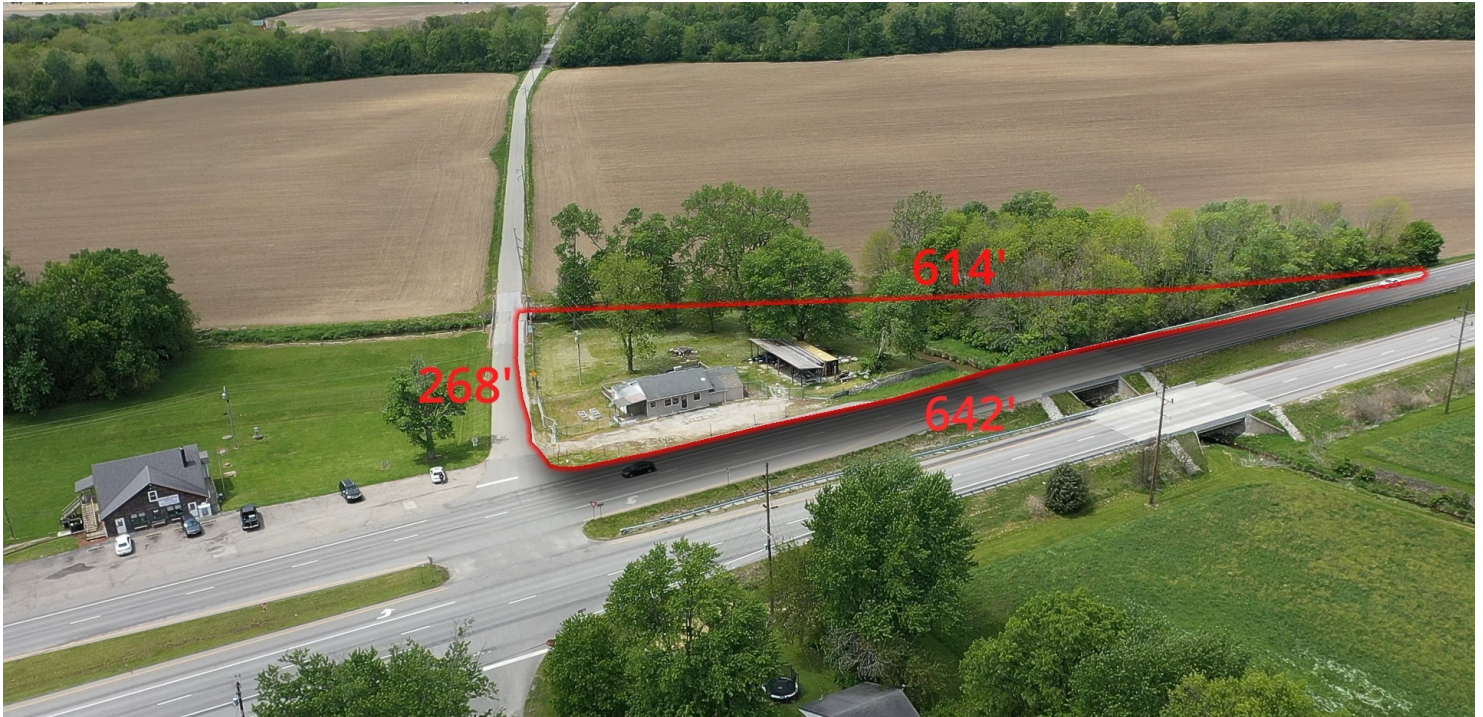


## RETAIL FOR SALE

# 3480 S US HIGHWAY 31

Franklin, IN 46131



### PROPERTY DESCRIPTION

Located along the high-traffic corridor of U.S. Highway 31 in Franklin, this 3-acre commercially zoned property offers exceptional visibility and accessibility for a wide range of business uses. Positioned just outside town with steady daily traffic flow, the site is ideal for retail, service-based businesses, or redevelopment. The property features an existing structure of approximately 1,900+ square feet, previously utilized as a retail space with additional residential or office potential. Whether you're looking to renovate or redevelop, the flexible zoning allows for multiple commercial applications including Auto Repair, Self-Storage, Child Care, and more! With its generous acreage, strong road frontage, and proximity to key destinations including Camp Atterbury, this property presents a rare opportunity to secure a high-visibility commercial footprint in a growing corridor. Perfect for investors, owner-operators, or developers seeking space, exposure, and long-term upside.

