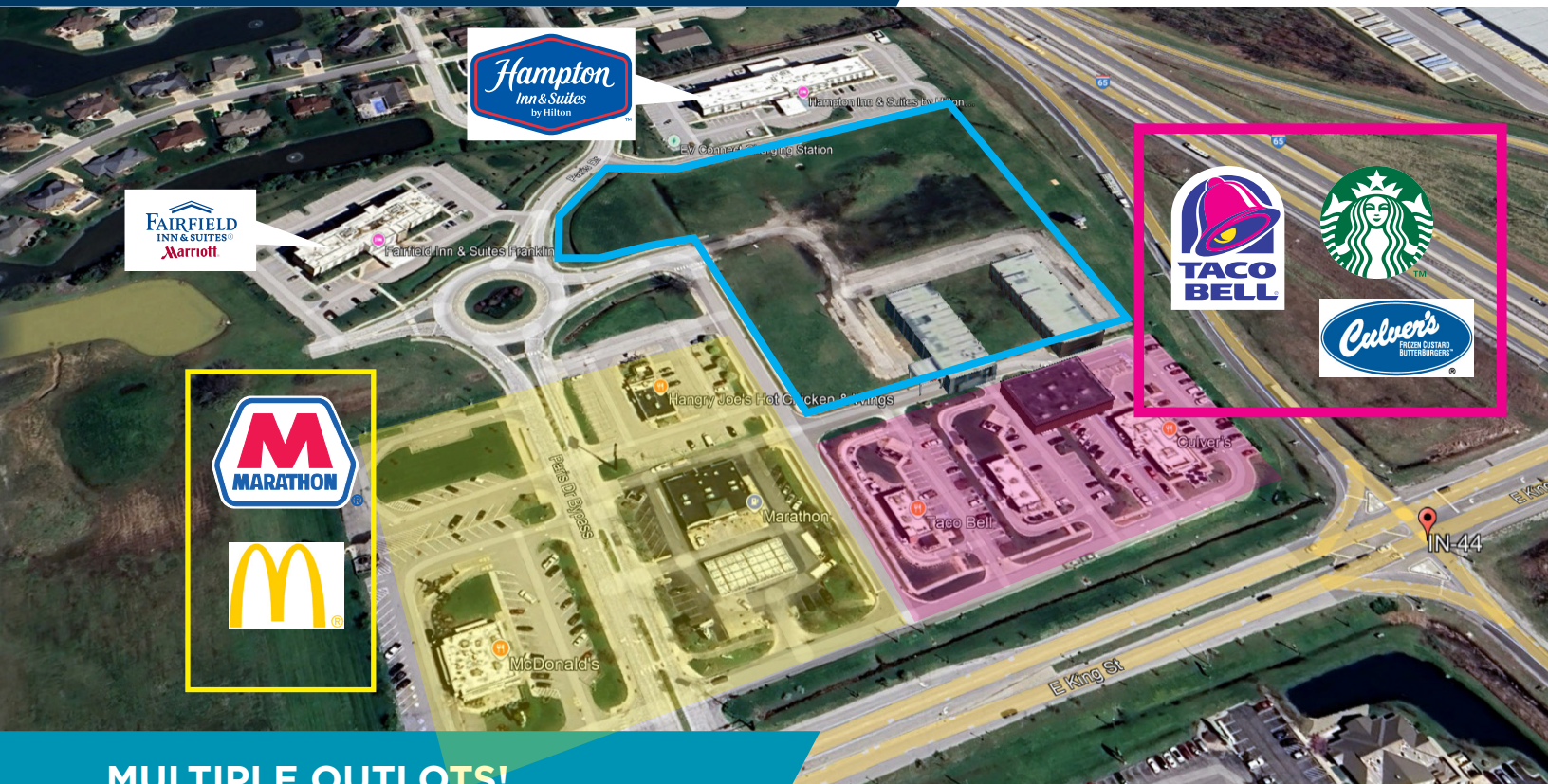


FOR SALE

PRIME I-65 EXCHANGE

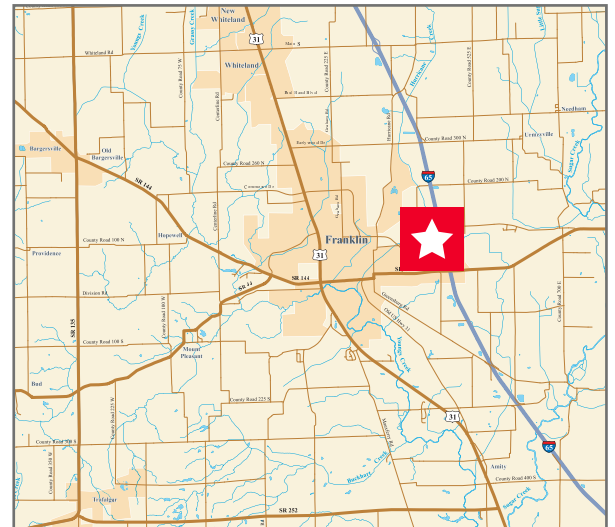
I-65 & SR 44, Franklin, IN



MULTIPLE OUTLOTS!

