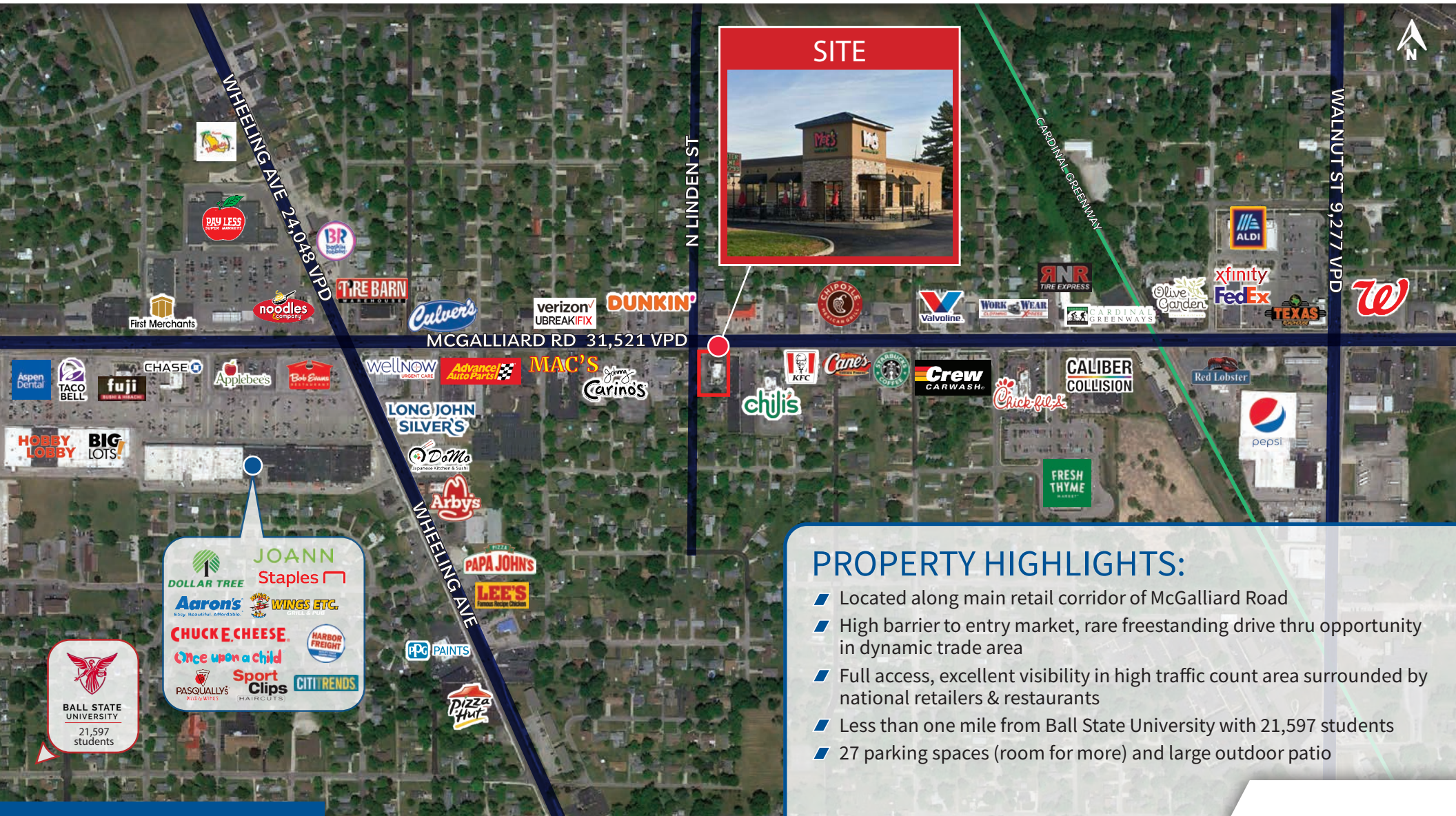


FREESTANDING BUILDING WITH DRIVE-THRU

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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