

FOR SALE OR LEASE

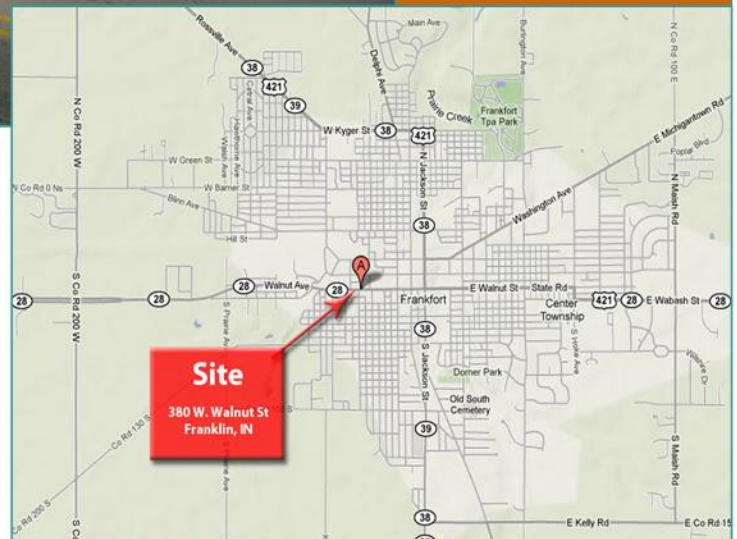
NOW LEASING
Former Hollywood Video

5,040+ SF
Available Immediately!



Located at:
380 W. Walnut St
Frankfort, IN

- Located adjacent to the Family Dollar, Advance Auto Parts and CVS
- Located 2 blocks from the Downtown commercial district
- Easy ingress and egress
- Highly visible with pylon signage
- Space can be subdivided or expanded
- Property is For Sale as well.



DEMOGRAPHICS

Population	20, 000 plus residents in Frankfort
Average HH Income	Average income of \$41,000

Ryan Menard
Mobile: 317-418-9687
rmenard@7development.net

www.7development.net

CVS/pharmacy
Expect something extra!
FAMILY DOLLAR
Advance Auto Parts

MARSH

E Walnut St — 421 State Rd

DOLLAR TREE
PIZZA HUT
CHASE
Speedway
McDonald's
Wendy's
HAMBURGERS
KFC

FAMILY DOLLAR
my family. my family dollar.

