



460 N. Morton St. Franklin, IN 46131



PROPERTY OVERVIEW

This property is nestled in an excellent location. Embrace the convenience of easy access to Main Street's charming boutiques, local eateries, and bustling business community. Experience the rich cultural scene at the nearby Artcraft Theatre, showcasing classic films and live performances. Unwind in the picturesque setting of Province Park or explore the historical and architectural wonders of the Johnson County Courthouse.

With its vibrant downtown area and an array of amenities, the location offers a perfect blend of work and leisure for professionals seeking an ideal office space.

PROPERTY HIGHLIGHTS

- Drive Up/Drop Off Available at South End of Building
- Will Consider Different Space Configurations for multi-tenant
- Ask About Tenant Improvements Possibilities
- Private Entrances possible on North and South Ends In addition to Main Entrance
- Legal, Medical, Accounting, Professional Services, Government
- Conference Rooms and Reception Area

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Number of Units:	8
Available SF:	3,500 SF
Lot Size:	1.46 Acres
Building Size:	15,080 SF

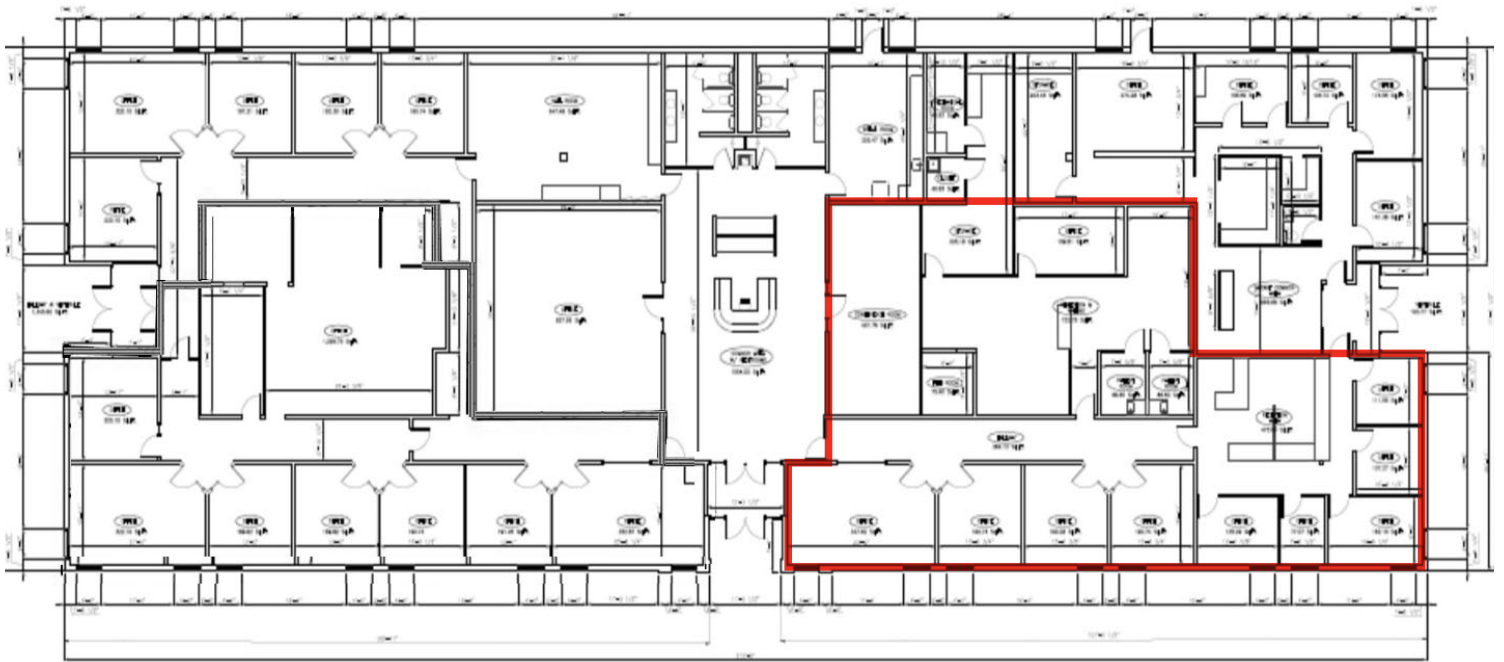
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,413	7,791	12,874
Total Population	9,007	21,722	36,039
Average HH Income	\$86,601	\$95,295	\$96,928





