

FREESTANDING BUILDING WITH DRIVE-THRU

2,940 SF | 0.57 ACRE OUTLOT | PARLOR DOUGHNUTS | 100% LEASED

VERITAS
REALTY



PROPERTY HIGHLIGHTS:

- ▀ Located along main retail corridor of McGalliard Road
- ▀ High barrier to entry market, rare freestanding drive thru opportunity in dynamic trade area
- ▀ Full access, excellent visibility in high traffic count area surrounded by national retailers & restaurants
- ▀ Less than one mile from Ball State University with 21,597 students
- ▀ 27 parking spaces (room for more) and large outdoor patio

FREESTANDING RESTAURANT NEAR
MCGALLIARD RD AND WHEELING AVE

909 W McGalliard Rd, Muncie, IN 47303

CONTACT: **Andrew Demaree**

E: ADemaree@VeritasRealty.com

T: 317-472-1800

Jamison Downs

E: Jamison@VeritasRealty.com

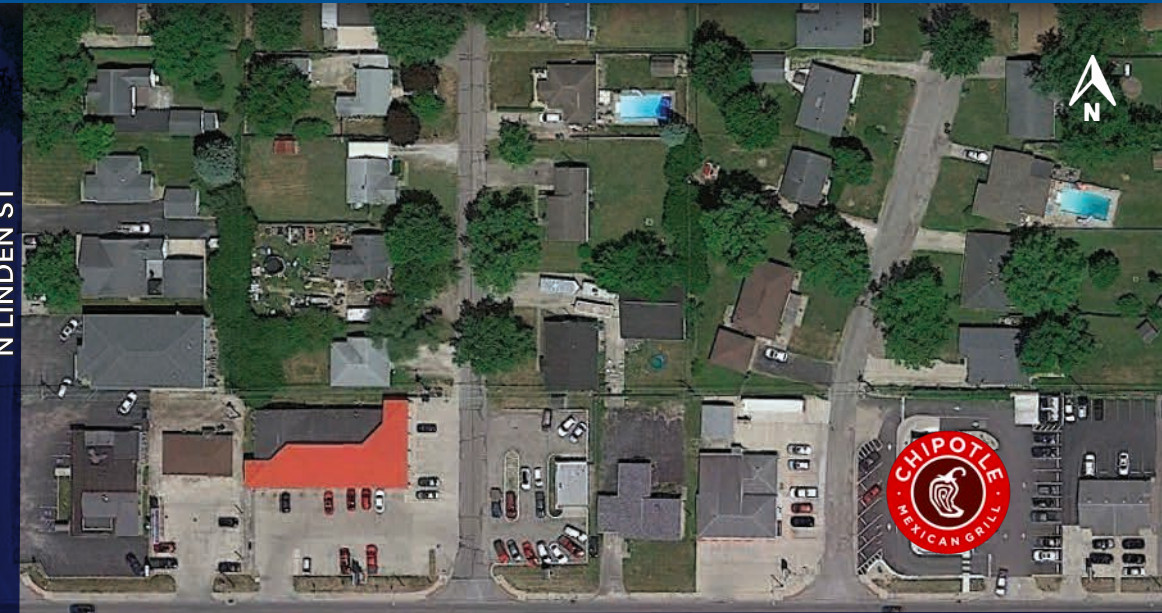
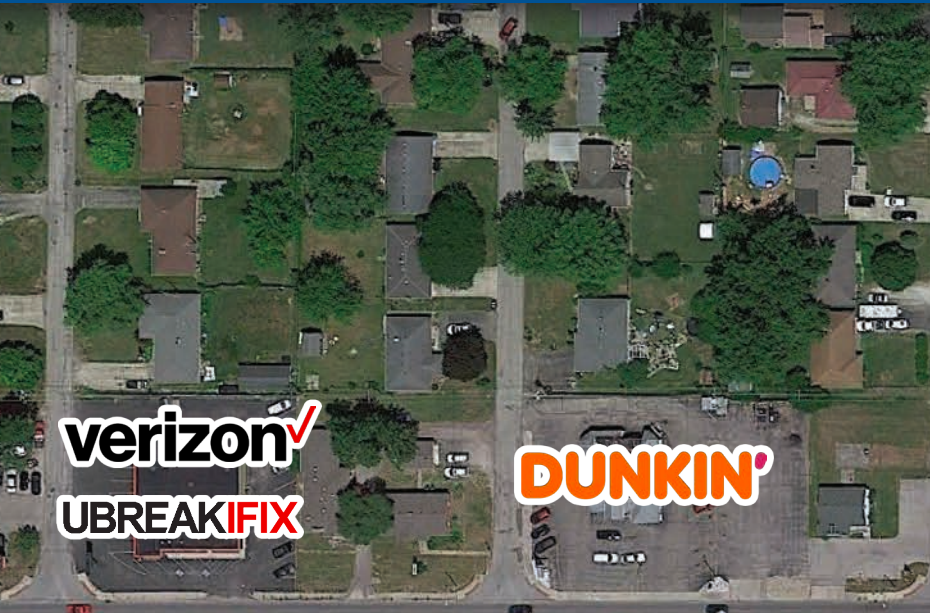
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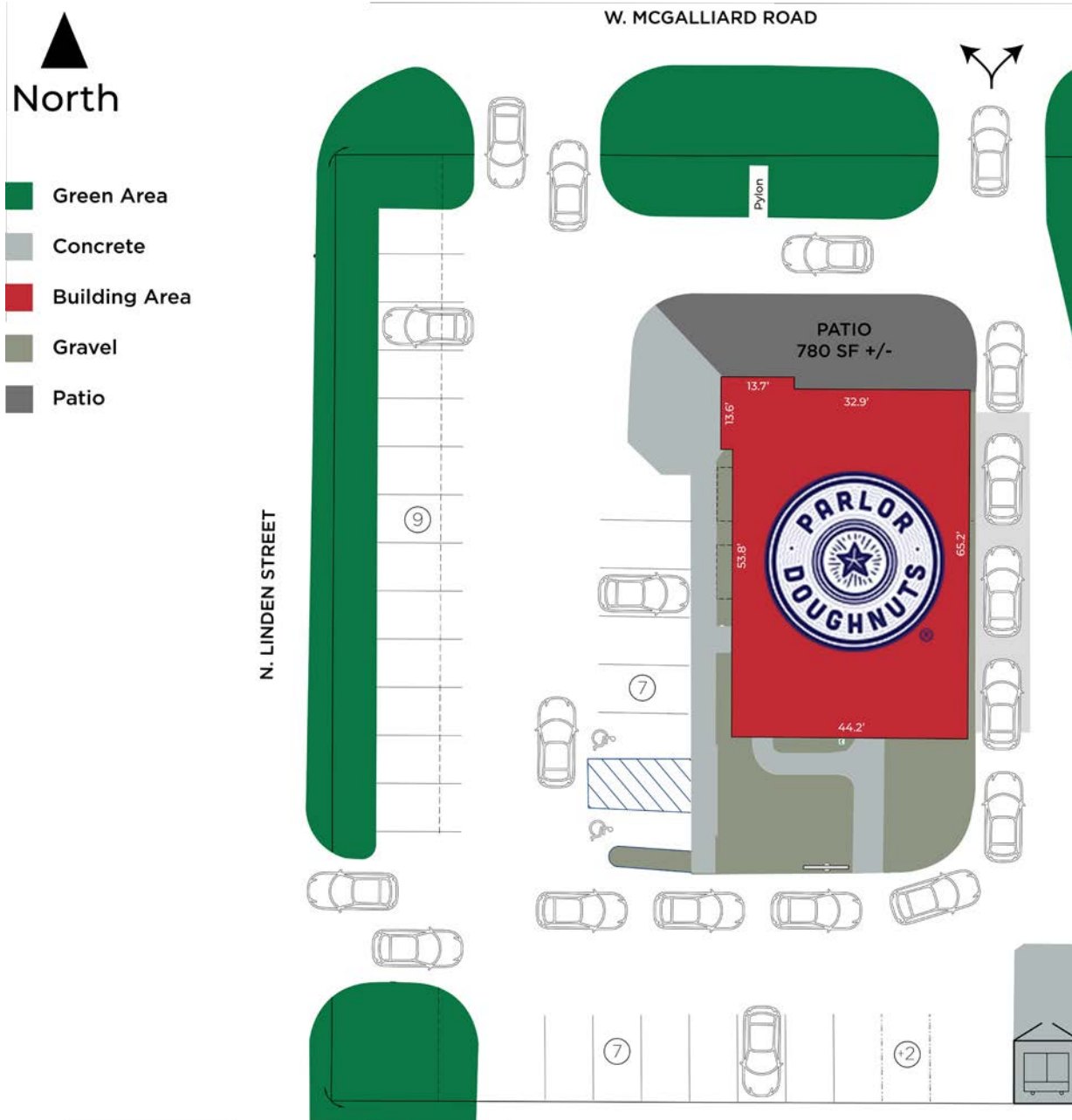
AERIAL
SITE



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SITE PLAN



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PROPERTY
 AERIAL



DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	11,460	54,845	80,477
Daytime Pop:	8,957	51,438	68,823
Households:	4,430	22,112	33,111
Avg. HH Income:	\$62,170	\$70,321	\$72,438

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MARKET OVERVIEW



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