**Available
5,040 S.F.**

**Advance
Auto Parts**

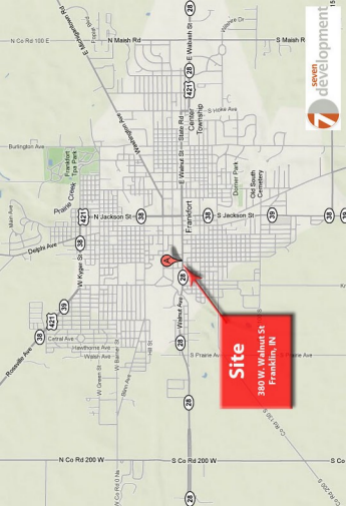


F.D. Sign

Sign

TAYLOR STREET

W. WALNUT STREET



Site
380 W. Walnut St
Franklin, IN

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 40.279518/-86.5168

April 2010

RF1

380 W Walnut St Frankfort, Indiana		1.00 mi radius	3.00 mi radius	5.00 mi radius	10.00 mi radius
POPULATION	2009 Estimated Population	9,793	17,304	19,755	29,807
	2014 Projected Population	9,560	17,065	19,506	29,290
	2000 Census Population	9,967	17,261	19,694	29,922
	1990 Census Population	8,950	15,600	17,909	27,227
	Historical Annual Growth 1990 to 2009	0.5%	0.6%	0.5%	0.5%
	Projected Annual Growth 2009 to 2014	-0.5%	-0.3%	-0.3%	-0.3%
HOUSEHOLDS	2009 Est. Households	3,556	6,701	7,649	11,430
	2014 Proj. Households	3,626	6,901	7,893	11,745
	2000 Census Households	3,513	6,492	7,401	11,121
	1990 Census Households	3,415	6,070	6,886	10,147
	Historical Annual Growth 1990 to 2009	0.2%	0.5%	0.6%	0.7%
	Projected Annual Growth 2009 to 2014	0.4%	0.6%	0.6%	0.6%
AGE	2009 Est. Population 0 to 9 Years	16.2%	14.7%	14.5%	14.2%
	2009 Est. Population 10 to 19 Years	14.4%	13.4%	13.4%	13.8%
	2009 Est. Population 20 to 29 Years	17.2%	14.8%	14.3%	13.1%
	2009 Est. Population 30 to 44 Years	19.1%	18.1%	18.4%	19.4%
	2009 Est. Population 45 to 59 Years	17.0%	18.7%	19.5%	20.4%
	2009 Est. Population 60 to 74 Years	9.9%	11.9%	12.0%	11.9%
	2009 Est. Population 75 Years Plus	6.3%	8.3%	7.9%	7.2%
	2009 Est. Median Age	31.8	35.5	35.9	36.3
MARITAL STATUS & SEX	2009 Est. Male Population	50.7%	49.3%	49.5%	49.8%
	2009 Est. Female Population	49.3%	50.7%	50.5%	50.2%
	2009 Est. Never Married	26.3%	22.4%	22.0%	20.5%
	2009 Est. Now Married	47.0%	49.8%	51.5%	56.4%
	2009 Est. Separated or Divorced	20.0%	18.8%	17.9%	15.5%
	2009 Est. Widowed	6.7%	9.0%	8.6%	7.6%
INCOME	2009 Est. HH Income \$200,000 or More	0.2%	0.2%	0.3%	0.9%
	2009 Est. HH Income \$150,000 to 199,999	0.3%	0.4%	0.8%	2.1%
	2009 Est. HH Income \$100,000 to 149,999	5.7%	8.1%	9.2%	10.7%
	2009 Est. HH Income \$75,000 to 99,999	13.0%	13.8%	14.1%	15.4%
	2009 Est. HH Income \$50,000 to 74,999	22.8%	20.2%	20.2%	21.0%
	2009 Est. HH Income \$35,000 to 49,999	15.0%	16.3%	15.9%	15.1%
	2009 Est. HH Income \$25,000 to 34,999	14.4%	12.4%	12.5%	11.6%
	2009 Est. HH Income \$15,000 to 24,999	15.3%	14.4%	13.7%	12.0%
	2009 Est. HH Income \$0 to 14,999	13.4%	14.1%	13.3%	11.1%
	2009 Est. Average Household Income	\$ 43,541	\$ 45,682	\$ 47,625	\$ 53,720
	2009 Est. Median HH Income	\$ 41,752	\$ 43,528	\$ 45,731	\$ 51,431
	2009 Est. Per Capita Income	\$ 16,622	\$ 18,650	\$ 19,359	\$ 21,272
2009 Est. Number of Businesses	362	570	676	936	
2009 Est. Total Number of Employees	3,636	7,745	12,013	14,089	

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RACE	2009 Est. White Population	96.4%	97.1%	97.3%	97.9%
	2009 Est. Black Population	1.1%	1.0%	0.9%	0.7%
	2009 Est. Asian & Pacific Islander	0.3%	0.4%	0.4%	0.4%
	2009 Est. American Indian & Alaska Native	0.2%	0.2%	0.1%	0.2%
	2009 Est. Other Races Population	1.9%	1.3%	1.2%	0.9%
HISPANIC	2009 Est. Hispanic Population	3,333	4,198	4,365	4,672
	2009 Est. Hispanic Population Percent	34.0%	24.3%	22.1%	15.7%
	2014 Proj. Hispanic Population Percent	41.6%	29.8%	27.2%	19.6%
	2000 Hispanic Population Percent	18.4%	13.0%	11.8%	8.1%
EDUCATION (Adults 25 or Older)	2009 Est. Adult Population (25 Years or Older)	5,933	11,189	12,871	19,643
	2009 Est. Elementary (0 to 8)	10.7%	7.9%	7.5%	6.0%
	2009 Est. Some High School (9 to 11)	17.2%	14.8%	14.4%	12.7%
	2009 Est. High School Graduate (12)	48.0%	51.3%	51.4%	51.0%
	2009 Est. Some College (13 to 16)	13.0%	13.6%	13.8%	14.8%
	2009 Est. Associate Degree Only	3.7%	3.7%	3.8%	4.7%
	2009 Est. Bachelor Degree Only	5.3%	6.0%	6.3%	7.5%
	2009 Est. Graduate Degree	2.0%	2.7%	2.9%	3.3%
HOUSING	2009 Est. Total Housing Units	3,826	7,182	8,196	12,192
	2009 Est. Owner Occupied Percent	54.7%	58.8%	61.0%	66.6%
	2009 Est. Renter Occupied Percent	38.3%	34.5%	32.3%	27.1%
	2009 Est. Vacant Housing Percent	7.1%	6.7%	6.7%	6.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.8%	1.2%	1.8%	1.9%
	2000 Homes Built 1995 to 1998	2.6%	4.4%	5.1%	5.7%
	2000 Homes Built 1990 to 1994	2.3%	2.9%	3.5%	5.0%
	2000 Homes Built 1980 to 1989	3.4%	4.7%	5.3%	6.5%
	2000 Homes Built 1970 to 1979	8.1%	11.5%	11.4%	11.2%
	2000 Homes Built 1960 to 1969	8.5%	10.9%	10.5%	9.4%
	2000 Homes Built 1950 to 1959	15.0%	14.9%	14.1%	12.0%
	2000 Homes Built Before 1949	59.3%	49.6%	48.3%	48.1%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	-	0.0%
	2000 Home Value \$500,000 to \$999,999	-	-	-	-
	2000 Home Value \$400,000 to \$499,999	-	-	-	0.1%
	2000 Home Value \$300,000 to \$399,999	-	-	-	0.1%
	2000 Home Value \$200,000 to \$299,999	0.7%	0.8%	1.5%	3.0%
	2000 Home Value \$150,000 to \$199,999	1.2%	4.2%	5.5%	7.6%
	2000 Home Value \$100,000 to \$149,999	7.8%	12.8%	16.2%	20.5%
	2000 Home Value \$50,000 to \$99,999	75.8%	70.8%	66.3%	59.8%
	2000 Home Value \$25,000 to \$49,999	13.8%	10.3%	9.3%	7.7%
	2000 Home Value \$0 to \$24,999	0.8%	1.1%	1.3%	1.1%
	2000 Median Home Value	\$ 73,412	\$ 79,856	\$ 83,513	\$ 89,358
	2000 Median Rent	\$ 301	\$ 314	\$ 316	\$ 315

