purchaser several paths forward, whether pursuing a straightforward investment hold, an owner-user acquisition with partial income offset, or a longer-term repositioning play. The building's layout and finish level reflect the operational needs of established medical users, reducing the capital burden typically associated with converting general office space to clinical use. The surrounding market has shown sustained demand for healthcare real estate, supported by the density of providers and senior care facilities nearby. For a buyer evaluating Johnson County, this property offers a rare combination of existing cash flow and long-term flexibility in a single asset.

PROPERTY HIGHLIGHTS

- 28,761 SF medical office building on a 3.69-acres.
- Owner-user or investment opportunity, with suites available for lease-up.
- Flexible interior layout – exam rooms, imaging/lab space, multiple entrances.
- Approximately 159 on-site parking spaces.
- Zoned Mixed Use (MXN), allowing for adaptive reuse beyond medical office.
- Located within Franklin's established medical corridor

OFFERING SUMMARY

Sale Price:	\$4,300,000
Building Size:	28,761 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	139	480	1,935
Total Population	354	1,303	5,455
Average HH Income	\$84,779	\$92,547	\$100,265

Robert Coombes

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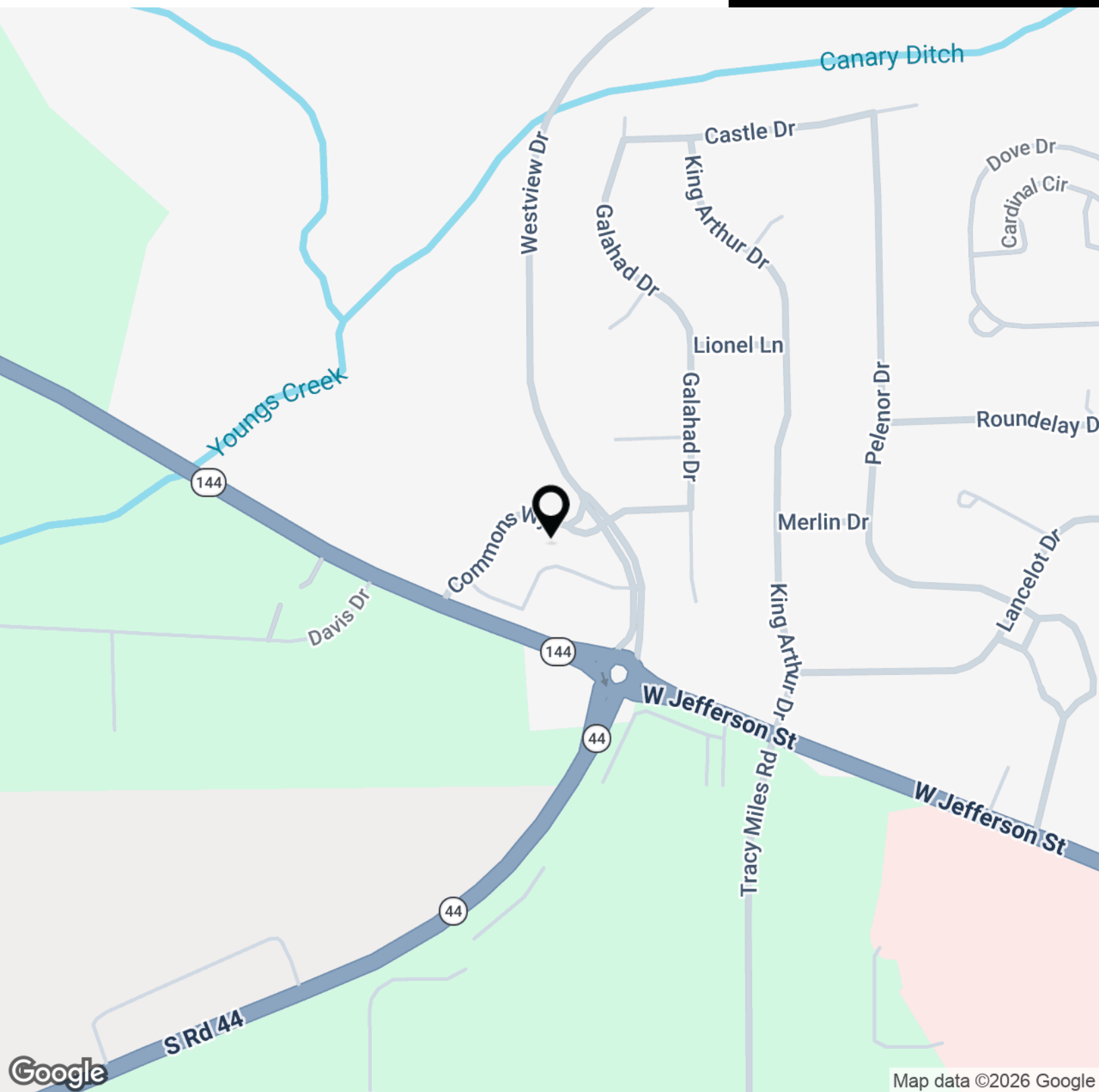
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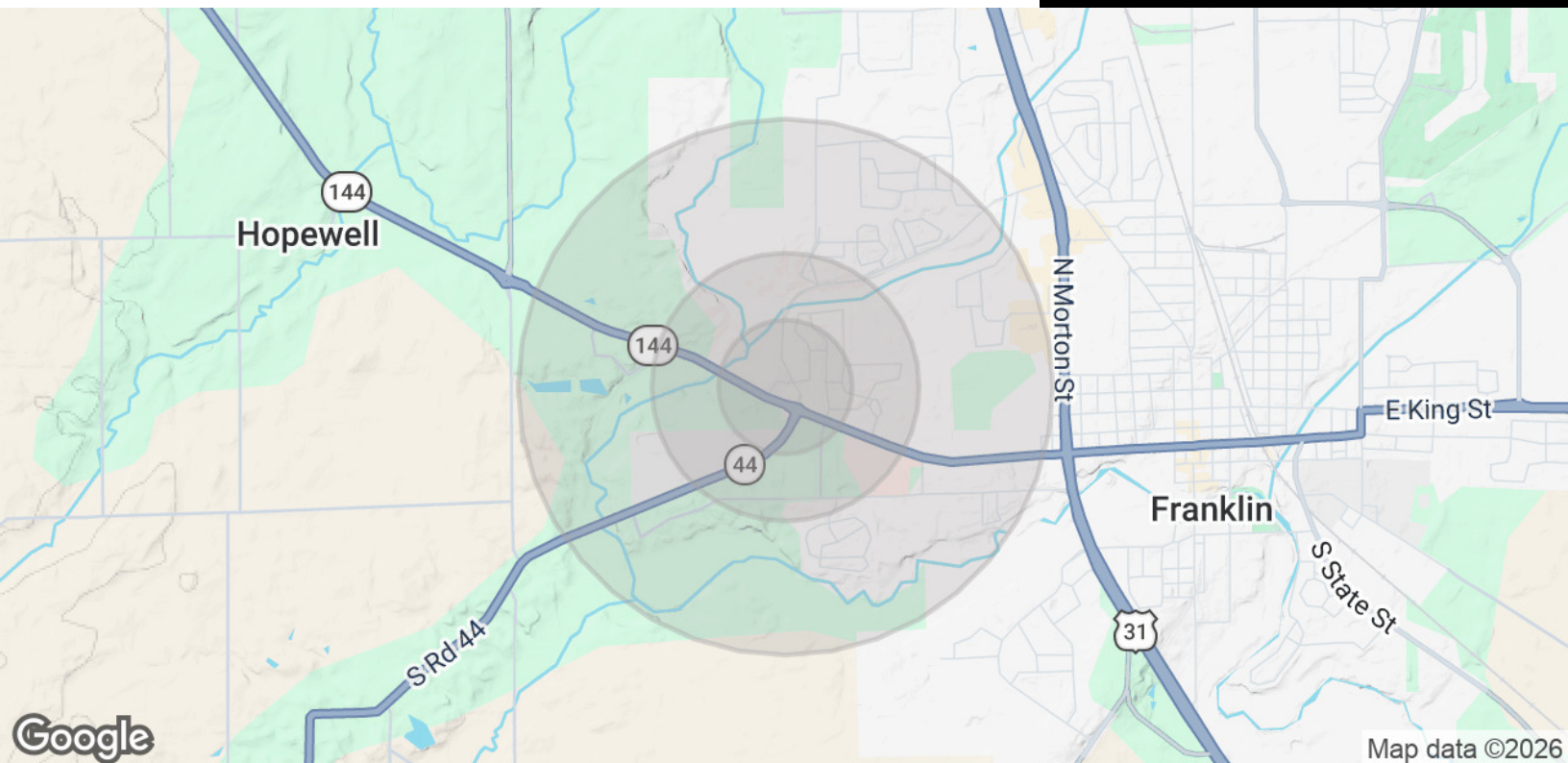
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	354	1,303	5,455
Average Age	44.8	41.1	38.6
Average Age (Male)	42.0	40.3	38.7
Average Age (Female)	46.5	40.1	36.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	139	480	1,935
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$84,779	\$92,547	\$100,265
Average House Value	\$188,324	\$197,091	\$214,545

2023 American Community Survey (ACS)

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