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Floorplan





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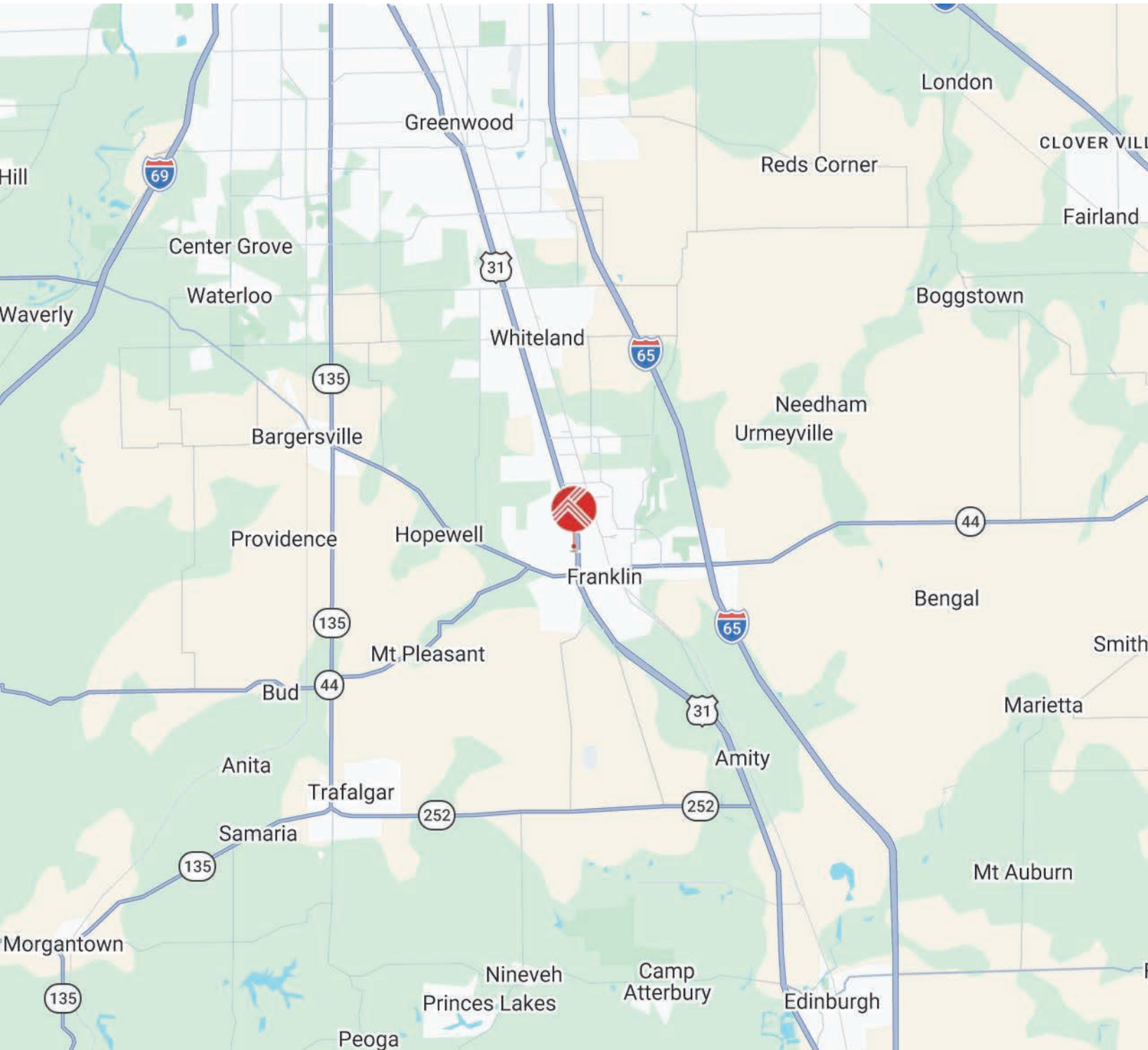
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Area Map





