

FRANKLIN GATEWAY

2180 E King Street Franklin, IN 46131



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Development sites for sale, lease or potential build-to-suit located at I-65 & State Road 44 Exit - Franklin, IN.

PROPERTY HIGHLIGHTS

- Ideal for Restaurants, Retail, Financial, Medical or General Commercial
- SR 44 (a/k/a King Street) has been Transformed into a Gateway Corridor to Franklin
- Join Hampton Inn, Fairfield Inn, Starbucks, Taco Bell and Culver's
- Located 1/2 Mile from Franklin Tech Park, a 400+/- Acre Business & Industrial Development Area
- Energizer Opening 1 Million Square Foot Facility at this Exit and Bringing 400+ Employees to Immediate Area

DRIVE-TIME

	10 MIN	15 MIN
Total Population	26,129	44,715
Average HH Income	\$83,451	\$85,035
Businesses	1,006	1,640
Employees	11,996	18,341

TRAFFIC COUNTS

I-65	51,524
King Street (SR 44)	14,199



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

FRANKLIN GATEWAY

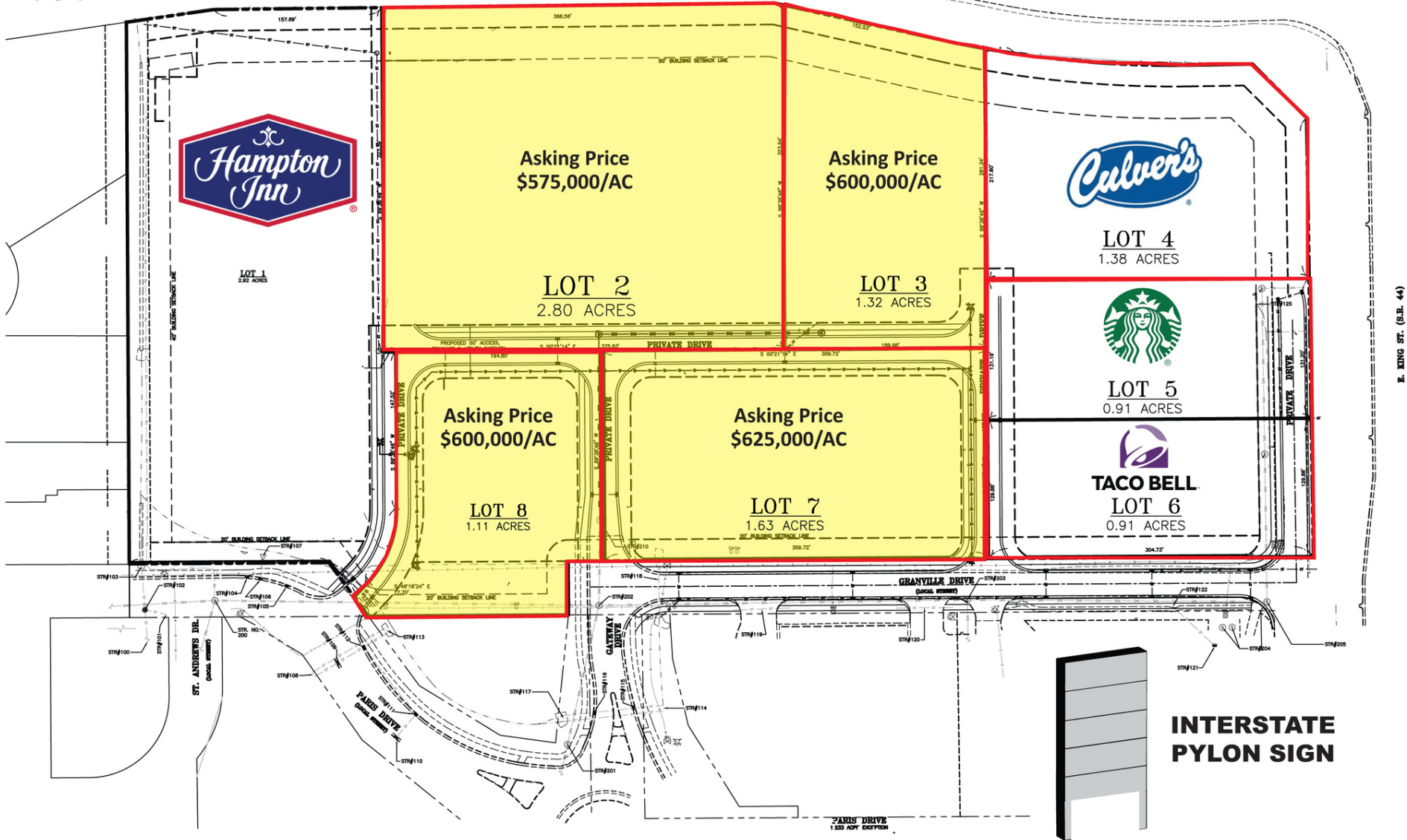
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FRANKLIN GATEWAY DEVELOPMENT
STATE ROAD 44 AND PARIS DRIVE
FRANKLIN, INDIANA

