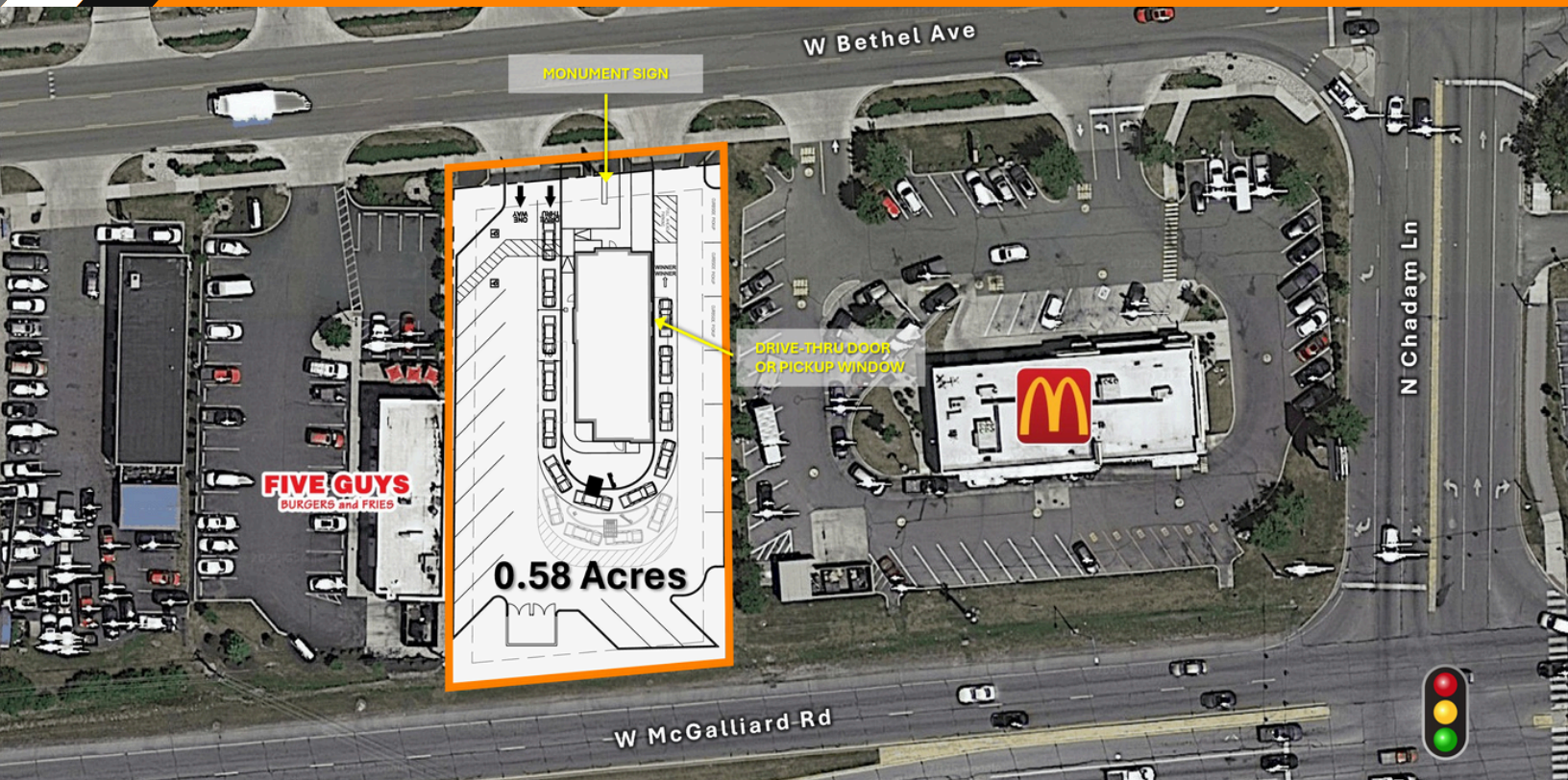


BTS / GROUND LEASE

± 0.58 Acres | Drive-thru Approved

3901 W Bethel Ave, Muncie, IN 47304

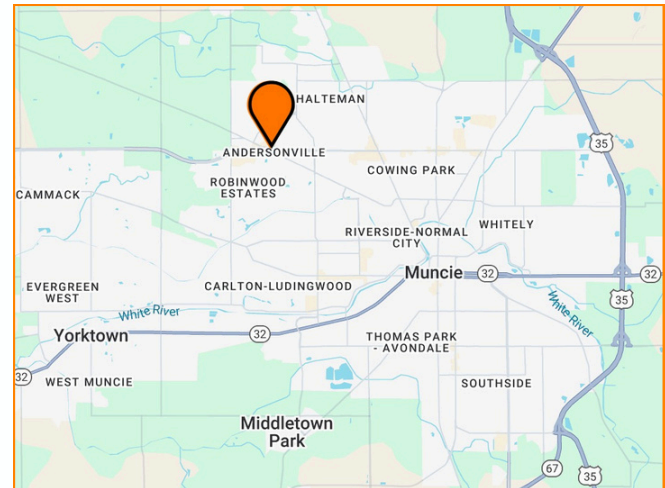


PROPERTY DETAILS

- + Deal Type: BTS or Ground Lease
- + Size: 0.58 Acres
 - + Proposed 4,000 SF building

PROPERTY HIGHLIGHTS

- + Located along the main commercial corridor of McGalliard Rd.
- + Great QSR/Fast Food site (drive-through approved)
- + Multiple points of access with signalized intersections
- + Strong commercial co-tenancy