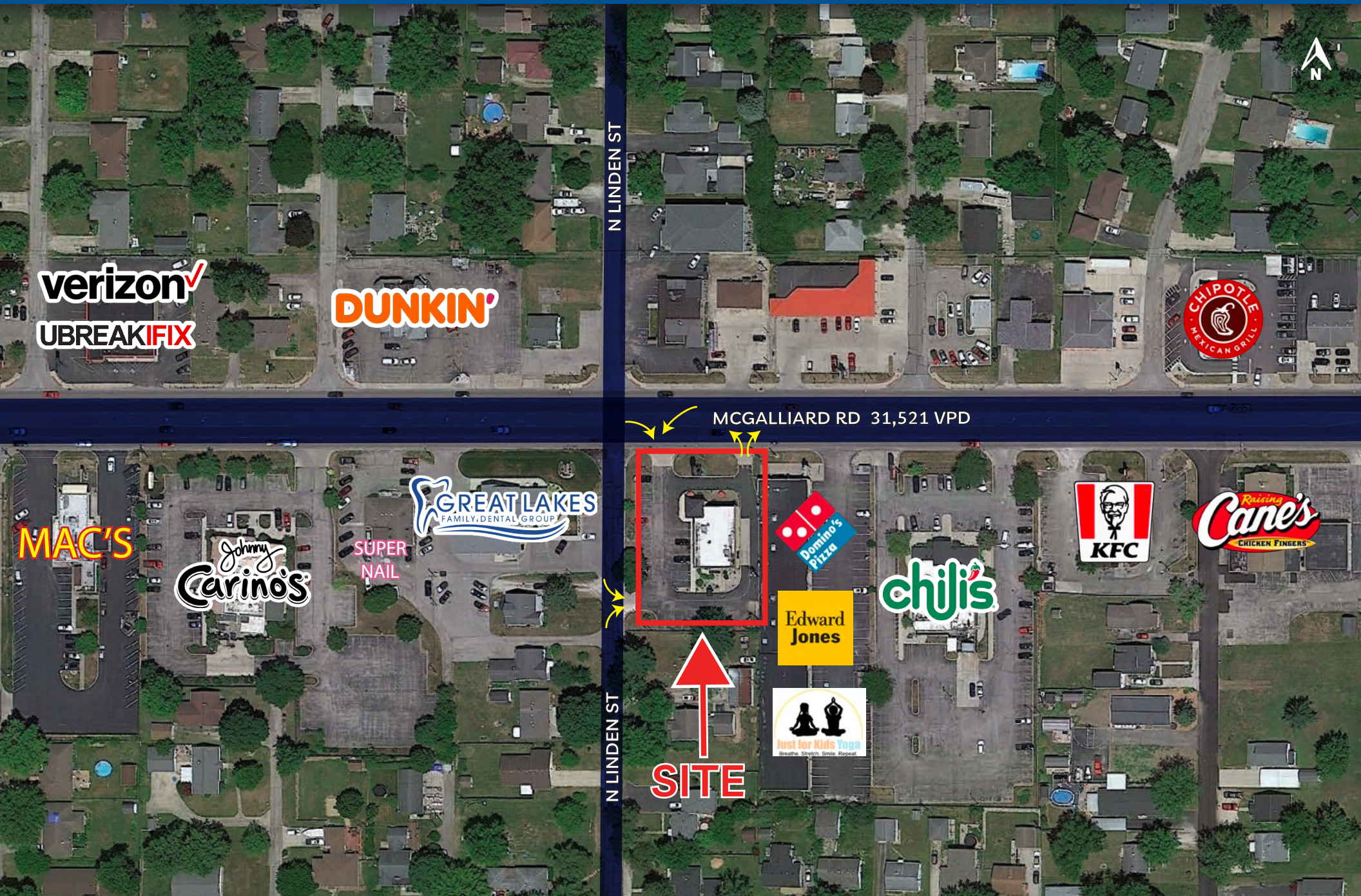
FREESTANDING BUILDING WITH DRIVE-THRU
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**PROPERTY
PHOTOS**



