

1401 Amy Lane

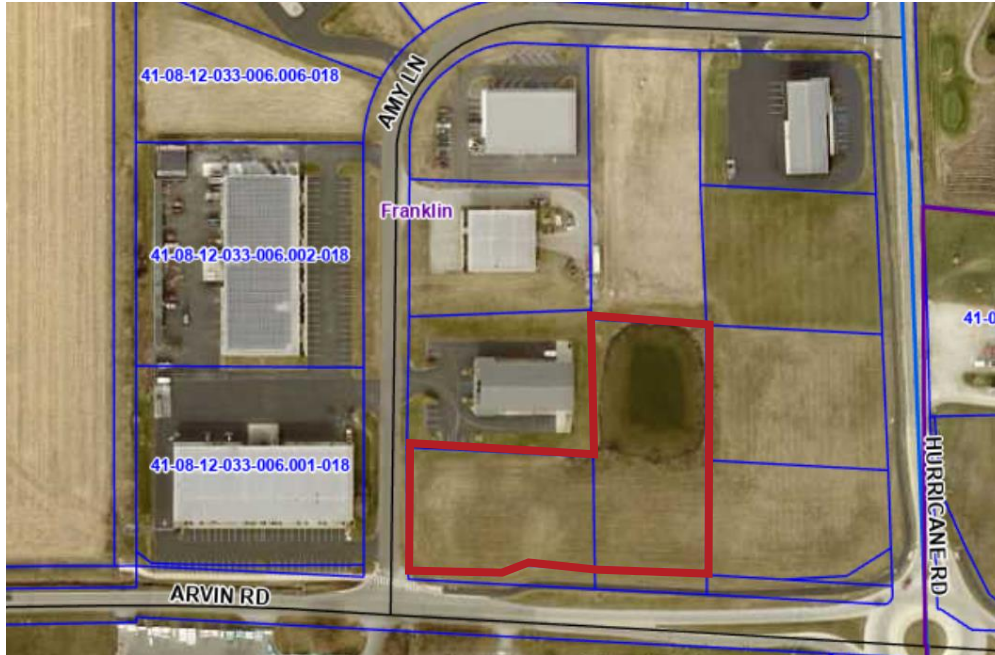
1401 Amy Lane, Franklin, IN



INDUSTRIAL LAND FOR SALE

MORGAN METCALF
Broker – Merrill Property Group
P: 317-496-7606
morgan@merrillpropertygroup.com

JOHN MERRILL
Owner – Merrill Property Group
P: 317-590-3046
john@merrillpropertygroup.com



OFFERING SUMMARY

LIST PRICE:	\$199,000
LOT SIZE:	2.07 Acres
ZONING:	IL – Industrial Light
TRAFFIC COUNT:	5,032 VPD
USES:	Contractor's warehouse/storage, self-storage, industrial warehouse

PROPERTY OVERVIEW

Situated in the heart of Franklin, IN's industrial sector, this 2-acre parcel is ready to be developed into your business's new home. All utilities are to the site, and retention is already in place. This ground is shovel ready and perfect for a local business wanting to build something of its own.

This site boasts great access to I-65 and just around the corner from Franklin's Legends golf course.

PROPERTY OVERVIEW

- All utilities to the site
- In Franklin's industrial corridor
- Strong workforce demographics
- Rapidly growing market