### PROPERTY HIGHLIGHTS

- Nearly 650ft of Frontage on US 31
- General Commercial Zoning
- Strategic location in Franklin area

### OFFERING SUMMARY

Sale Price:	\$299,000
Zoning:	GC
Lot Size:	3 Acres
Annual Taxes:	\$2,772.28
Building Size:	1,954 SF
Traffic Count:	11,350 Cars Daily

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It's Your Vision... Why Wait?

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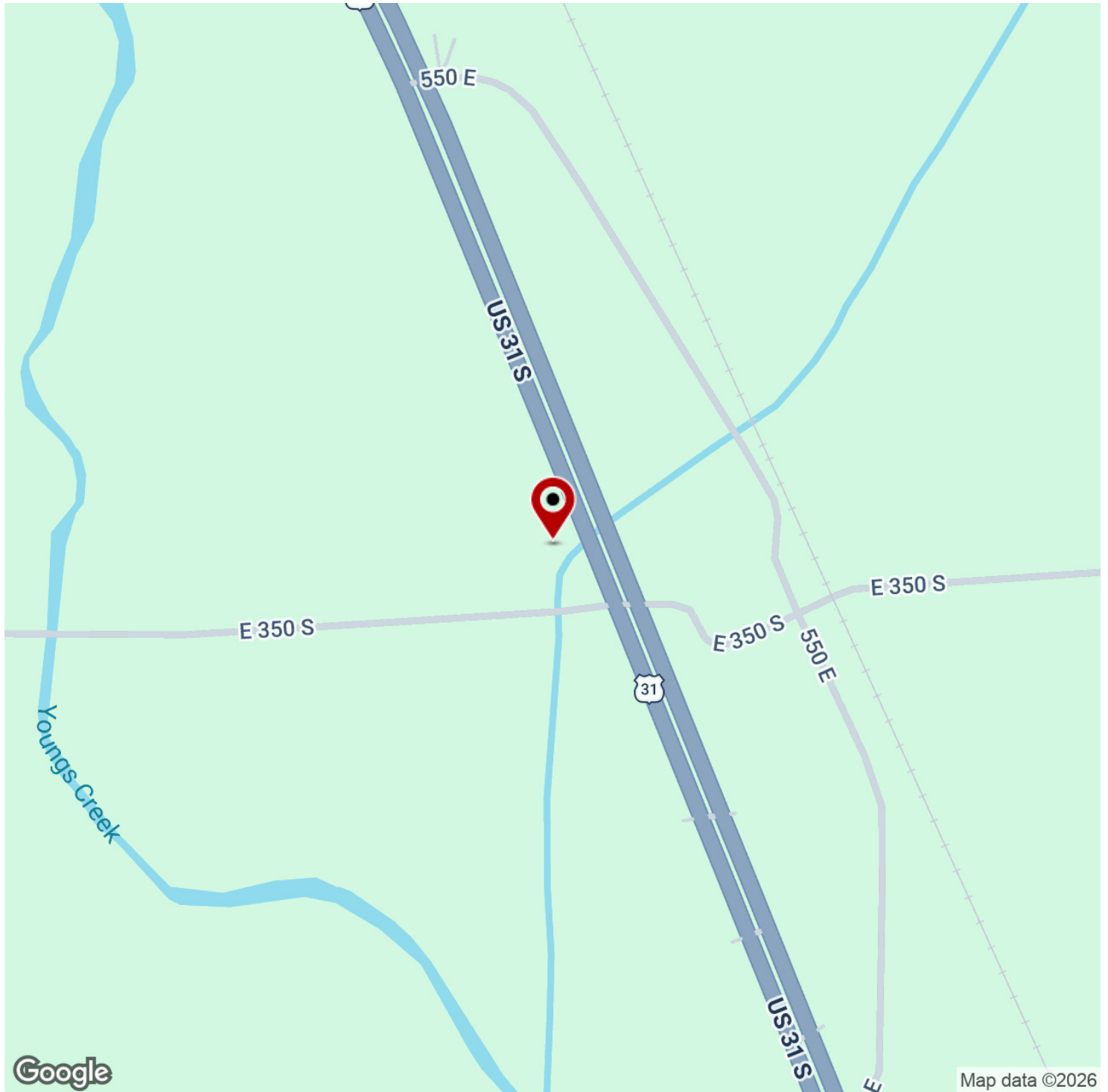


