

MUNCIE SHOPPES

811-831 E. MCGALLIARD ROAD, MUNCIE, IN 47303

FOR MORE INFORMATION, CONTACT DOUG FLICK | 419.724.2222 | DFLICK@EIDIProperties.COM



**3,200 SF
Available**

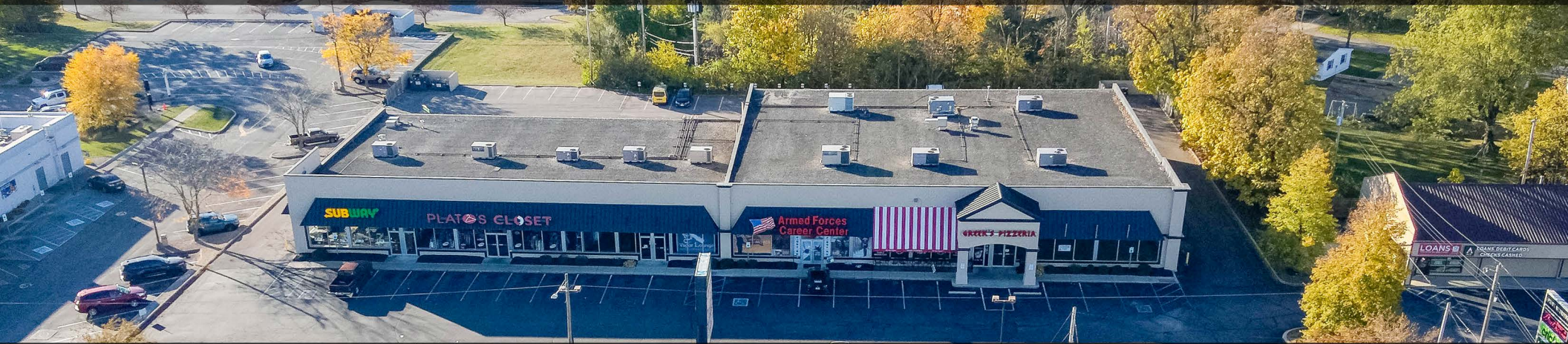
**4,584 SF
Available**

3,200 & 4,584 SF Available | \$9.50/SF NNN

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- 21,603 SF Neighborhood Retail Shopping Center with a great mix of national, regional and local tenants.
- Positioned along East McGalliard Rd (nearly 25,000 VPD), this center sits within Muncie's primary shopping corridor, just west of Muncie Mall and high traffic intersections.
- The region supports a strong base with over 130,000 daytime population and proximity to Ball State University's 22,500 students within 1.5 miles.

PROPERTY DEMOGRAPHICS

 POPULATION

1 MILE	3 MILE	5 MILE
5,633	49,664	80,702

 AVERAGE HH INCOME

\$60,460	\$62,367	\$67,461
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TENANTS INCLUDE

SUBWAY
PLATO'S CLOSET
ARMED FORCES
GREEK'S PIZZERIA

BUILDING SIZE:

21,603 SF

AVAILABLE SPACE:

3,200 SF & 4,584 SF

LEASE RATE:

\$9.50/SF NNN

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Disclaimer: The site plan shows approximate location, square footage and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts of traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.