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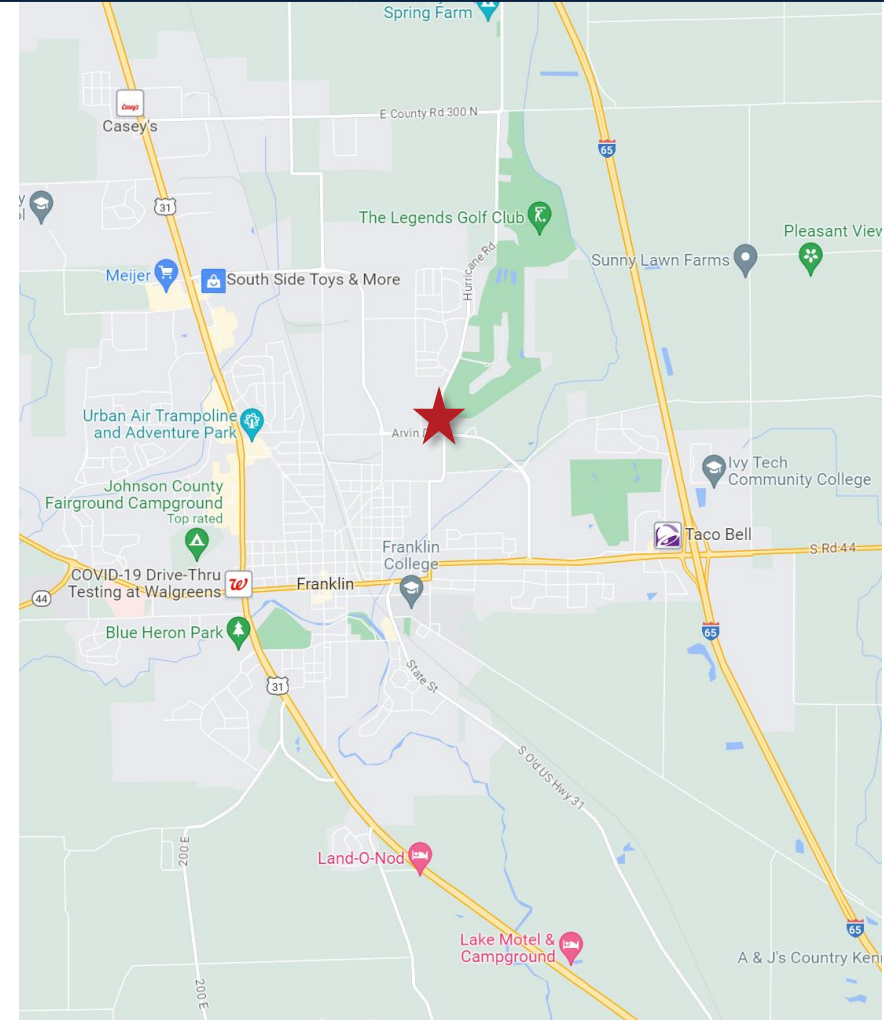
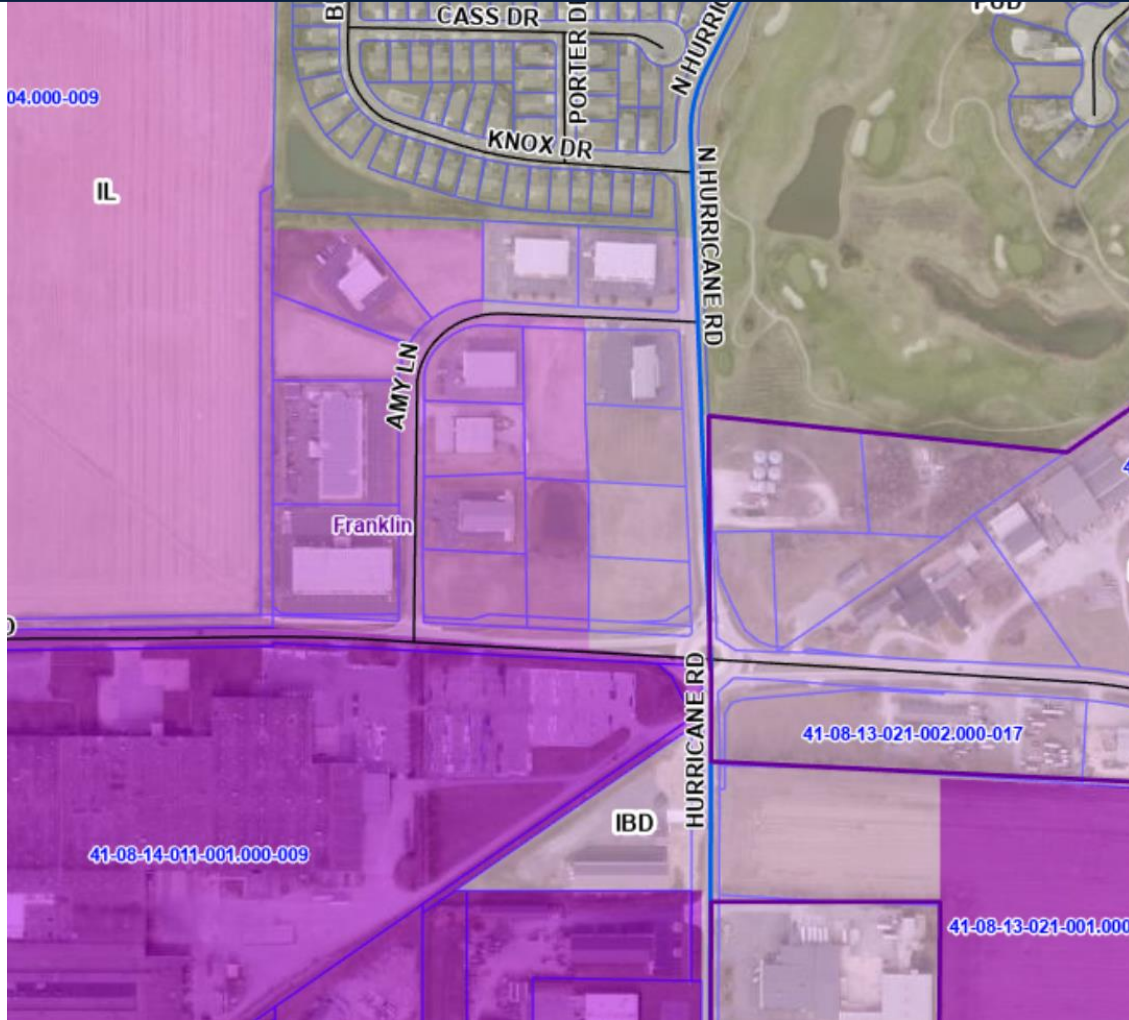


