

Land Opportunity on US-31 | Franklin, IN

+/- 1.53 ACRES AVAILABLE | FOR SALE OR LEASE



PROPERTY HIGHLIGHTS:

- +/- 1.53 acres available for sale or lease
- Adjacent to planned Circle K
- Prime frontage on US-31 with over 26,000 VPD
- US-31 road construction planned with estimated 2028 completion; site will maintain two access points on US-31 including signal at Christian Blvd.
- Franklin is a growing suburban community in Johnson County approximately 20 miles south of Indianapolis. It continues to grow exponentially because of its small town feel, quality schools, and low cost of living.

DEMOGRAPHICS

1 MILE 3 MILES 5 Miles

POPULATION	7,016	23,240	86,580
HOUSEHOLDS	2,590	8,430	33,036
DAYTIME POPULATION	3,142	13,122	50,335
AVG. HH INCOME	\$106,966	\$108,733	\$115,671
PROJ. POP. GROWTH 2026-2031	1.6%	1.7%	1.3%



**LAND FOR
LEASE or SALE**

SWC of US 31 & Israel Lane, Franklin, IN 46131

CONTACT:

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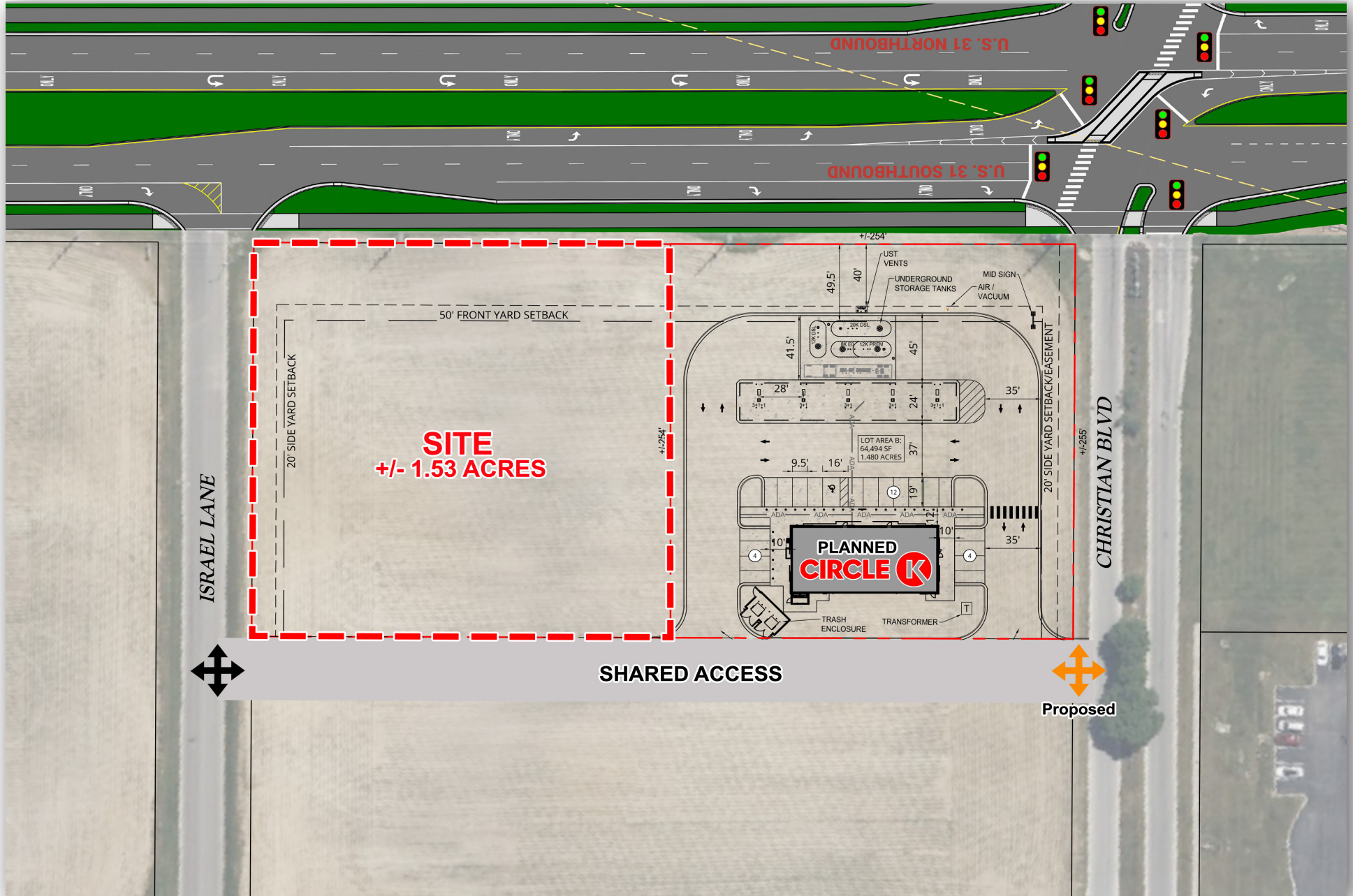
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SITE
PLAN



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ZOOM
AERIAL



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