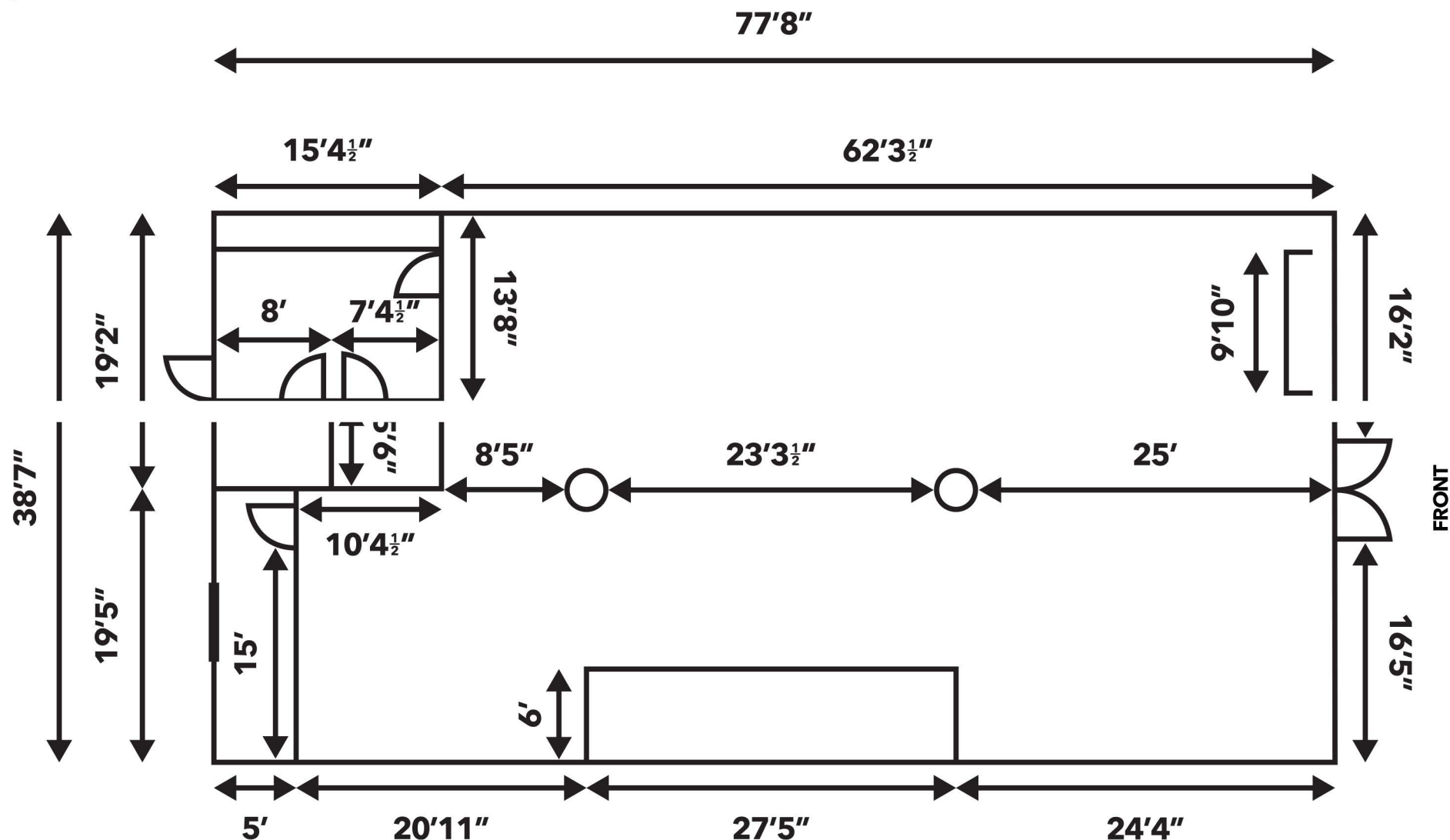
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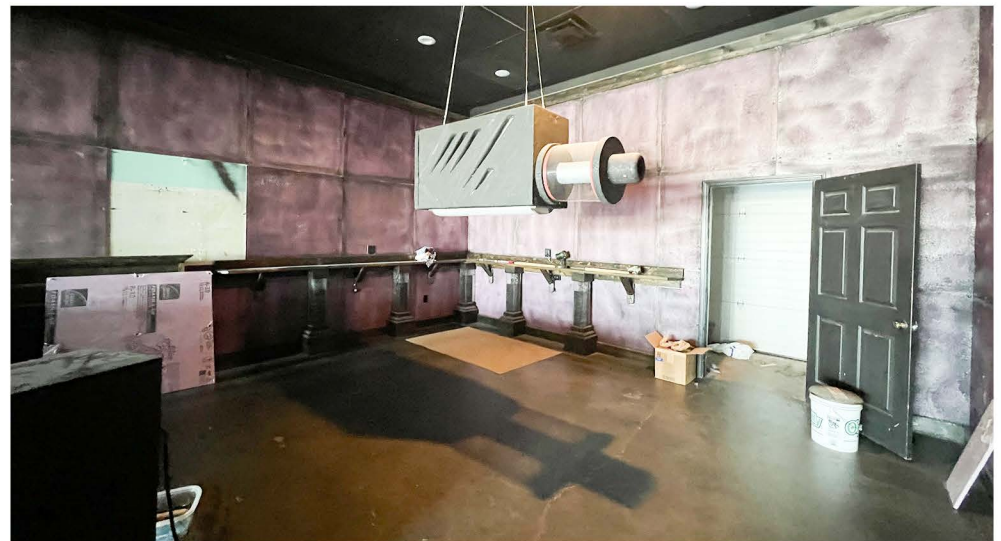
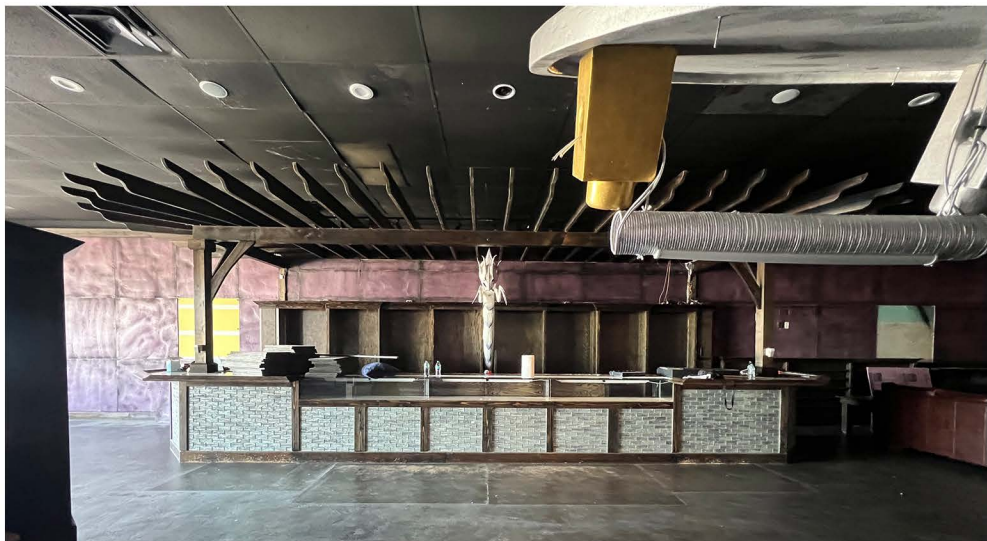
3,200 SF