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ZONING & AREA MAP



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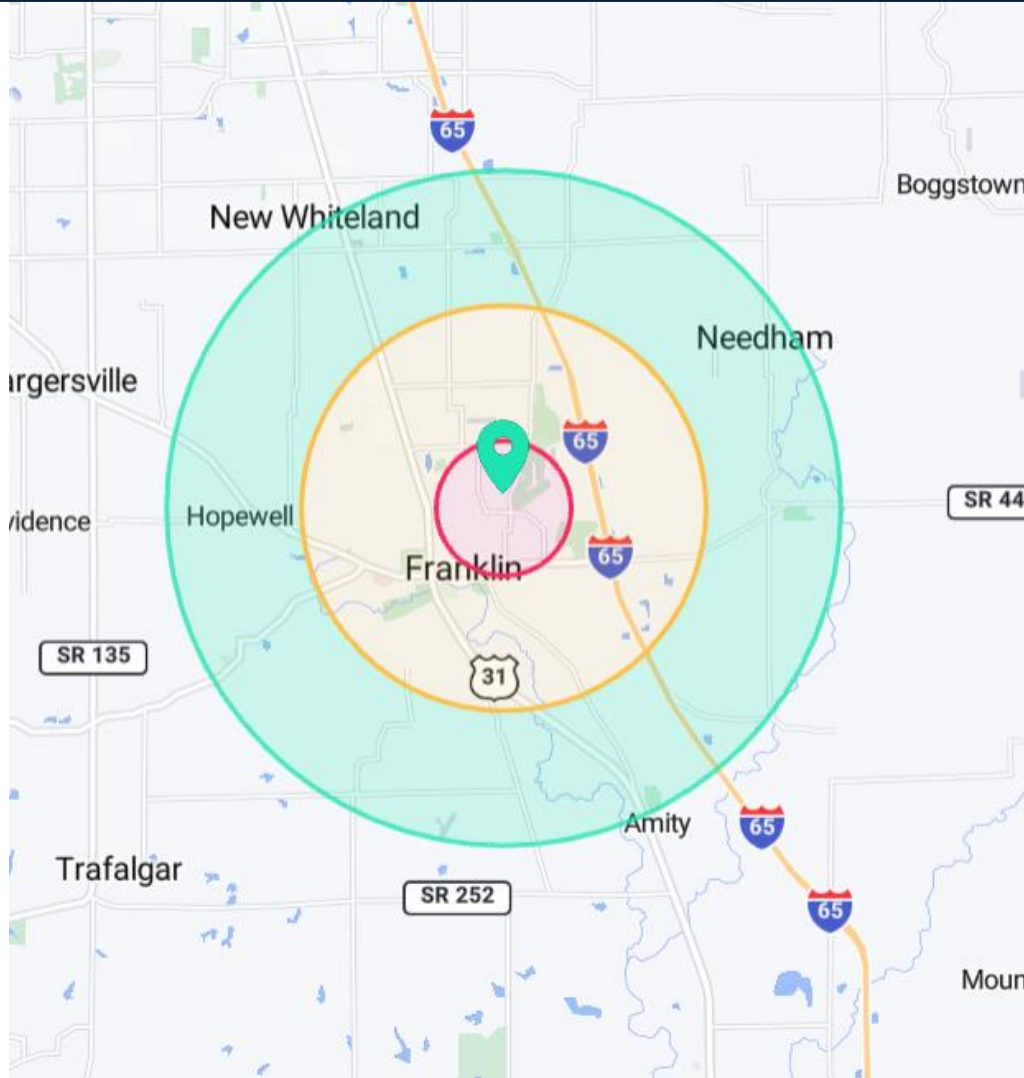
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Total Population	6,763	25,854	35,834
Workday Population	4,067	21,104	35,053

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,348	4,971	6,765
Ages 15-24	912	3,917	5,219
Ages 25-54	2,641	9,710	13,768
Ages 55-64	753	2,692	3,999
Ages 65+	1,114	4,564	6,084

Income	1 Mile	3 Miles	5 Miles
Median	\$75,500	\$76,500	\$81,500
< \$15,000	226	617	746
\$15,000-\$24,999	164	596	741
\$25,000-\$34,999	164	748	900
\$35,000-\$49,999	306	1,206	1,480
\$50,000-\$74,999	511	1,696	2,343
\$75,000-\$99,999	390	1,353	1,992
\$100,000-\$149,999	448	2,017	3,069
\$150,000-\$199,999	227	794	1,081
> \$200,000	172	581	844

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,824	10,243	13,955
Occupied	2,608	9,606	13,198
Owner Occupied	1,792	6,410	9,516
Renter Occupied	816	3,196	3,682
Vacant	216	637	757