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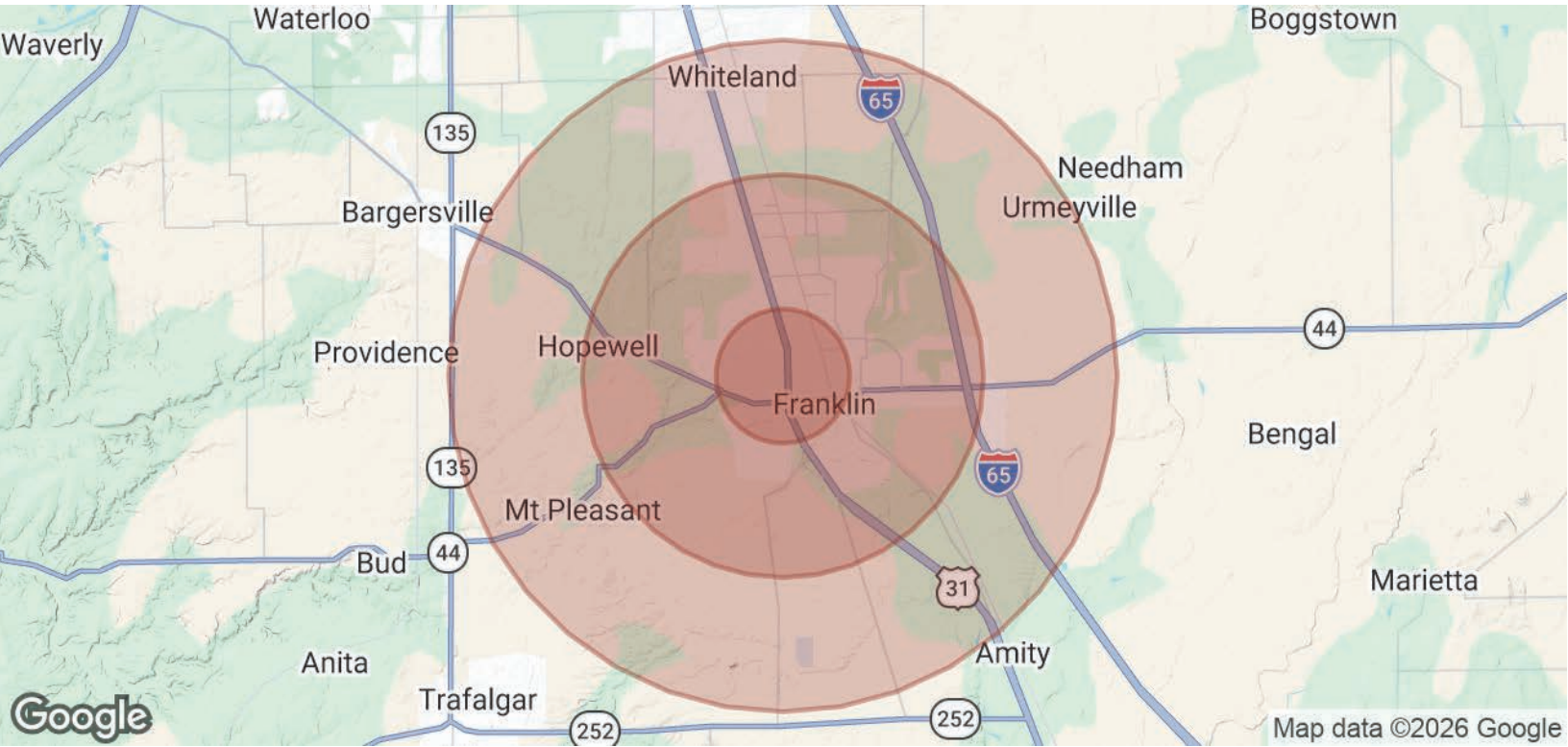
Surrounding Businesses





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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,007	21,722	36,039
Average Age	36.8	37.3	37.2
Average Age (Male)	36.7	36.0	36.3
Average Age (Female)	35.9	38.9	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,413	7,791	12,874
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$86,601	\$95,295	\$96,928
Average House Value	\$195,503	\$230,846	\$236,835

2023 American Community Survey (ACS)