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LABOR FORCE	2009 Est. Labor: Population Age 16+	7,401	13,401	15,324	23,089
	2009 Est. Civilian Employed	50.0%	50.2%	52.0%	55.7%
	2009 Est. Civilian Unemployed	11.5%	9.1%	8.6%	7.1%
	2009 Est. in Armed Forces	-	-	-	0.0%
	2009 Est. not in Labor Force	38.5%	40.7%	39.4%	37.2%
	2009 Labor Force: Males	50.0%	48.4%	48.7%	49.2%
	2009 Labor Force: Females	50.0%	51.6%	51.3%	50.8%
OCCUPATION	2000 Occupation: Population Age 16+	4,050	7,108	8,392	13,504
	2000 Mgmt, Business, & Financial Operations	5.1%	6.9%	7.5%	8.8%
	2000 Professional and Related	5.7%	6.6%	7.3%	9.3%
	2000 Service	13.3%	13.0%	13.1%	12.9%
	2000 Sales and Office	20.9%	21.0%	21.3%	21.9%
	2000 Farming, Fishing, and Forestry	2.6%	1.9%	1.8%	1.5%
	2000 Construction, Extraction, & Maintenance	11.1%	11.1%	11.4%	11.9%
	2000 Production, Transport, & Material Moving	41.3%	39.6%	37.7%	33.6%
	2000 Percent White Collar Workers	31.7%	34.5%	36.1%	40.1%
	2000 Percent Blue Collar Workers	68.3%	65.5%	63.9%	59.9%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	70.2%	75.6%	76.8%	79.4%
	2000 Drive to Work in Carpool	22.1%	17.7%	16.5%	14.0%
	2000 Travel to Work by Public Transportation	1.4%	0.9%	0.9%	0.6%
	2000 Drive to Work on Motorcycle	0.1%	0.3%	0.2%	0.1%
	2000 Walk or Bicycle to Work	2.0%	1.8%	1.7%	1.7%
	2000 Other Means	2.7%	2.3%	2.1%	1.5%
	2000 Work at Home	1.5%	1.4%	1.8%	2.7%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	61.2%	60.3%	58.7%	47.5%
	2000 Travel to Work in 15 to 29 Minutes	13.2%	15.6%	18.0%	26.6%
	2000 Travel to Work in 30 to 59 Minutes	24.8%	22.6%	21.5%	22.8%
	2000 Travel to Work in 60 Minutes or More	0.8%	1.4%	1.8%	3.1%
	2000 Average Travel Time to Work	15.5	15.8	16.0	18.6
CONSUMER EXPENDITURE	2009 Est. Total Household Expenditure (in Millions)	\$ 142.1	\$ 276.2	\$ 323.8	\$ 523.8
	2009 Est. Apparel	\$ 6.8	\$ 13.1	\$ 15.4	\$ 24.9
	2009 Est. Contributions & Gifts	\$ 8.1	\$ 15.9	\$ 18.9	\$ 31.5
	2009 Est. Education & Reading	\$ 3.4	\$ 6.8	\$ 8.1	\$ 13.3
	2009 Est. Entertainment	\$ 7.8	\$ 15.3	\$ 17.9	\$ 29.2
	2009 Est. Food, Beverages & Tobacco	\$ 23.5	\$ 45.4	\$ 53.0	\$ 84.8
	2009 Est. Furnishings And Equipment	\$ 6.0	\$ 11.8	\$ 13.9	\$ 22.8
	2009 Est. Health Care & Insurance	\$ 10.5	\$ 20.5	\$ 23.9	\$ 38.1
	2009 Est. Household Operations & Shelter & Utilities	\$ 42.3	\$ 82.3	\$ 96.5	\$ 156.0
	2009 Est. Miscellaneous Expenses	\$ 2.4	\$ 4.7	\$ 5.5	\$ 8.9
	2009 Est. Personal Care	\$ 2.1	\$ 4.1	\$ 4.7	\$ 7.6
	2009 Est. Transportation	\$ 29.0	\$ 56.3	\$ 66.0	\$ 106.7

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