

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: 26,997 on Morton Street/U.S. 31

demographics

	1 mile	3 miles	5 miles
population	7,088	29,580	43,305
households	2,828	11,192	16,333
avg. household income	\$96,156	\$95,601	\$95,458
daytime population	4,997	19,437	27,452

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

retail space for lease 1,304 – 2,312 sf



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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	SOUTH SIDE TOYS & MORE	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

