

Commercial Land For Sale- 6.1 Acres Located in Heritage Business Park

Heritage Drive | Franklin, OH 45005



Property Summary

County	Warren
Zoning	M-1, Light Industrial
Available	6.1 Acres
Price	\$274,500
LoopNet ID	

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

Property Description

- Located in high quality business park with upscale tenants
- 6.1 Acres
- All utilities on-site
- Neighboring businesses include:
 - Kroger
 - Super WalMart
 - K-Mart
 - Grainger

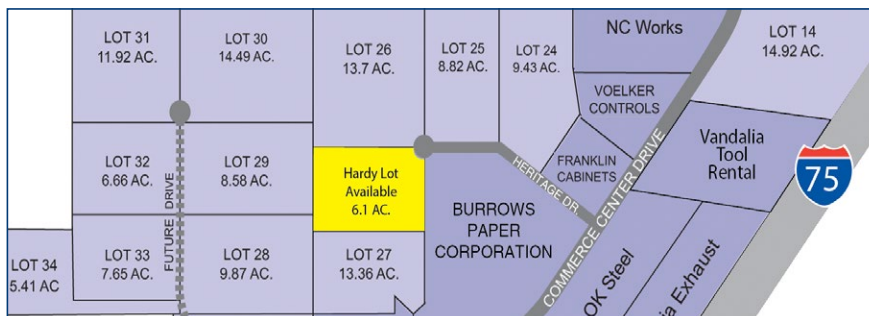
Location Highlights

- Traffic signal at park entrance
- Less than a 1 mile to I-75
- Financial incentives available from City of Franklin
- Commercial airport: Dayton International, 25 miles
- Local airport: Dayton General, 6 miles
- Rail transportation: Franklin Yards, 2 miles

For more information contact:



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Demographic Information

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Population	1 mile	3 miles	5 miles
2022 Projection	1,839	34,914	89,762
2017 Estimate	1,849	33,771	85,516
2010 Census	1,865	32,941	82,718
2000 Census	2,002	28,565	65,893
Growth 2017-2022	-.5%	3.4%	5.0%

Households	1 mile	3 miles	5 miles
2022 Projection	773	13,403	35,027
2017 Estimate	767	12,858	33,227
2010 Census	762	12,429	31,849
2000 Census	781	10,896	25,477
Growth 2017-2022	.8%	4.2%	5.4%

2017 Est. by Single-Class Race	1,849	33,771	85,516
White Alone	94.6%	93.3%	89.7%
Black or African American Alone	1.0%	2.1%	3.2%
Asian Alone	2.2%	2.1%	4.4%
Hispanic	1.4%	1.9%	2.1%
Other	2.2%	2.5%	2.8%

2017 Est. Median Age	41.9	40.3	39.8
2017 Est. Average Household Income	\$60,742	\$60,533	\$66,923

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