INTERSTATE 66



E. KING ST. (S.R. 44)

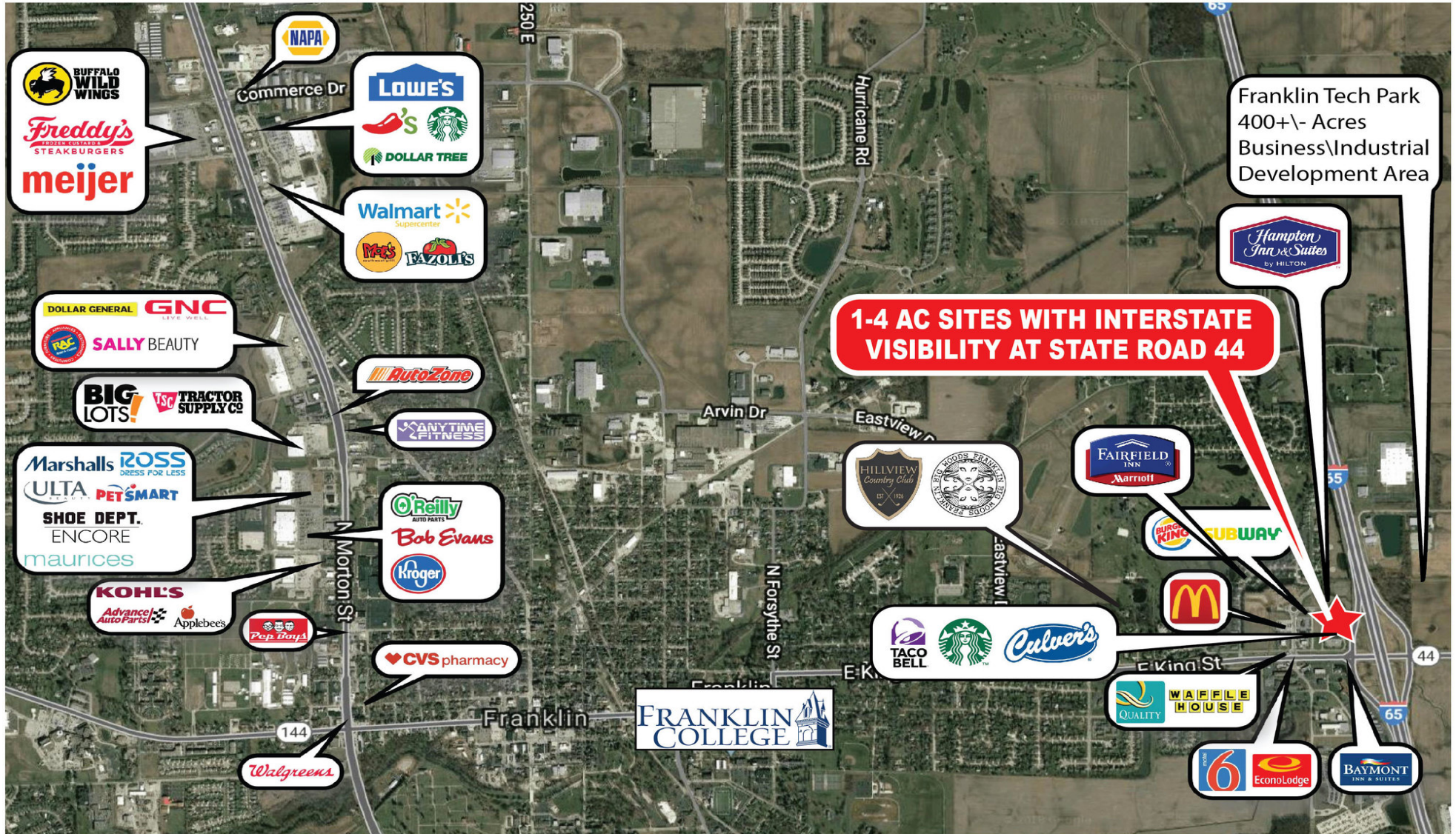
INTERSTATE
PYLON SIGN

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