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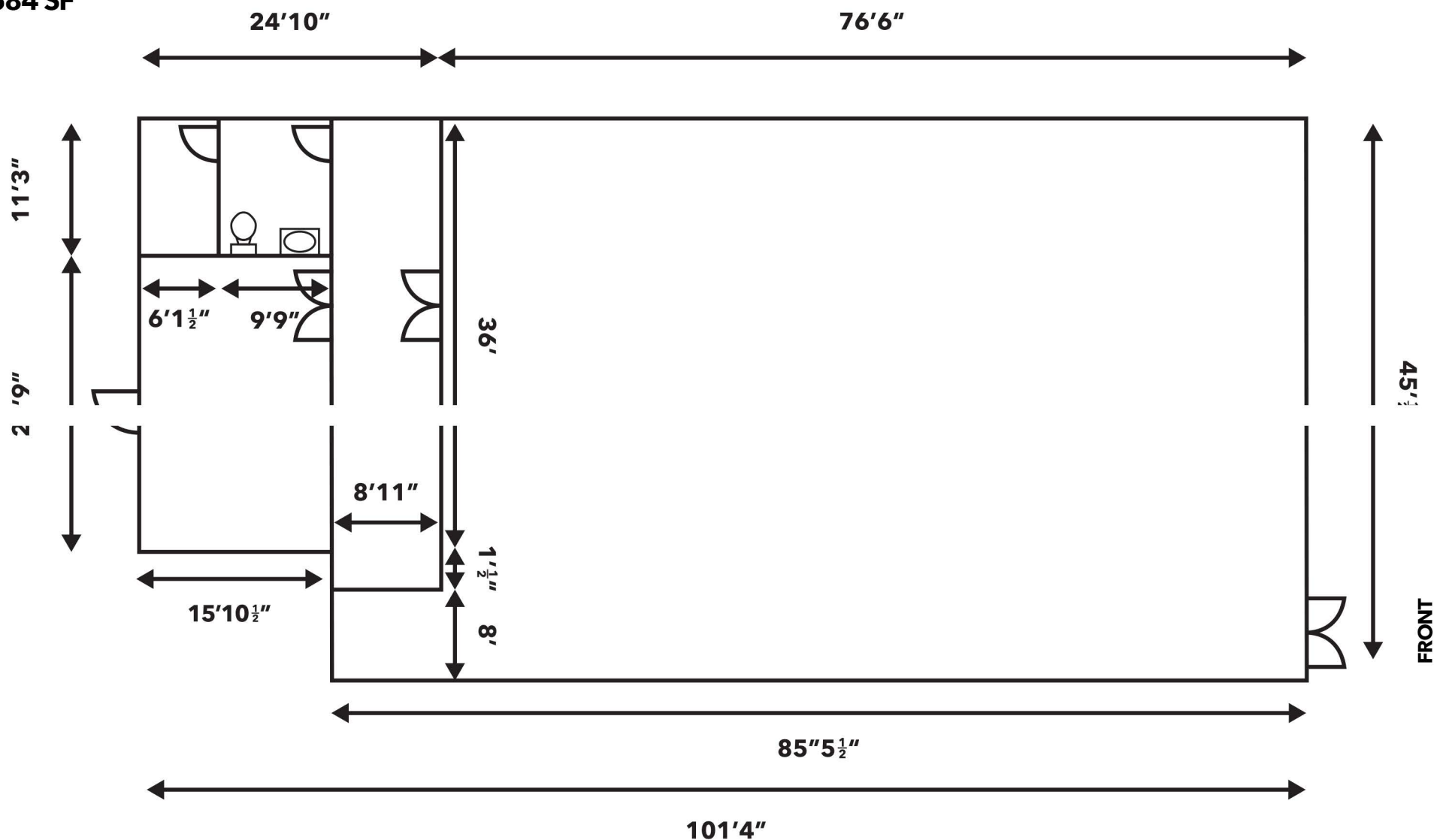
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