- + Exposure to over 40,000 vehicles per day
- + Strong visibility and opportunity for signage
- + Within 1 mile of Ball State University



TRAFFIC COUNTS	STREET	ADT
	W McGalliard Rd	20,928
	W Bethel Ave	8,607

Information deemed reliable, but not guaranteed. Subject to change without notice.

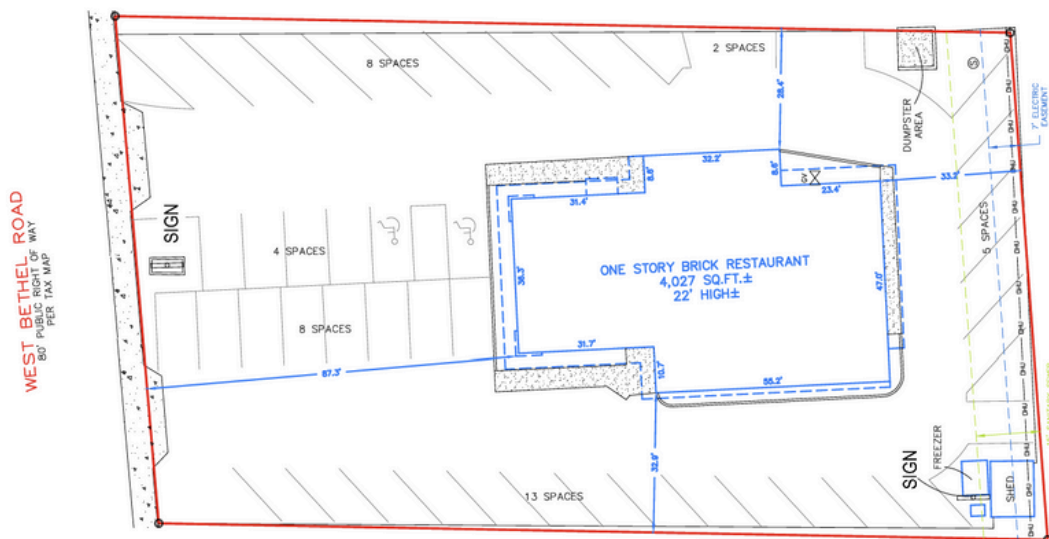
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SITE PLAN



Information deemed reliable, but not guaranteed. Subject to change without notice.

