

# Flex Opportunity

159 Cincinnati St, Franklin, IN 46131



## FOR SALE

### MORGAN METCALF

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### JAKE MERRILL

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### PROPERTY OVERVIEW

This versatile flex property offers a functional home base with unmatched connectivity for contractors, trades, and service businesses. Falling within Franklin's **Industrial: Business Development (IBD)** zoning district, the property is perfectly positioned for small-scale construction, entrepreneurial start-ups, light processing, or a dedicated contractor's warehouse and storage facility. Currently operating as a machine shop, this property has 600 Amp electrical. Situated just a half-mile from **Franklin City Hall** and downtown amenities, the location provides direct access to **US-31** and **I-65** for efficient dispatching and client proximity. The building is ready for updates and a refresh, presenting a strategic, value-add opportunity to customize the workshop, secure storage, and office layout to your specific operational needs.

### PROPERTY HIGHLIGHTS

- **Exceptional Location:** Situated just a half-mile from the courthouse square, local restaurants, and retail amenities. The site offers immediate connectivity to U.S. 31 and I-65, keeping your crew just 20 minutes south of Indianapolis.
- **Flexible Layout with Outside Storage:** Ideal for contractor yards, light assembly, or custom flex operations. The property features dedicated areas for outdoor storage, fleet vehicle maneuvering, and secure on-site parking ready to be optimized for your business.
- **Strategic Market Advantages:** Positioned within a business-friendly Johnson County community, offering direct access to a skilled local workforce and established regional trade support.

### OFFERING SUMMARY

**LIST PRICE:** **\$749,000**

**LOT SIZE:** **1.33 Acres**

**BUILDING SIZE:** **9,500 SF**

**ZONING:** **IBD**

**YEAR BUILT:** **1932**

**USES:** **Contractor Warehouse, Flex**

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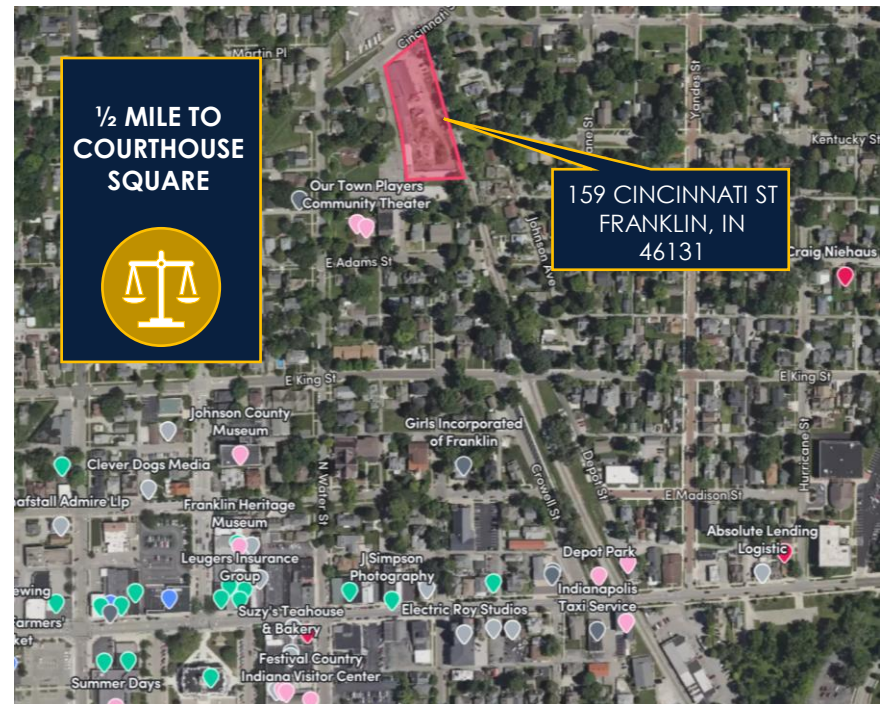
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8 MINUTES TO  
I-65



3 MINUTES TO  
US 31

- Flexible floor plan
- High power – 600 AMP Service
- 4 Overhead Doors
- 16' Clear Height in warehouse area
- Additional exterior covered storage
- Fully fenced lot
- Outdoor Storage Capability
- Walkable to downtown Franklin
- Compressor capability

