

4105 W. Bethel Avenue

Muncie, IN | 47304

For Lease Or Build To Suit

Retail Property



- ▶ .74 acres available for lease or build to suit
- ▶ Perfect for QSR, coffee, breakfast users, retail or office use
- ▶ Close to 21,884 college students at Ball State University
- ▶ 8 national hotels within half a mile
- ▶ Pylon sign available
- ▶ Excellent visibility from busy W. MacGalliard Road
- ▶ Traffic counts: 21,553 VPD on W. MacGalliard, 12,000 VPD on Bethel Ave
- ▶ Located in Muncie's preferred shopping area close to many national restaurant & retailers

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Estimated Population	7,133	30,354	49,519
Adj. Daytime Demographics	7,880	33,952	54,097
Estimated Households	3,231	10,620	19,013
Estimated Average Household Income	\$60,323	\$67,769	\$60,516

CAROL LOCKHART

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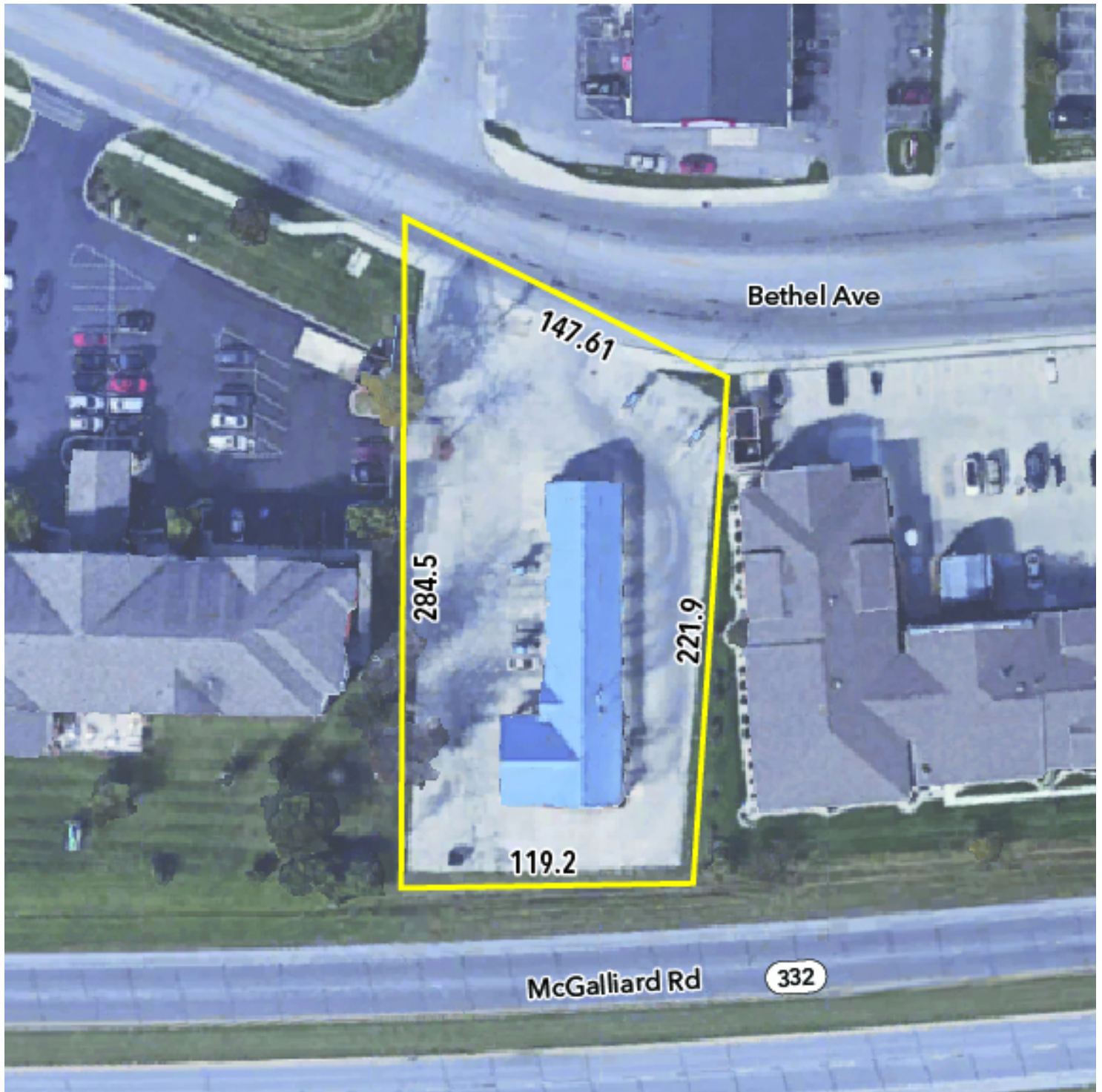
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