

# 130 Fairway Lakes Drive

130 Fairway Lakes Drive, Franklin, IN 46131



## FOR SALE

### HALEA KOPETSKY

Listing Broker – Merrill Property Group  
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## PROPERTY OVERVIEW

Located in the growing city of Franklin, this versatile office building offers an ideal location for businesses seeking accessibility and convenience. Positioned on 0.35 acres and zoned MXC (Mixed Use: Community Center), the property accommodates both single or multi-tenant configurations, making it a flexible investment or business operation site.

### Key Features:

- **Strategic Location:** Situated just off I-65, providing excellent connectivity to Indianapolis and surrounding areas.
- **Flexible Usage:** MXC zoning supports a variety of commercial applications, including professional offices, retail, or service-oriented businesses.
- **Property Size:** Ample parking and outdoor space on a well-sized 0.35-acre lot.
- **Modern Design:** The building's layout can cater to multiple tenants or a single-occupant setup, with infrastructure to support various needs.

This property combines practicality with potential, making it an excellent choice for businesses or investors looking to capitalize on Franklin's growing market. Don't miss this opportunity to secure a high-visibility, adaptable office space.

For inquiries or to schedule a tour, contact us today!

## PROPERTY HIGHLIGHTS

- 1 Minute from I-65 (E. King St)
- Single or Multi-Tenant Use
- MXC Zoning offers wide range of potential uses