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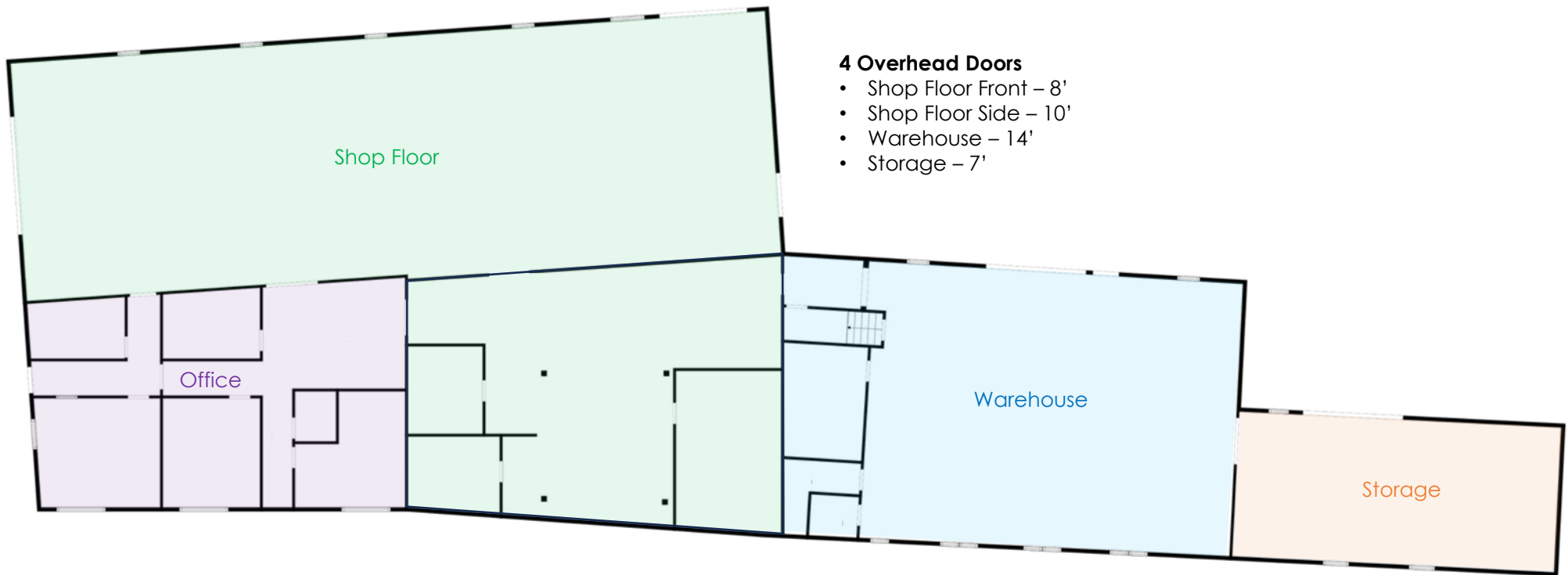
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## Floor Plan





