

# PRIME I-65/SR44 EXCHANGE PARCEL

Franklin, IN



Development Opportunity - Corner Parcel For Sale

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

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## NEIGHBORHOOD DEMOGRAPHICS



POPULATION

3 Miles	13,149
5 Miles	28,376
10 Miles	91,639



AVERAGE  
HOUSEHOLD INCOME

\$75,672
\$74,013
\$72,021



DAYTIME  
POPULATION

9,260
24,704
55,549

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