IDEAL CORNER PARCEL FOR FUEL CENTER I-65/SR44, Franklin, IN

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

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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

Stefan Arsich / Senior Associate / stefan.arsich@cushwake.com / +1 317 639 0424 **Bill French /** Executive Director / bill.french@cushwake.com / +1 317 639 0430 WE ARE THE CENTER OF RETAIL

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