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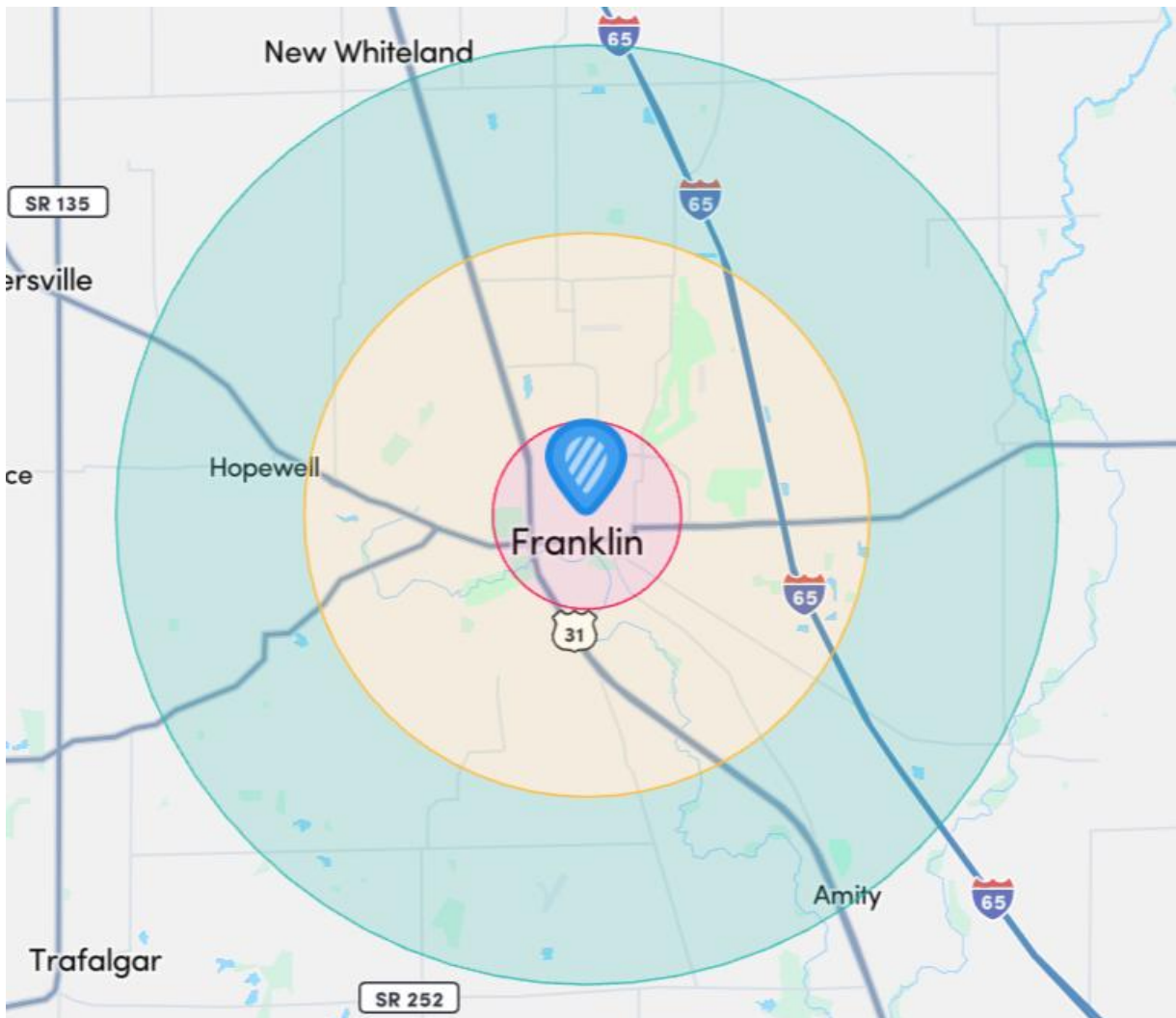
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## DEMOGRAPHICS



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 3,525  | 12,626  | 16,267  |
| Female           | 3,991  | 13,561  | 17,212  |
| Total Population | 7,516  | 26,187  | 33,479  |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 1,150  | 4,778   | 6,163   |
| Ages 15-24 | 1,273  | 3,892   | 4,894   |
| Ages 25-54 | 2,494  | 9,488   | 12,206  |
| Ages 55-64 | 869    | 2,964   | 3,957   |
| Ages 65+   | 1,730  | 5,064   | 6,258   |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$62,600 | \$71,900 | \$75,600 |
| < \$15,000          | 320      | 732      | 836      |
| \$15,000-\$24,999   | 164      | 542      | 660      |
| \$25,000-\$34,999   | 291      | 992      | 1,176    |
| \$35,000-\$49,999   | 426      | 1,198    | 1,413    |
| \$50,000-\$74,999   | 524      | 1,611    | 2,065    |
| \$75,000-\$99,999   | 500      | 1,614    | 2,117    |
| \$100,000-\$149,999 | 418      | 1,821    | 2,531    |
| \$150,000-\$199,999 | 152      | 642      | 852      |
| > \$200,000         | 98       | 613      | 768      |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 3,212  | 10,413  | 13,156  |
| Occupied        | 2,893  | 9,767   | 12,420  |
| Owner Occupied  | 1,759  | 6,476   | 8,684   |
| Renter Occupied | 1,134  | 3,291   | 3,736   |
| Vacant          | 319    | 646     | 737     |

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