

KROGER & KOHL'S OUTLOT FOR SALE, LEASE OR BTS FRANKLIN COMMONS, 1010 N MORTON STREET, FRANKLIN, IN



*JOIN KROGER, KOHL'S, MARSHALL'S, ROSS,
PETSMART, FIVE BELOW AND MORE!*



PLACER & DEMOGRAPHIC RETAIL METRICS FRANKLIN COMMONS & KROGER MARKETPLACE

1.8M
VISITS

280K
VISITORS

14.08
VISIT FREQUENCY

66 MIN
AVG. DWELL TIME

FRANKLIN COMMONS	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE	20 MIN DRIVE
Population				
Estimated Population (2025)	14,595	26,035	45,144	88,733
Projected Annual Growth (2025-2030)	0.4%	0.8%	1.2%	1.2%
Median & Average Household Income				
Estimated Median Household Income (2025)	\$76,415	\$77,654	\$81,954	\$90,863
Estimated Average Household Income (2025)	\$96,462	\$98,393	\$103,252	\$114,285XXXX

PROPERTY HIGHLIGHTS

OUTLOT - 0.55 ACRES

- Outlot to Franklin Commons shopping center available for sale.
- Outlot suitable for coffee or small QSR restaurant.

KROGER & KOHL'S ANCHORED

- Franklin Commons is anchored by a Kroger Marketplace and Kohl's generating tremendous traffic and interest.

COHESIVE TENANT MIX

- Franklin Commons shopping center tenants include: Marshall's, Ross Dress for Less, Five Below, Shoe Dept., Maurices and PetSmart.
- All the retailers are national branded stores with long-term longevity and stability.

CENTRAL RETAIL CORRIDOR

- The outparcel is located on the main retail corridor in Franklin, Indiana.
- Surrounding big box retailers include: Tractor Supply, Walmart, Meijer, Lowe's and others.

SOLID DEMOGRAPHICS

- Franklin's retail trade area has solid demographics: good incomes, solid daytime population, and high projected growth.

GROWING COMMUNITY

- Franklin, Indiana is experiencing tremendous growth.
- Franklin College Innovation Park with 249-acres, is under development along with explosive growth in new multi-family construction.

PLEASE CONTACT ME FOR MORE INFORMATION:

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FRANKLIN COMMONS OUTLOT

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