



FOR SALE

9,375 SQ FT WAREHOUSE

ON 1.28 ACRES

3727 N Broadway Avenue
Muncie, IN 47303

Prime Investment Opportunity – 9,375 Sq Ft warehouse on 1.28 acres near Kohl's, TJ Maxx, Maurice's, AMC, Muncie Mall, Star Financial Bank and more. Well-maintained steel-constructed warehouse with frontage on Broadway Avenue. The building features two 12'x14' overhead doors, concrete flooring throughout, two restrooms, and office space. Currently leased through May 31, 2027 generating \$4,000/month gross income, with a rent increase to \$4,120/month starting June 1, 2026. The front half of the property is vacant land ready to be developed, potential uses include Retail, QSR, Warehouse, and Office. Whether you're an investor or a future owner-user, this warehouse and develop-able land provide stable returns with a value-add opportunity in an excellent location.

PURCHASE PRICE:

\$450,000.00

Land Size: 1.28 Acres

Property Size: 9,375 Sq. Ft.

Contact:

812-606-0136

CRAIG DOHMAN

COMMERCIAL BROKER

cdohman@c21cre.com

©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.. CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



KEY FACTS

39,266
Population

27 Median Age

2.17
Average Household Size

14,915
Total Households

BUSINESS

1,667
Total Businesses

22,447
Total Employees

EDUCATION

8.13%
No High School Diploma

10.92%
High School Graduate

19.67%
Some College

15.62%
Bachelor's/ Grad

EMPLOYMENT

1,298
Manufacturing Employees

5,235
Retail Trade Employees

2,876
Eating & Drinking Employees

1,377
Finance/Ins/Real Estate Emp

6.4% Unemployment Rate

INCOME

\$42,758
Median Household Income

\$24,555
Per Capita Income

\$39,416
Median Net Worth

Households by Income

The largest group : < \$15,000 (18.14%)
The smallest group : \$200,000+ (2.43%)

Indicator	Value(%)	
< \$15,000	18.14	
\$15,000 - \$24,999	13.19	
\$25,000 - \$34,999	10.84	
\$35,000 - \$49,999	13.21	
\$50,000 - \$74,999	15.45	
\$75,000 - \$99,999	11.15	
\$100,000 - \$149,999	12.09	
\$150,000 - \$199,999	3.51	
\$200,000+	2.43	



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

COMMERCIAL.

©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.. CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.