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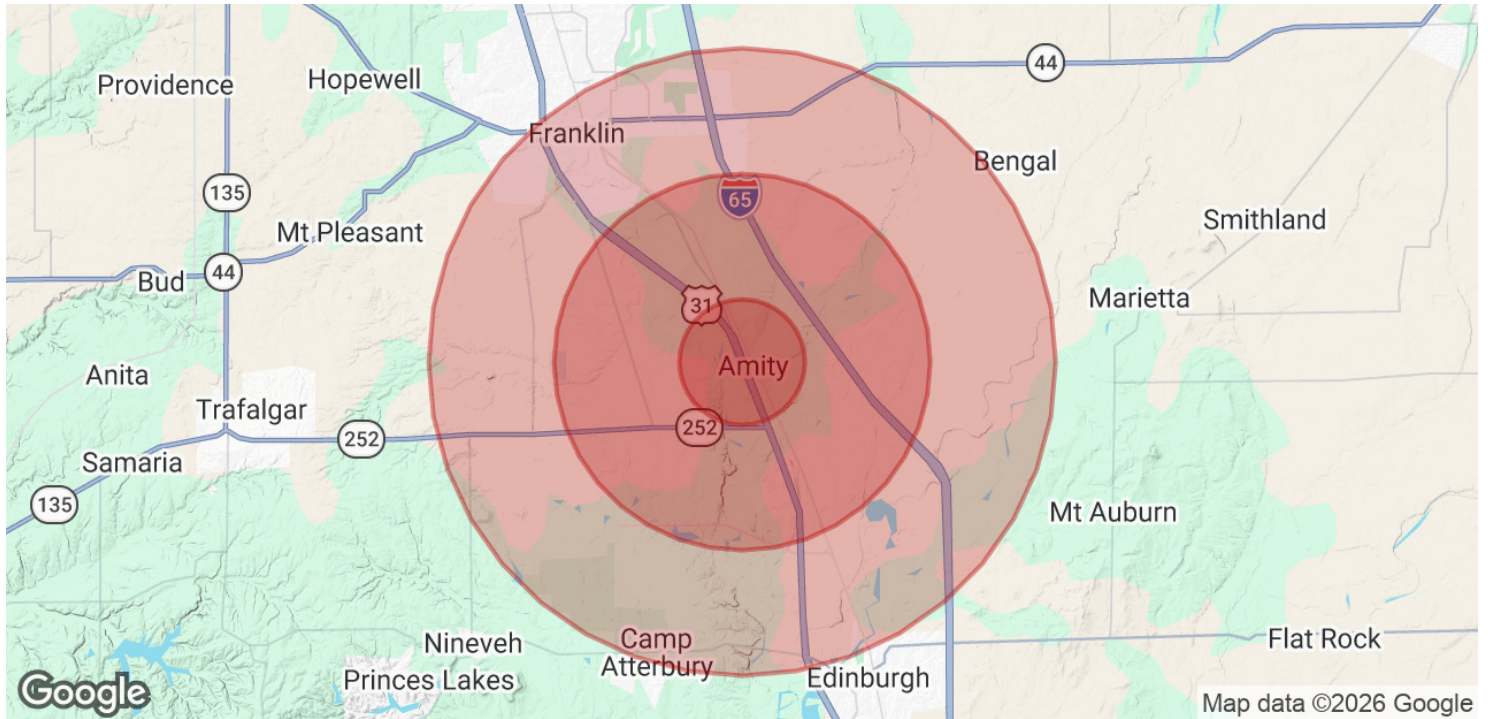


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# RETAIL FOR SALE

## 3480 S US HIGHWAY 31

Franklin, IN 46131



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	158	2,349	13,114
Average Age	41.7	46.9	42.5
Average Age (Male)	43.8	46.4	40.5
Average Age (Female)	41.2	47.9	46.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	55	940	4,880
# of Persons per HH	2.9	2.5	2.7
Average HH Income	\$103,101	\$93,706	\$100,390
Average House Value	\$292,944	\$287,202	\$266,026

2023 American Community Survey (ACS)

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