

Retail | For Lease

Franklin Box Space

Franklin, OH

Property Highlights

- + 30,000 SF Available for Lease
 - Former grocery store box space
 - Can be subdivided
 - Ceiling height: 17'
- + Perfect for Grocery Store, Hardware, Entertainment, and Retail
- + Zoned C-1
- + Potential for pylon sign
- + Great visibility on E 2nd St
- + Signalized access to shopping center off Millard Dr
 - Non-signalized access off of E 2nd St
- + 1 mile from I-75
- + Strong residential growth
- + Traffic Counts:
 - E 2nd St: 21,201 AADT (2023)
 - I-75: 123,456 AADT (2024)

1084 E 2nd St
Franklin, OH 45005

[Click Here for Drone Video](#)



Site Overview



Market Overview



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For Lease

Market Insights

2024 Demographics	1 Miles	3 Miles	5 Miles
Population	7,366	31,938	86,771
Daytime Population	7,382	30,644	73,814
Median Age	40.1	42.0	40.8
Households	3,193	12,829	34,359
Average Household Income	\$76,757	\$91,579	\$110,719

