



# BURGER KING

3904 W BETHEL AVE, MUNCIE, IN 47304

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## JASON DENHAM

Vice President  
925.390.8518  
jdenham@thekasegroup.com  
CA DRE #02001094

## SCOTT REID | PARASELL, INC.

ParaSell, Inc. - Broker  
949.942.6585  
broker@parasellinc.com  
IN LIC #RB19001284



In Association with Scott Reid & ParaSell, Inc. | A Licensed  
Indiana Broker #RC51900187



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# PROPERTY INFORMATION

## SECTION 1

# PROPERTY SUMMARY

3904 W BETHEL AVE  
MUNCIE, IN 47304



## PROPERTY HIGHLIGHTS

- Absolute NNN Lease – 20-Year Term with Zero Landlord Responsibilities
- Operated by Bethel Ave Inc
- Recent Remodel Complete
- Strategic Location – Positioned Along W Bethel Ave with High Visibility
- Surrounded by Major Retail Centers – Bethel Pike Shopping Center and Muncie Mall
- Convenient Access to Major Highways – Indiana State Road 332 (McGalliard Road) and Indiana State Road 67

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	1,400 SF
NOI:	\$112,362.00
Cap Rate:	7.50%
Base Rent:	\$78,000
Percentage Rent:	\$34,363
Lease Start - Lease End:	August 1 2013
Lease Term	20 Years
Options	Two, 5-Year

Percentage rent of 8.5% of monthly sales



## PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to acquire a Burger King located in the established retail corridor of Muncie, Indiana. The property is leased to Bethel Ave Inc, a seasoned regional operator, under a 20-year Absolute NNN lease that commenced in August 2013 and runs through August 2033. The lease features no landlord responsibilities and two, 5-year options.

Strategically positioned along W Bethel Avenue, the site benefits from excellent visibility, strong frontage, and ease of ingress and egress. The property is surrounded by a robust mix of national retailers and established shopping centers, including Bethel Pike Shopping Center and Muncie Mall, contributing to a strong and consistent consumer base. Additionally, the property offers convenient access to major highways, including Indiana State Road 332 (McGalliard Road) which carries over 20,000 vehicles per day and Indiana State Road 67, enhancing connectivity to the broader region.

## LOCATION DESCRIPTION

Muncie is a historic city in east-central Indiana and serves as the county seat of Delaware County. Known for its rich manufacturing legacy and as a cultural and educational hub, Muncie is home to Ball State University, a prominent public research institution with over 20,000 students. The university plays a significant role in the city's economy, culture, and innovation ecosystem. Historically, Muncie was a center for the automotive and glass industries, and while the economy has diversified, manufacturing remains a vital sector alongside education, healthcare, logistics, and retail. The city has made notable investments in downtown revitalization, infrastructure, and green spaces, supporting its transformation into a more service- and education-oriented economy.

Located along State Roads 332 and 67, Muncie provides convenient access to Interstate 69, connecting it to major cities such as Indianapolis (just over an hour southwest). The region benefits from a low cost of living, access to a skilled workforce, and a strong sense of community. Muncie is often cited for its place in sociological history, having been the focus of the famous "Middletown Studies," which explored American middle-class life in the 20th century.

## ADDITIONAL PHOTOS

3904 W BETHEL AVE  
MUNCIE, IN 47304



# AERIAL MAP

3904 W BETHEL AVE  
MUNCIE, IN 47304





# DEMOGRAPHICS

## SECTION 2

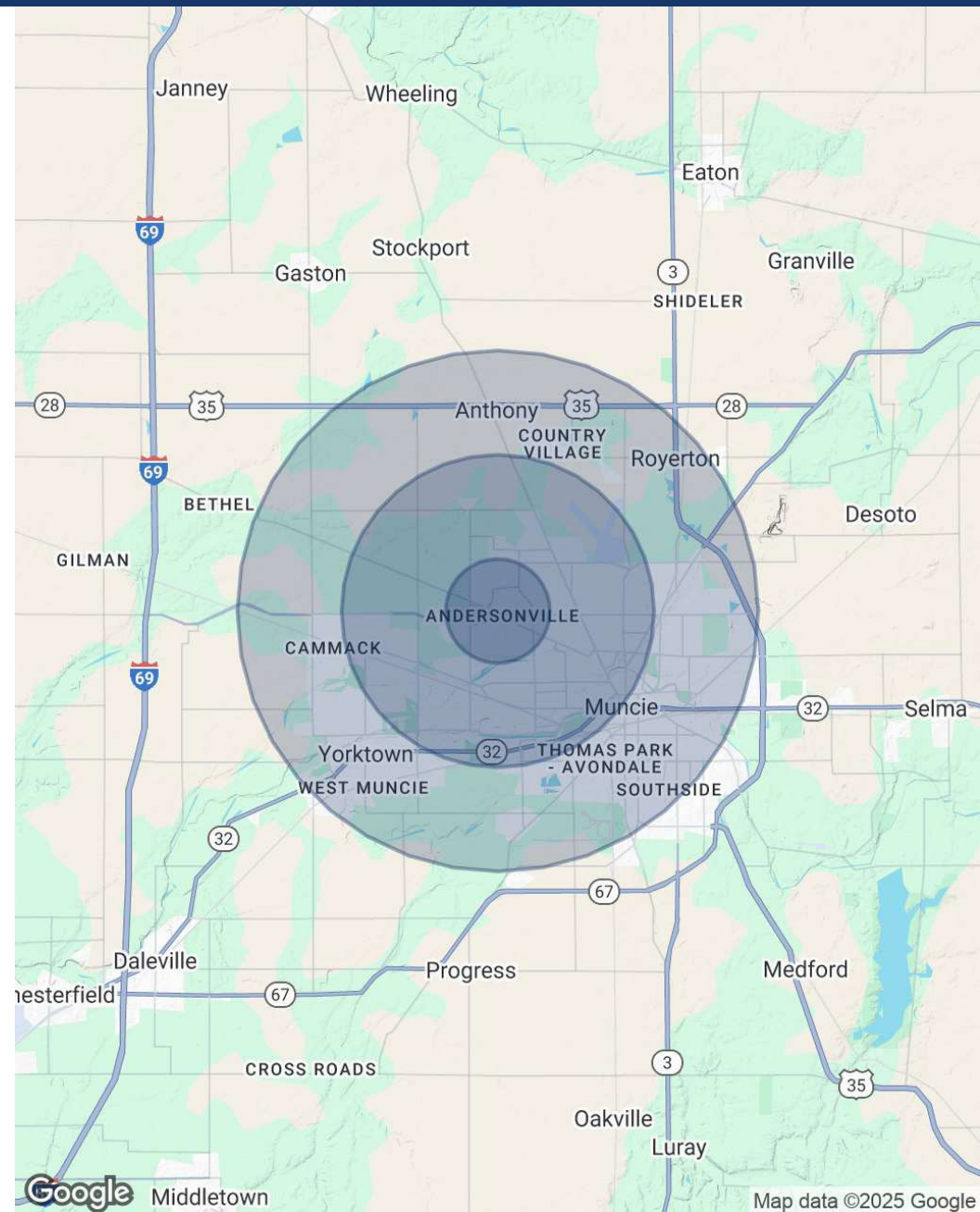
# DEMOGRAPHICS MAP & REPORT

3904 W BETHEL AVE  
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,896	48,017	76,892
Average Age	40	37	39
Average Age (Male)	39	37	38
Average Age (Female)	41	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,100	18,888	30,985
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$67,627	\$72,766	\$72,009
Average House Value	\$199,585	\$163,916	\$156,479

Demographics data derived from AlphaMap





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