

# FREESTANDING BUILDING WITH DRIVE-THRU

2,940 SF | 0.57 ACRE OUTLOT | PARLOR DOUGHNUTS | 100% LEASED

VERITAS  
REALTY



## PROPERTY HIGHLIGHTS:

- Located along main retail corridor of McGalliard Road
- High barrier to entry market, rare freestanding drive thru opportunity in dynamic trade area
- Full access, excellent visibility in high traffic count area surrounded by national retailers & restaurants
- Less than one mile from Ball State University with 21,597 students
- 27 parking spaces (room for more) and large outdoor patio

FREESTANDING RESTAURANT NEAR  
MCGALLIARD RD AND WHEELING AVE

909 W McGalliard Rd, Muncie, IN 47303

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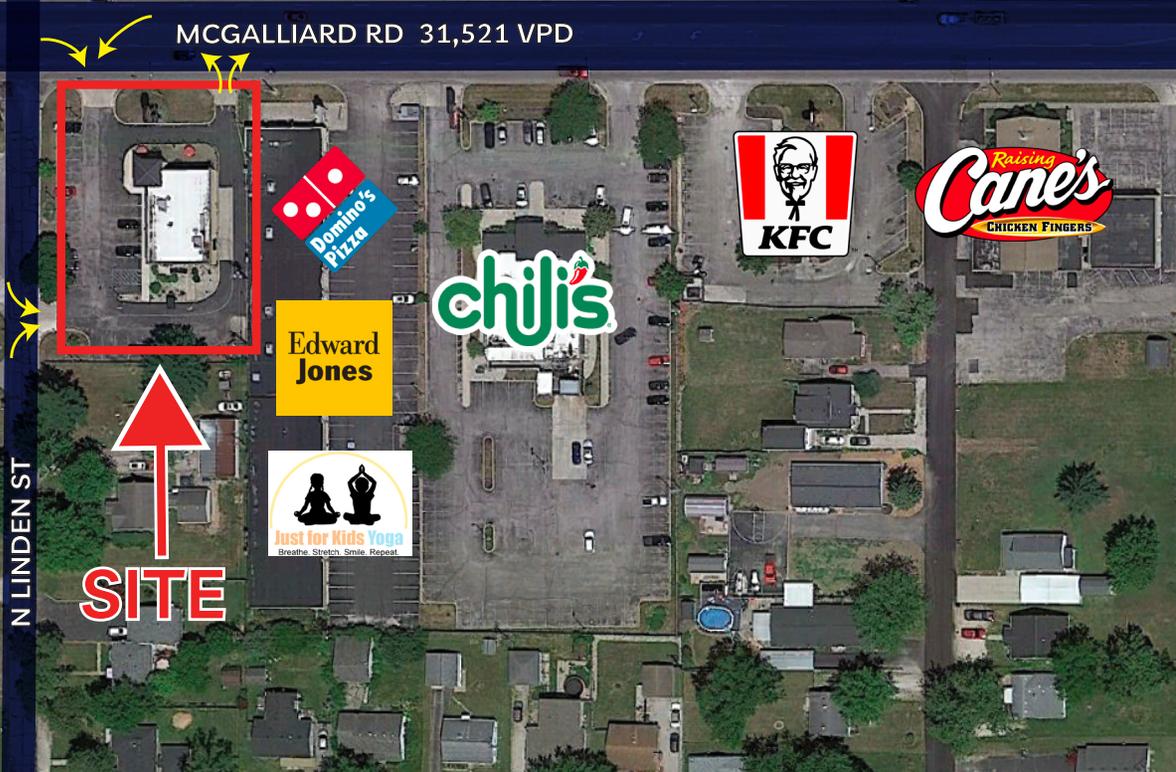
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AERIAL  
SITE