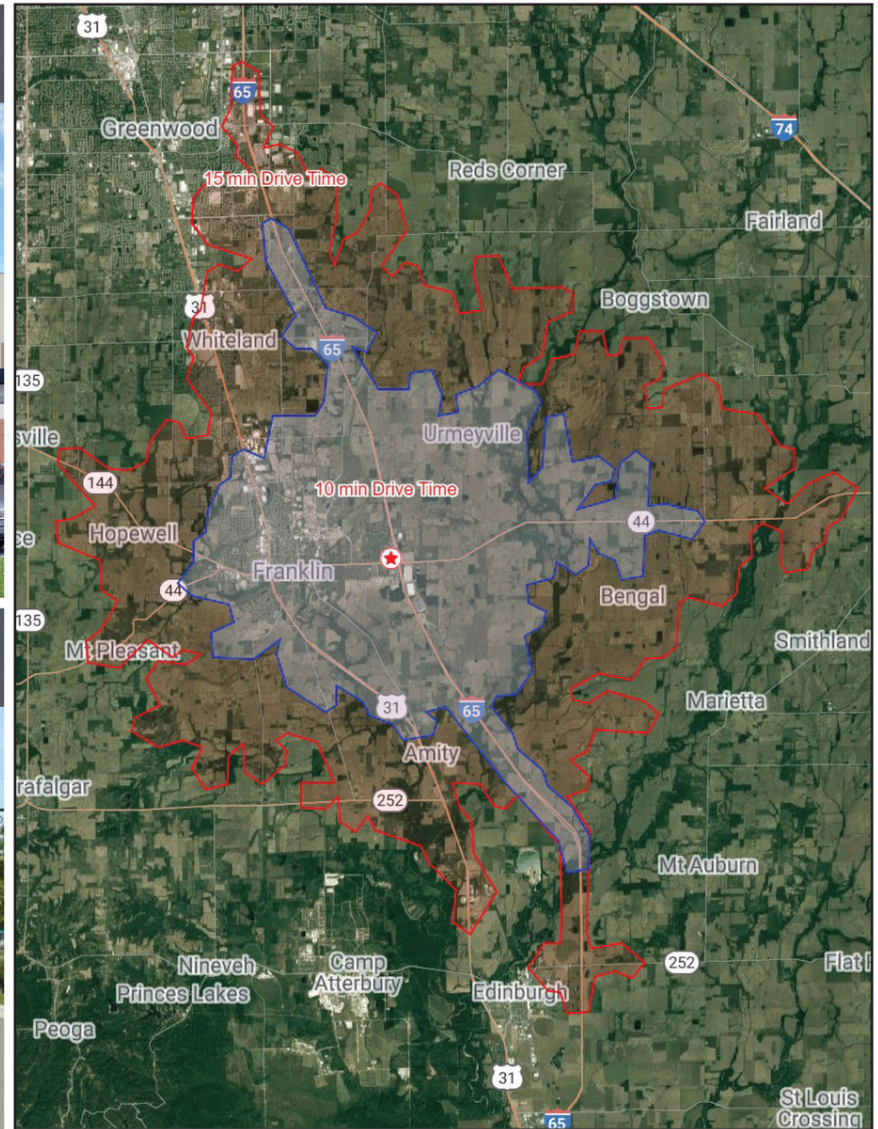
HAMPTON INN



KING STREET GATEWAY IMPROVEMENTS



Street level view, looking West on King Street towards Lovers Lane/Paris Drive intersection



