

# PRIME COMMERCIAL PROPERTY FOR SALE



**4170 S. US 31**  
FRANKLIN, INDIANA 46131

**\$375,000**

## PROPERTY OVERVIEW

This 2-acre parcel, soon to be split from a larger 3.2-acre lot, offers a remarkable opportunity for retail development in the growing south Johnson County area. Located directly along US 31 South, the property features excellent visibility and accessibility, with an impressive daily traffic count of over 25,000 vehicles.

With no structures to remove, and flat, clear terrain, this site is ready for immediate development, offering a streamlined path to bring your project to life.

Nestled between Franklin, Trafalgar, and Edinburgh, and drawing from these surrounding towns and nearby Camp Atterbury, the property offers a strategic location with ample potential. Seize the opportunity to secure a valuable piece of commercial real estate.



### TERESA HARWOOD, CCIM

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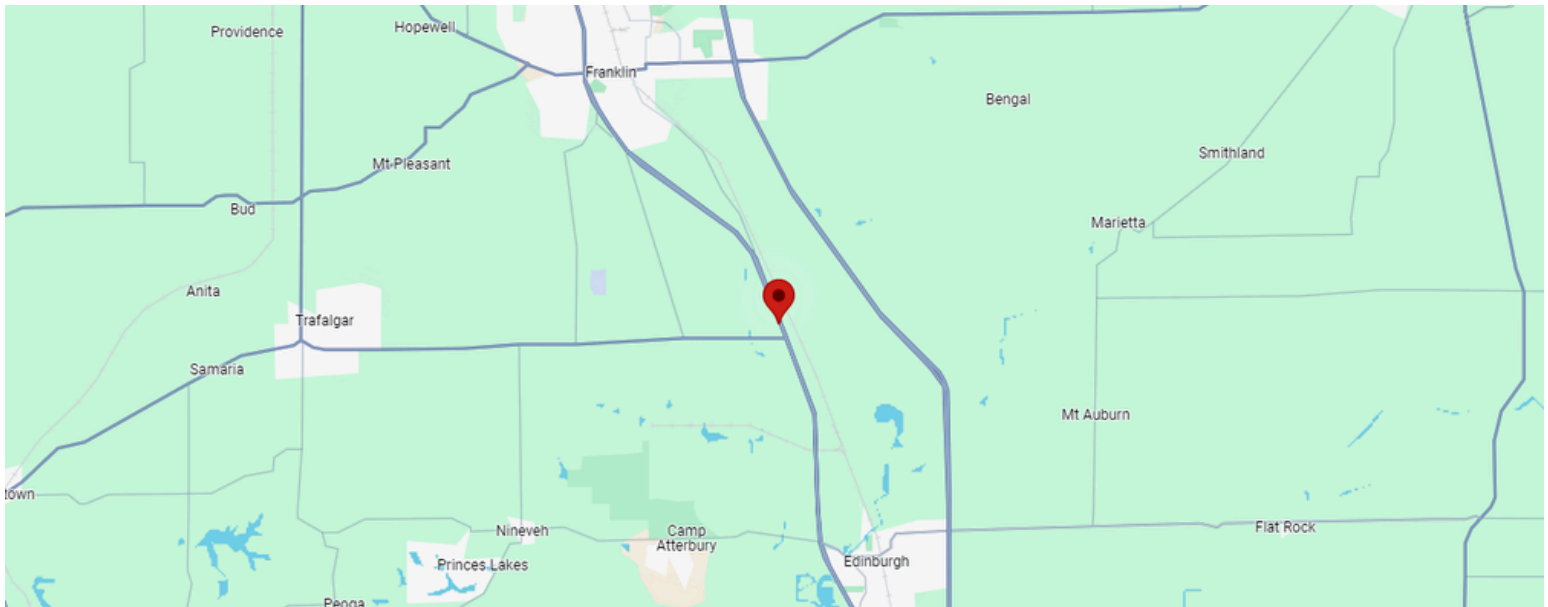
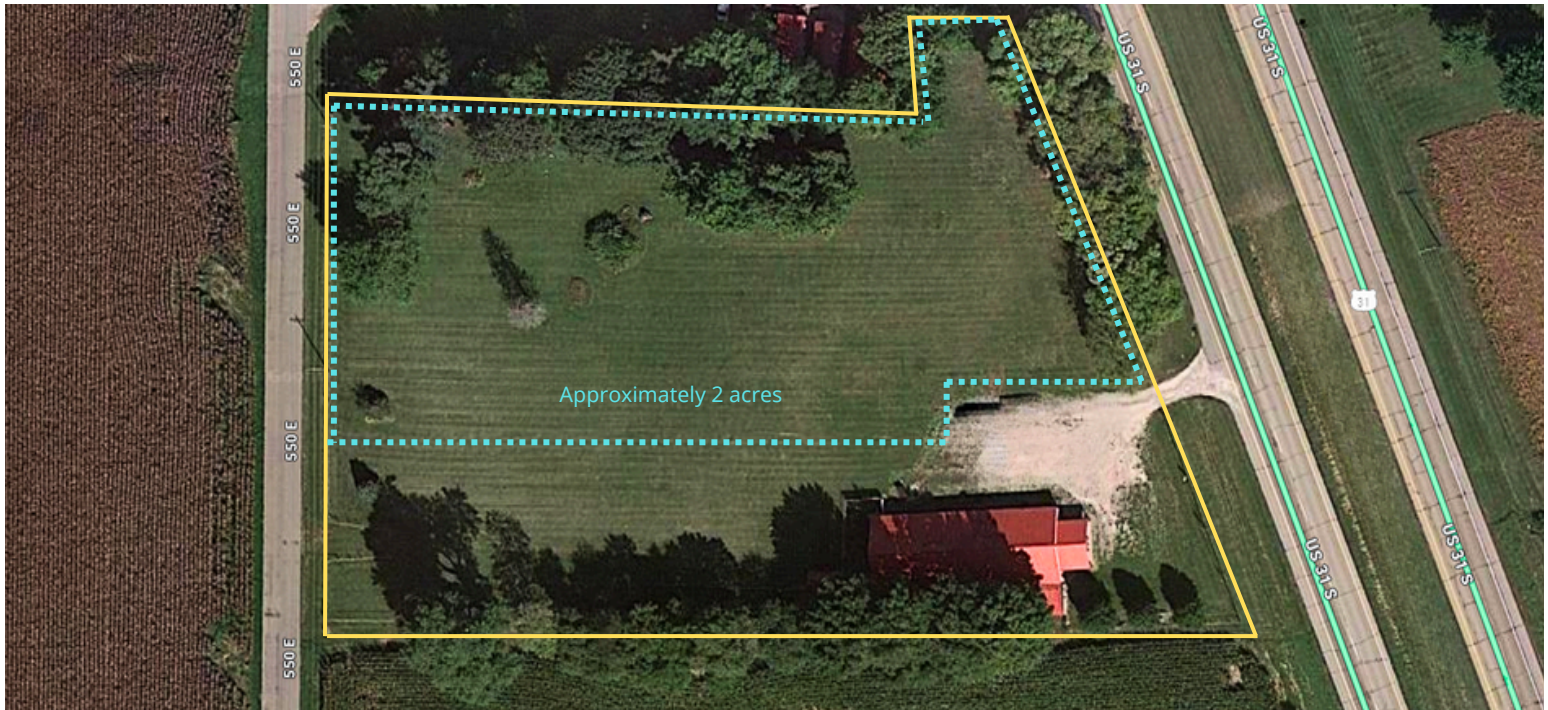
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## PROPERTY HIGHLIGHTS

- Address: 4170 S. US 31 Franklin, IN
- Lot Size: 2 acres
- Zoning: B-2
- Asking Price: \$375,000
- Strategic Location: Nestled between Franklin, Trafalgar, and Edinburgh. Easy access directly along US 31 South, the property features excellent visibility and accessibility.
- Daily Traffic Count: 25,000+



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