

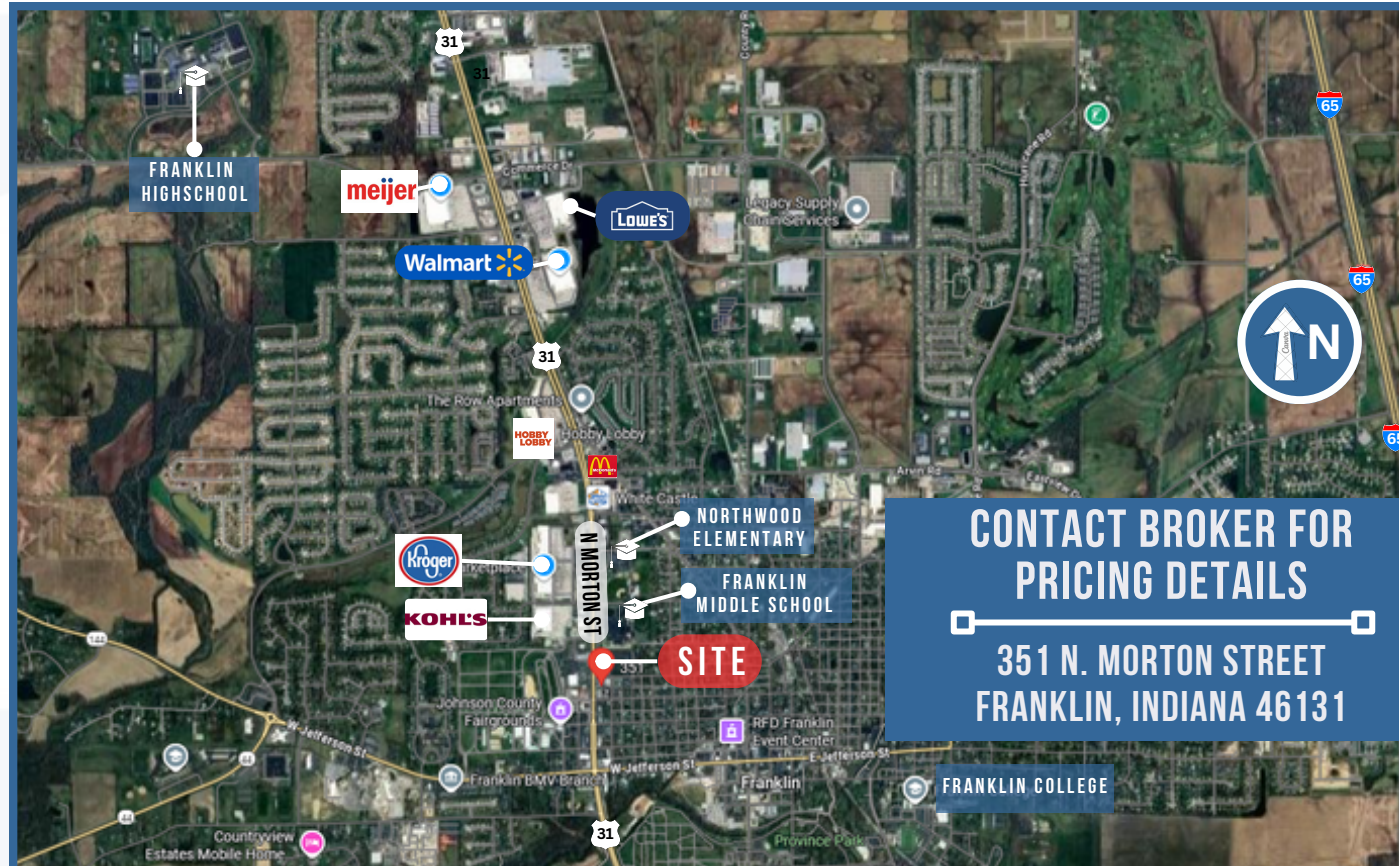
COMMERCIAL PROPERTY FOR SALE

PROPERTY OVERVIEW

351 N Morton Street offers an exceptional opportunity in the heart of Franklin's main retail corridor. Currently home to Ritter's Frozen Custard, this ± 0.82 -acre site is available for **sale**. The property sits along heavily trafficked US-31/N Morton Street, directly adjacent to Franklin Middle School and minutes from Franklin College, Johnson Memorial Hospital, and dense residential neighborhoods. With strong demographics, excellent visibility, and adjacency to major national retailers, this site is ideally positioned for a **quick-service restaurant with drive-thru** or other high-traffic use.

PROPERTY HIGHLIGHTS

- ± 0.82 Acres available (two parcels)
- Existing use: Ritter's Frozen Custard
(tenant occupied – do not disturb)
- Ideal for quick-service restaurant with drive-thru capability
- Commercial opportunity for Sale
- Prime frontage on **US-31/N Morton Street** with 27,000+ vehicles per day
- Large pylon signage and excellent visibility
- Surrounded by national retailers including Walmart, Lowe's, Kohl's, Meijer, Hobby Lobby, and Kroger
- Adjacent to Franklin Middle School (900 students) and near Franklin High School (1,400 students) and Northwood Elementary (600 students)
- Minutes from Franklin College (4,000 students) and Johnson Memorial Hospital (150 beds)
- Strong demographics: 3-mile population with \$103K average household income



LOCATION OVERVIEW

Franklin, Indiana is a vibrant and growing community just south of Indianapolis, offering a mix of established neighborhoods, higher education, and a thriving retail and restaurant corridor. The property is strategically located on **N Morton Street/US-31**, Franklin's primary north-south thoroughfare, benefiting from strong commuter and local traffic. The surrounding trade area is anchored by national retailers, dining, schools, and healthcare institutions, creating steady customer flow throughout the day. Proximity to **I-65** also provides regional connectivity, drawing consumers from a wide radius.

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CONTACT BROKER FOR PRICING DETAILS

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