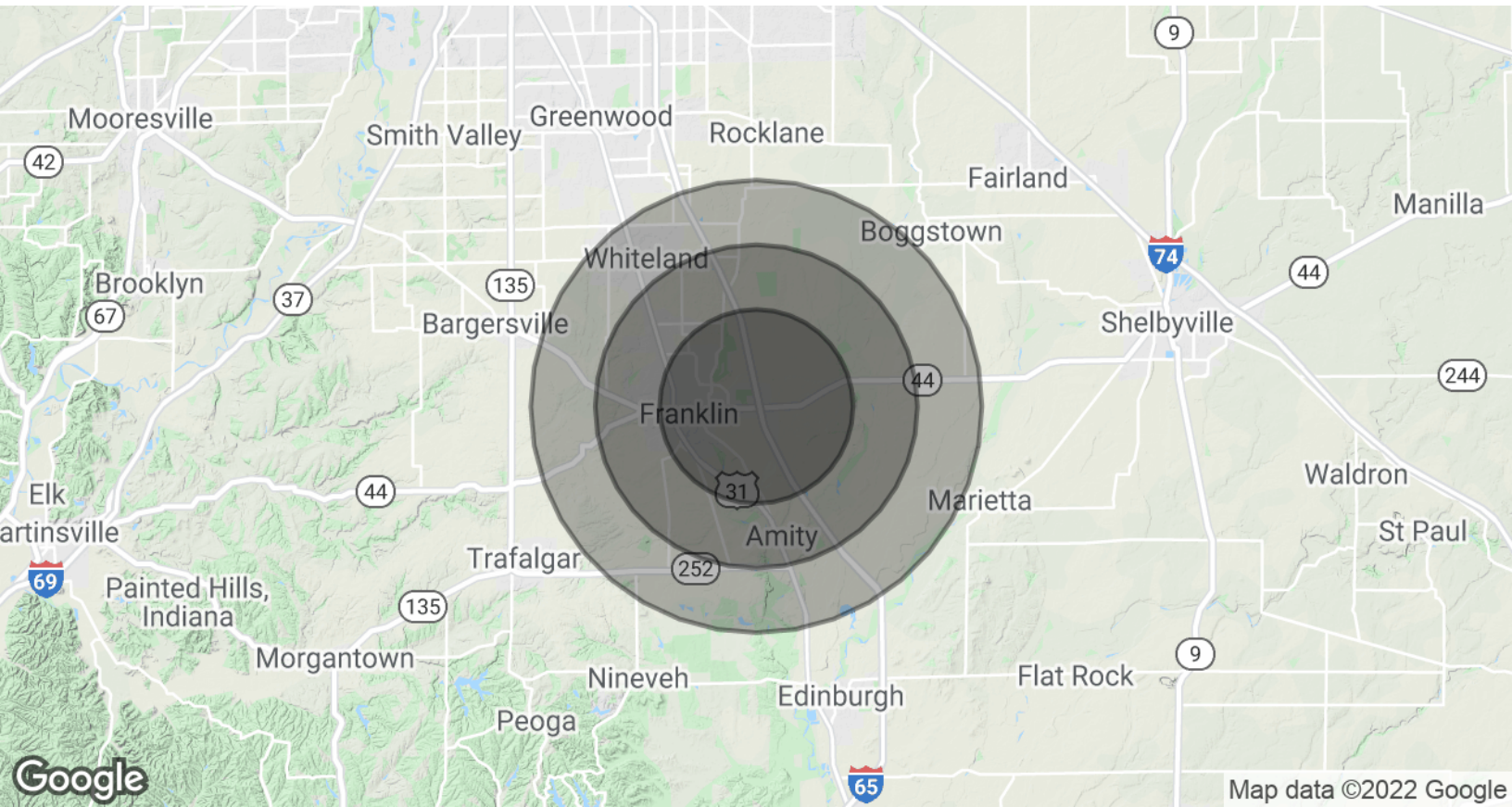
Franklin, Indiana is the county seat with a population of 26,414 (2020 census) and is situated between downtown Indianapolis and Columbus.

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POPULATION & HOUSING

	10 MINUTES	15 MINUTES
Total Population	26,129	44,715
Projected Annual Growth (2021-2026)	1.2%	1.3%
Total Households	9,597	16,378
Median Home Value	\$169,338	\$168,334

INCOME & BUSINESS

	10 MINUTES	15 MINUTES
Average HH income	\$83,450	\$85,035
Daytime Population (16+ years)	19,803	30,327
Total Businesses	1,006	1,640
Total Employees	11,996	18,341

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