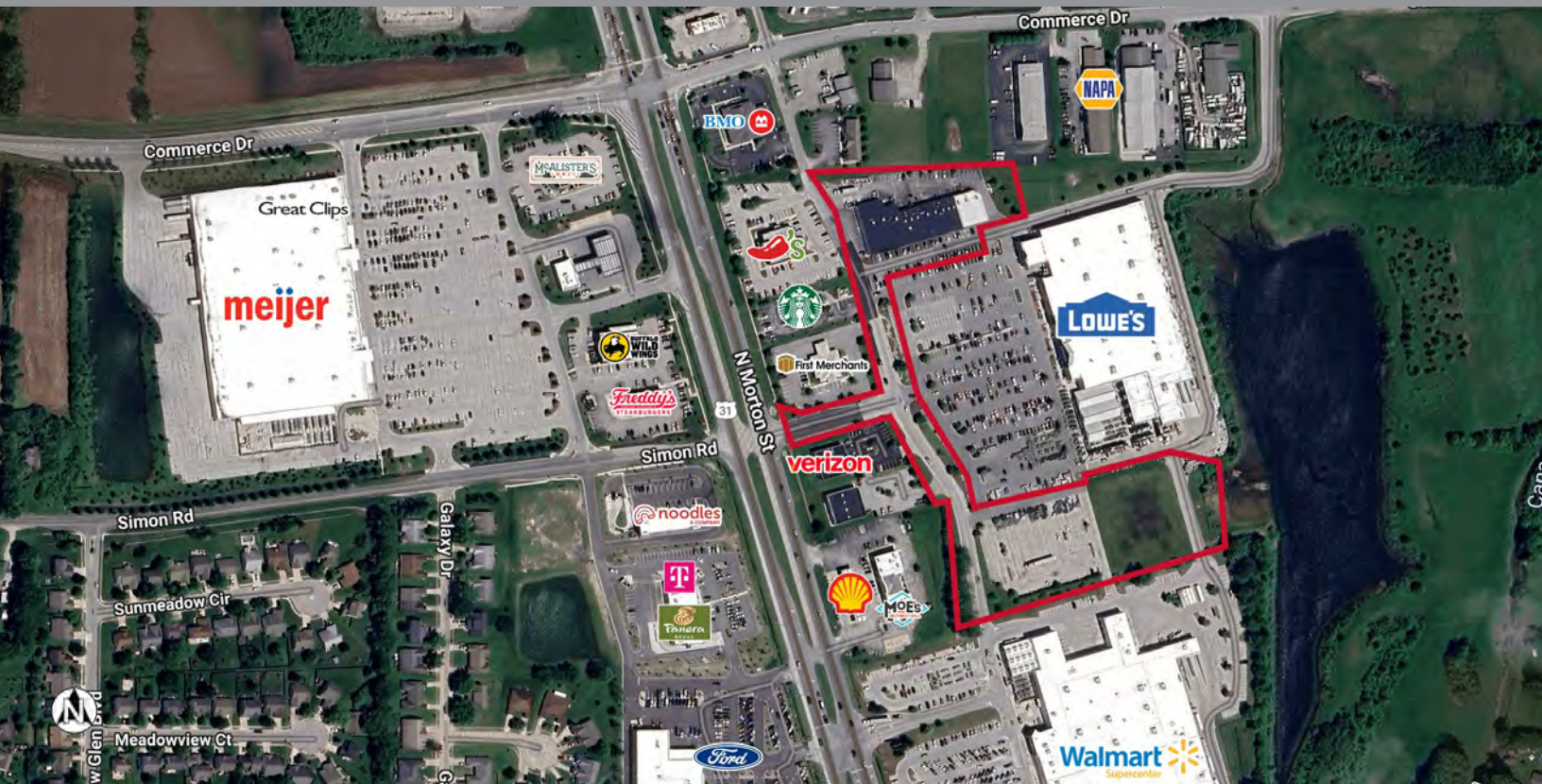


Walmart Plaza

2239 N. Morton St.
Franklin, IN 46131
Johnson County



key features

- largest retail center in Franklin at over 337,000 sf
- pad site also available
- one mile north of State Road 144 and downtown Franklin
- 12 miles (15-minute drive) south of Indianapolis
- daily traffic count: 27,051 on Morton Street/U.S. 31

demographics

	1 mile	3 miles	5 miles
population	6,649	30,839	44,744
households	2,623	11,551	16,691
avg. household income	\$97,276	\$103,181	\$105,577
daytime population	4,770	20,955	30,235

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography



retail space for lease 1,304 – 5,251 sf

Andrew T. Hasbrook 317.524.7868 ahasbrook@sandordev.com

10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

www.sandordev.com

sandor

Walmart Plaza

2239 N. Morton St.
Franklin, IN 46131
Johnson County

walmart plaza

UNIT	TENANT	DIMS.	S.F.
A-B	DOLLAR TREE	90 x 120 IRR	10,200
C-D	WINGS ETC.	50 x 80	4,000
F	EXPERT NAILS	25 x 80	2,010
G	KING BUFFET	60 x 80	4,800
I	AVAILABLE	16.3 x 80	1,304
J	AVAILABLE	20.4 x 80	1,635
M	AVAILABLE	29 x 80 IRR	2,312

owned by others

UNIT	TENANT	DIMS.	S.F.
N	WALMART	IRR.	199,026
O1	LOWE'S	IRR.	102,000

future development

UNIT	TENANT	S.F.
PAD	AVAILABLE	±35,000