PROPERTY HIGHLIGHTS

- Excellent visibility to I-65
- Signalized access from SR 44
- Combined traffic counts 83,000+ VPD
- Perfect for sit-down & fast-casual dining
- Essentially shovel-ready
- 13.2M-SF industrial development nearby
- Across the street from Franklin College Innovation Park, a 249-acre PUD
- Preferred users include sit-down and casual-themed restaurants



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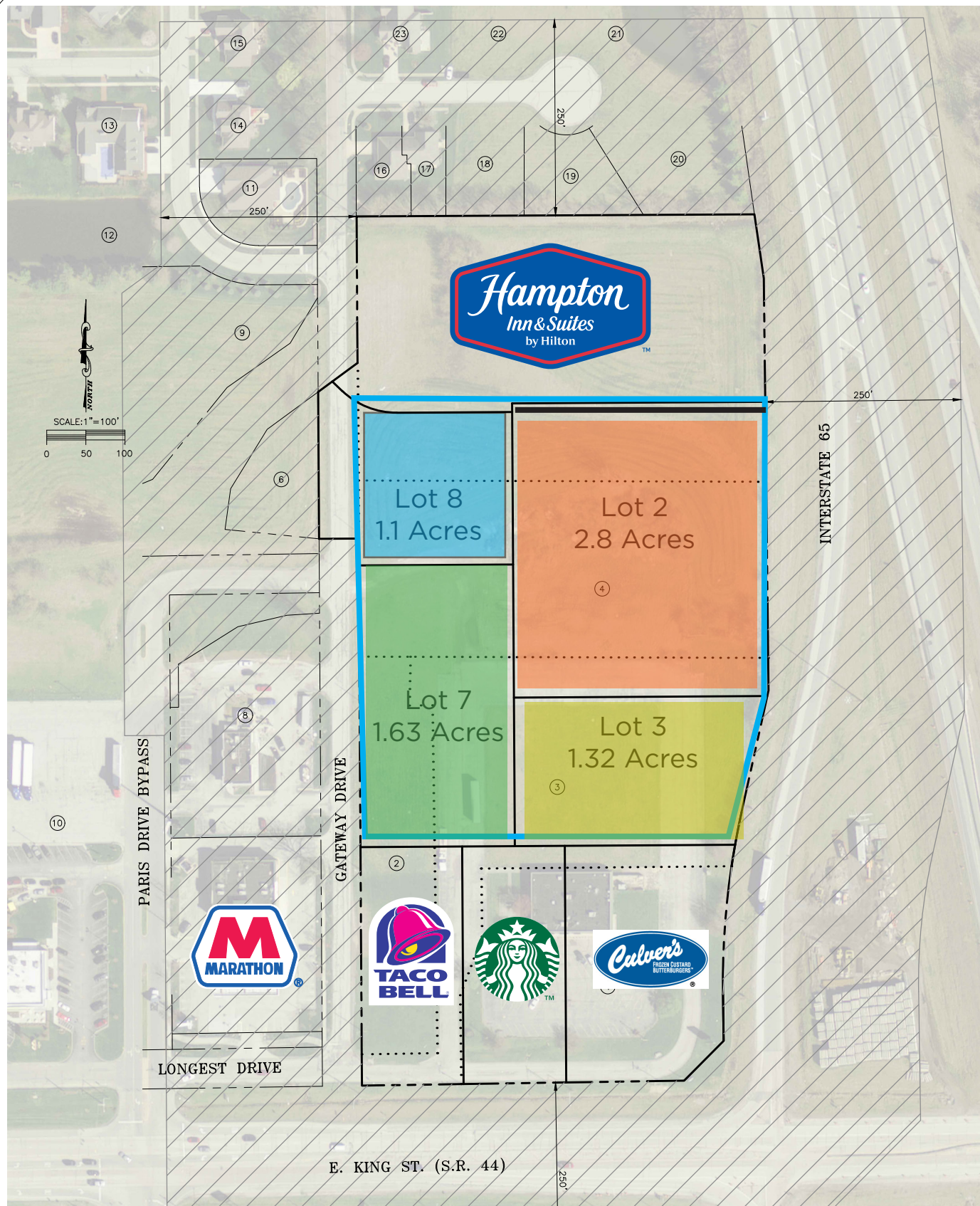
I-65 DEVELOPMENT AREA