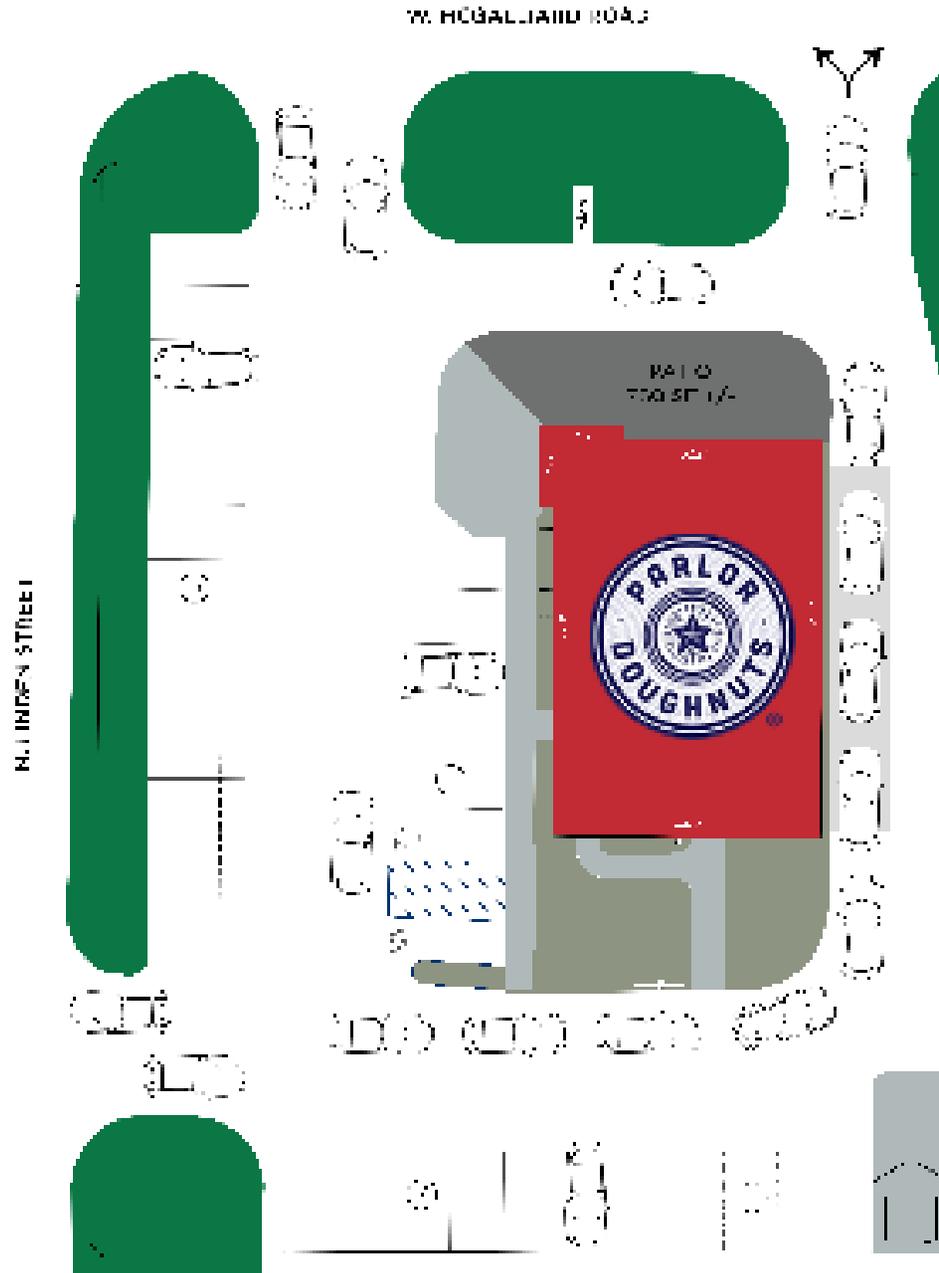
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SITE  
PLAN



- Green Area
- Concrete
- Building Area
- Gravel
- Pavement



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PROPERTY  
 AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	11,460	54,845	80,477
Daytime Pop:	8,957	51,438	68,823
Households:	4,430	22,112	33,111
Avg. HH Income:	\$62,170	\$70,321	\$72,438

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**MARKET OVERVIEW**



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