Michael Cranfill
Principal
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michael@theCREpros.com

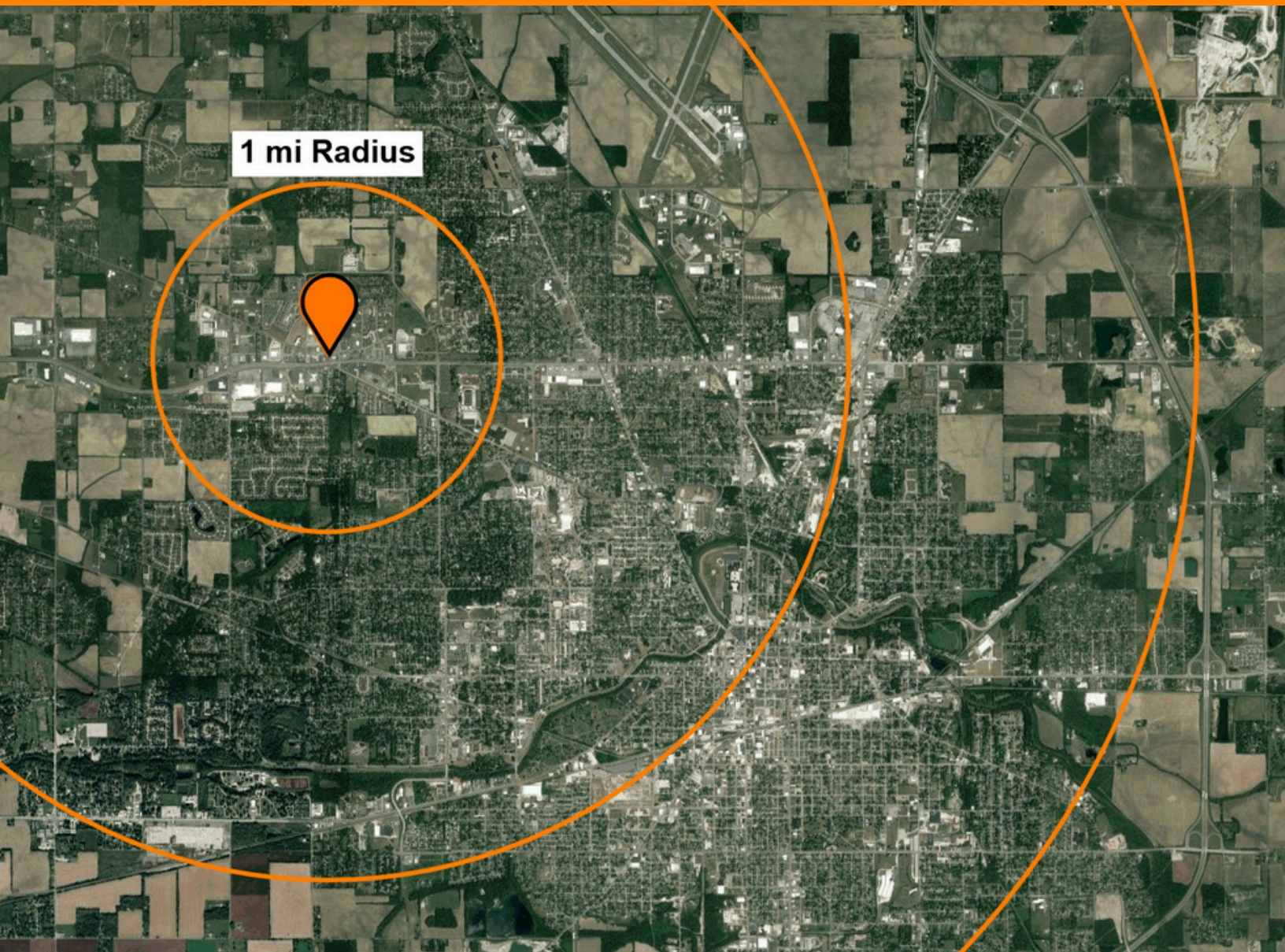
metaCRE

Courtney Galyan
Principal
317.995.2187
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BTS / GROUND LEASE

± 0.58 Acres | Drive-thru Approved

3901 W Bethel Ave, Muncie, IN 47304



DEMOGRAPHIC SUMMARY

DEMOGRAPHICS		1 Mile	3 Mile	5 Mile
	Est. Population	7,423	49,673	82,324
	Est. Average HH Income	\$73,589	\$76,610	\$74,337
	Est. Households	3,366	19,966	33,716
	Adj. Daytime Population	5,560	40,474	66,973

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