

# IDEAL CORNER PARCEL FOR FUEL CENTER

I-65/SR44, Franklin, IN



Development Opportunity - Corner Parcel For Sale  
\$5,180,000

WE ARE  
THE CENTER  
OF RETAIL



## PROPERTY HIGHLIGHTS

- Hard corner, conveniently located off of I-65 & SR 44
- Located at the entrance of Franklin Tech Park - home to 3M+ SF of industrial space
- Zoned MXC- Mixed Use Center (Office, Hotel, Fuel Center, or Restaurant)
- Franklin is one of the fastest growing communities in Johnson County - County Seat
- Opportunity to capitalize on workforce and traffic generated by Franklin Tech Park
- Franklin is home to Franklin College and is the home of major employers Toyota, Mitsubishi, NSK Corporation, KYB Manufacturing and Johnson Memorial Hospital



# PRIME I-65/SR44 EXCHANGE PARCEL

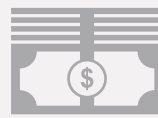
Franklin, IN



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

3 Miles

15,478

\$74,713

12,181

5 Miles

28,868

\$74,554

24,876

10 Miles

96,169

\$73,163

58,685

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