## OFFERING SUMMARY

**LIST PRICE:** \$800,000

**BUILDING SIZE:** 3,600 SF

**LOT SIZE:** 0.35 Acres

**SUITES:** 2

**ZONING:** MXC

**YEAR BUILT:** 1992, Renovated in 2014

**TRAFFIC COUNT:** 396 AADT

**USES:** Office

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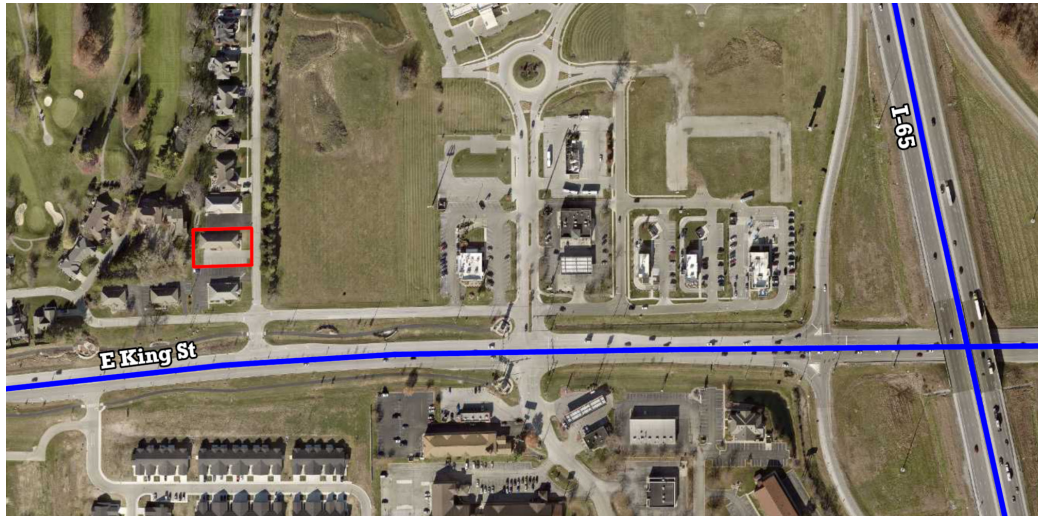
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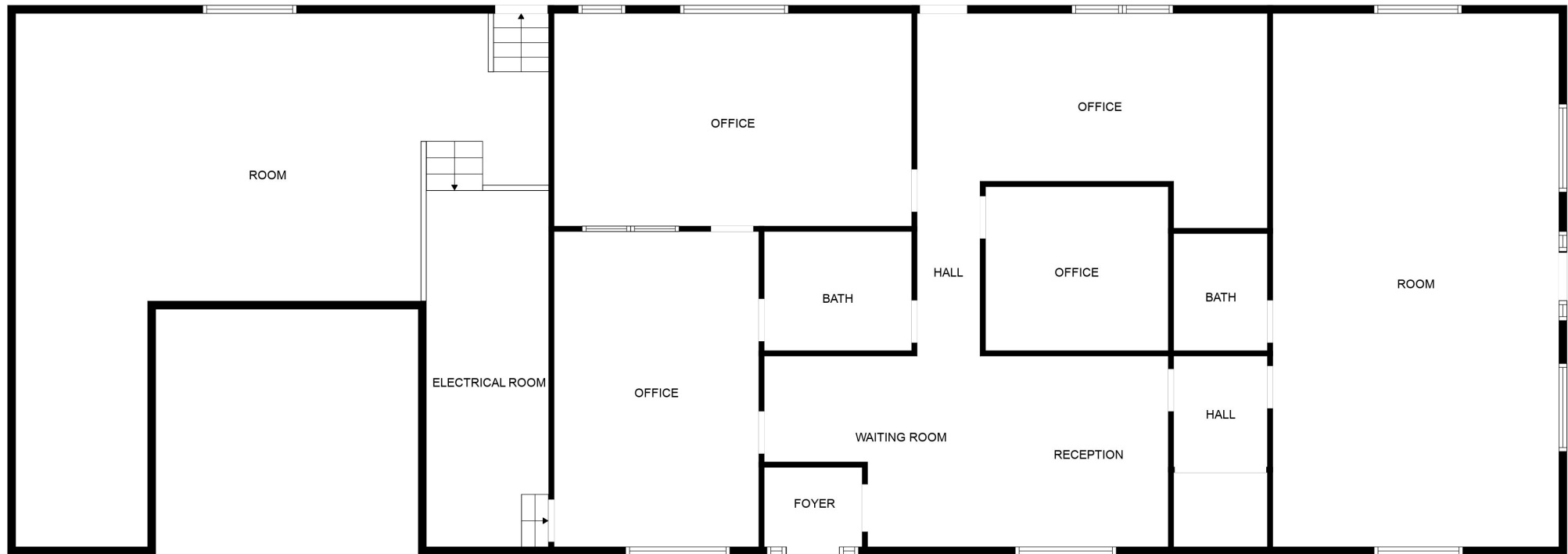
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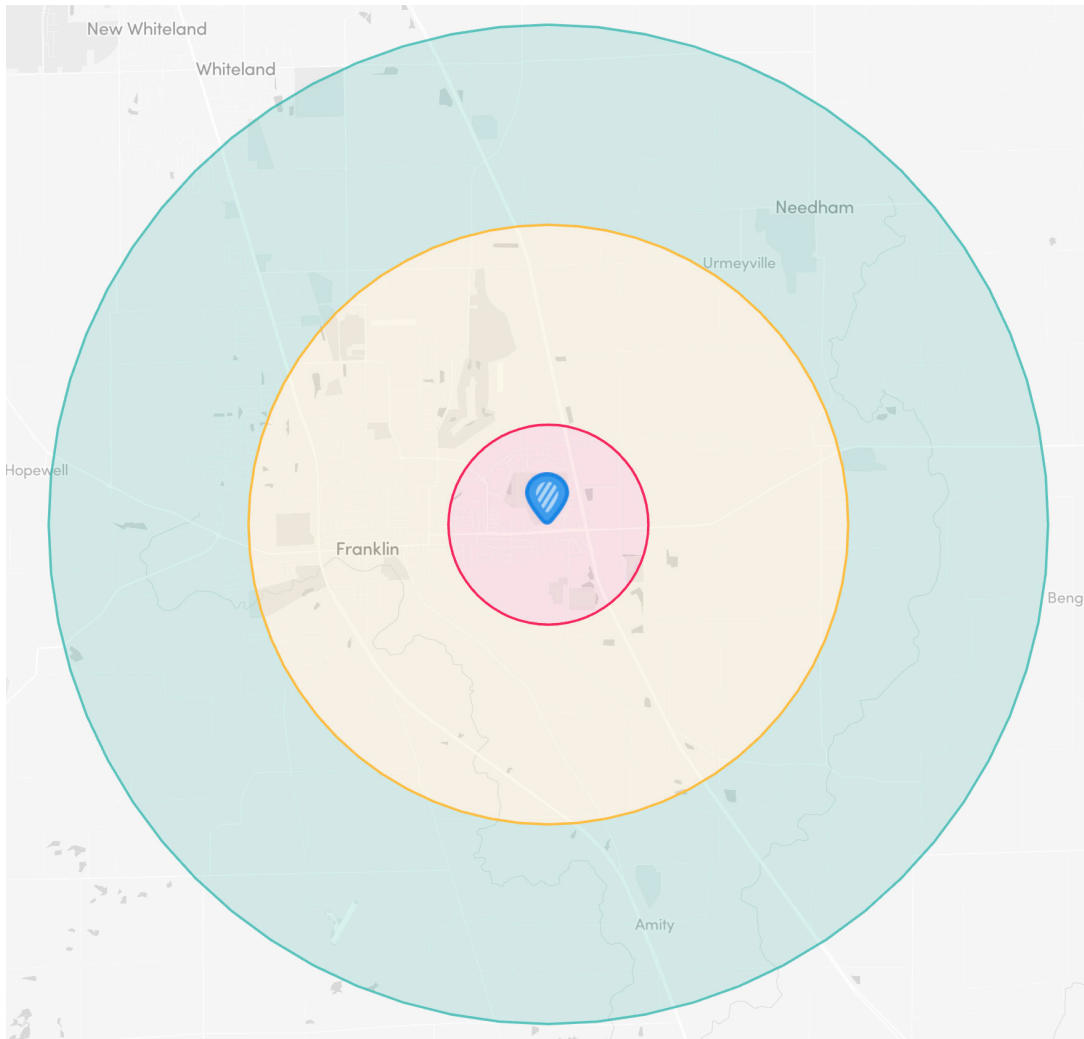
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### DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	2,565	19,973	32,111
Workday Population	1,490	15,361	28,634

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	411	3,542	5,916
Ages 15-24	334	3,050	4,707
Ages 25-54	873	7,054	11,691
Ages 55-64	333	2,276	3,776
Ages 65+	614	4,050	6,022

Income	1 Mile	3 Miles	5 Miles
Median	\$79,129	\$71,229	\$74,810
< \$15,000	115	635	824
\$15,000-\$24,999	78	441	628
\$25,000-\$34,999	83	780	1,173
\$35,000-\$49,999	71	906	1,387
\$50,000-\$74,999	107	1,215	1,962
\$75,000-\$99,999	170	1,174	2,000
\$100,000-\$124,999	122	841	1,519
\$125,000-\$149,999	75	473	872
\$150,000-\$199,999	99	536	798
> \$200,000	120	531	741

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,093	8,081	12,636
Renter Occupied	264	2,486	3,669
Owner Occupied	777	5,045	8,235
Vacant	53	550	732

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