

6,508 SF Freestanding Restaurant on 1.63 Acres
FOR LEASE | FOR SALE: \$999,999

VERITAS
REALTY

1101 W. McGalliard Road, Muncie, IN 47303



PROPERTY HIGHLIGHTS:

- Located along Muncie's major retail corridor
- Excellent visibility and full access to McGalliard Road, 31,521 cars per day
- Close proximity to Ball State University (20,000+ students)
- Surrounded by strong performing national restaurants and retailers
- Positioned near Chick-Fil-A, Starbucks, Raising Canes, Crew Carwash, Chipotle, and other exciting new-to-market brands

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,975	56,386	82,844
HOUSEHOLDS	4,746	22,521	33,862
DAYTIME POPULATION	9,766	52,996	70,838
AVERAGE HOUSEHOLD INCOME	\$67,697	\$73,273	\$74,839

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SITE
AERIAL



PROPERTY OVERVIEW

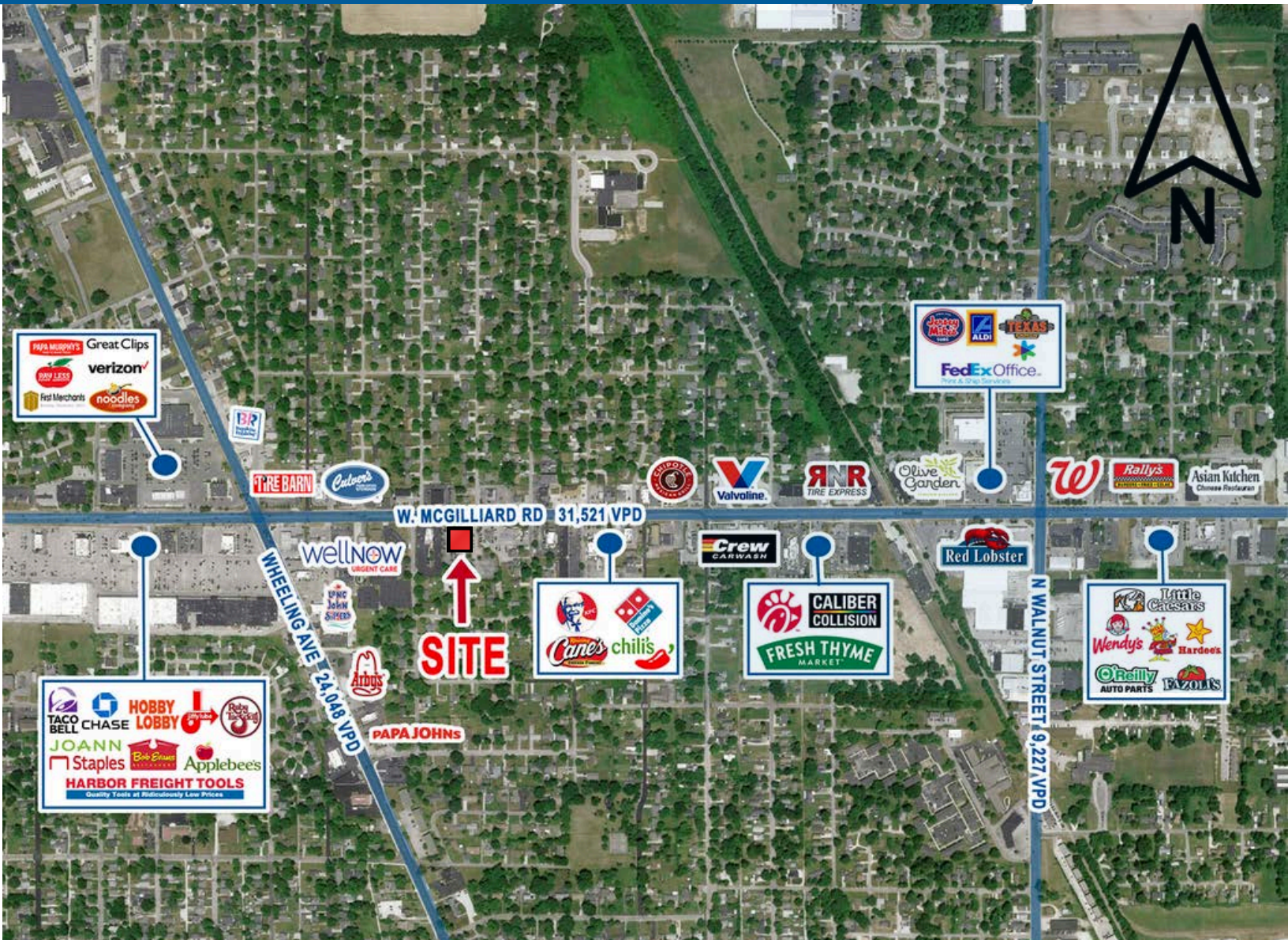
- 6,508 SF Freestanding Building
- 1.63 Acres
- Former Restaurant
- +/- 113 parking spaces
- Large Pylon Sign
- Walk-In Cooler & Freezer
- Two Hood Systems
- Other Restaurant Equipment
- Existing Bar
- Large Dining Area
- 1,500+ Amps of Electrical

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SITE AERIAL



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MARKET AERIAL



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