Franklin Gateway
I65 & SR 44, Franklin, IN



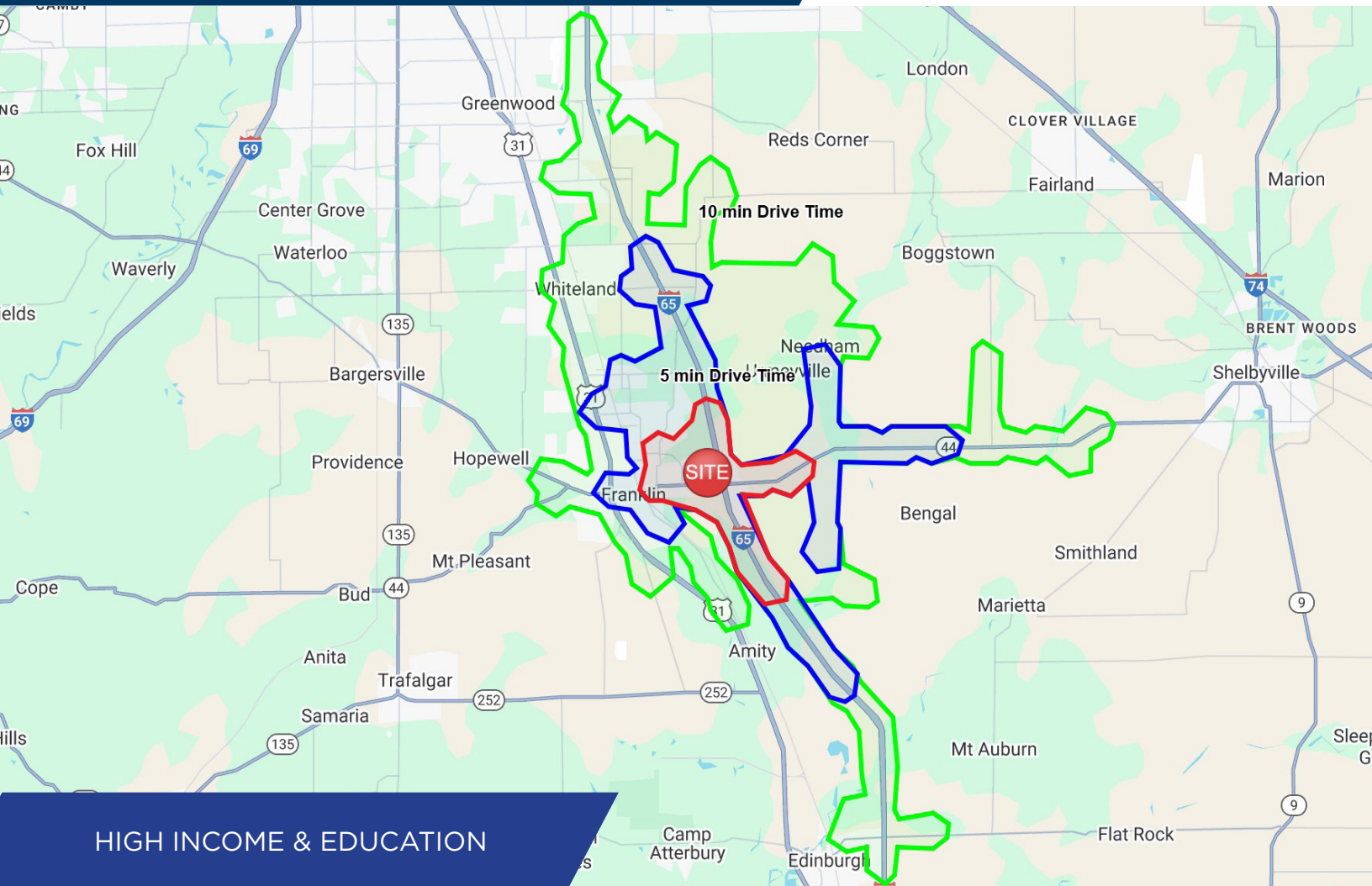
PROPOSED SITE PLAN

Franklin Gateway
I65 & SR 44, Franklin, IN



DEMOGRAPHICS

Franklin Gateway
I65 & SR 44, Franklin, IN



HIGH INCOME & EDUCATION

DEMOGRAPHICS - 15 MINUTE DRIVETIME

Estimated Population	39,499
Daytime Population	33,136
Estimated Households	15,096
Avg Household Income	\$104,290

Contact

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