

FOR LEASE

Corner of Fairway Lakes Dr & E King Rd
Franklin, IN 46131



Opportunity At the Gateway of Franklin, IN

The Perfect Spot In a Steadily Developing Community.

We are introducing a new leasing opportunity at I-65 and State Road 44, the main gateway into Franklin, Indiana. This is a high-visibility, fast-growing area that's well suited for restaurants, retail, or office use.

The site sits among several well-known businesses, including McDonald's, Starbucks, Taco Bell, Culver's, and Fairfield Inn. There are also a number of business and industrial warehouses within a half mile, bringing steady activity and traffic to the corridor.

The property's zoning allows for a variety of uses such as quick-service restaurants, service-oriented retail, fitness and medical.

Franklin, Indiana is a lively and historic community about 20 minutes south of Indianapolis. It's known for its inviting downtown, strong local economy, and overall quality of life. The city features restored historic buildings, a growing mix of local businesses, popular community events, and easy access to major roadways. Franklin College, along with the area's manufacturing and logistics employers, contributes to a stable and expanding population.

This location along the Gateway Corridor offers a strong opportunity for growth in one of central Indiana's most welcoming and steadily developing communities.

High Traffic: Just off I-65 and State Road 44, this high-traffic corridor ensures easy access and strong visibility for your business.

Surrounded by Potential: Flanked by Amazon Fulfillment Centers and I-65 on the east, and the town of Franklin and Franklin College to the west, this site will offer access to both travelling and residential customers.



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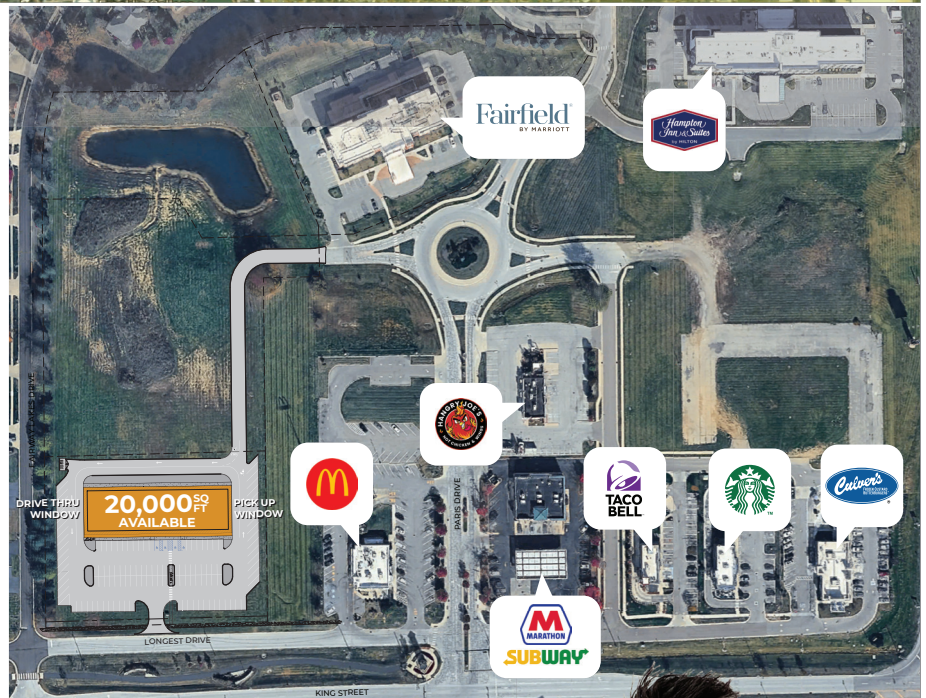
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Property Highlights:

- ▶ **lot size:** 2.5 acres
- ▶ **frontage:** 250 ft
- ▶ **building depth:** 80 ft
- ▶ **availability:** 1,600 – 20,000 sq ft
- ▶ **condition:** new
- ▶ **drive-thru:** one (1)
- ▶ **pick up window:** one (1)
- ▶ **parking spaces:** 117
- ▶ **traffic count:** 13,536 cars/day
- ▶ **delivery:** cold dark shell
- ▶ **estimated delivery date:** 11/1/2026



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 ESTIMATED POPULATION	2,551	21,523	32,179
2025 ESTIMATED NUMBER OF HOUSEHOLDS	1,035	8188	12,173
AVERAGE HOUSEHOLD INCOME	\$125,427	\$106,603	\$104,724

FOR MORE INFORMATION ABOUT THIS OPPORTUNITY, PLEASE CONTACT
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