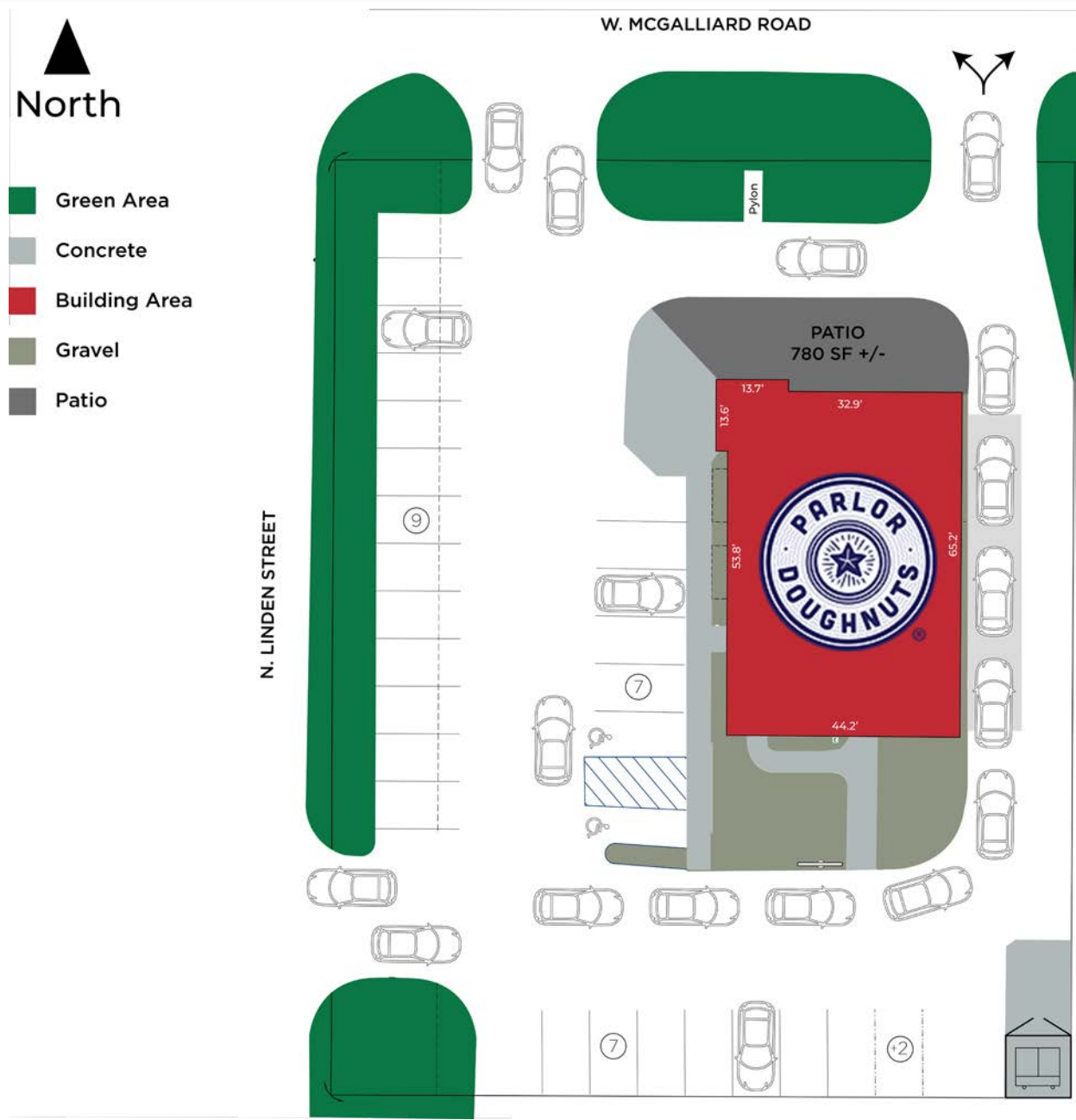
FREESTANDING BUILDING WITH DRIVE-THRU
2,940 SF | 0.57 ACRE OUTLOT | PARLOR DOUGHNUTS | 100% LEASED

AERIAL
SITE



FREESTANDING BUILDING WITH DRIVE-THRU
2,940 SF | 0.57 ACRE OUTLOT | PARLOR DOUGHNUTS | 100% LEASED

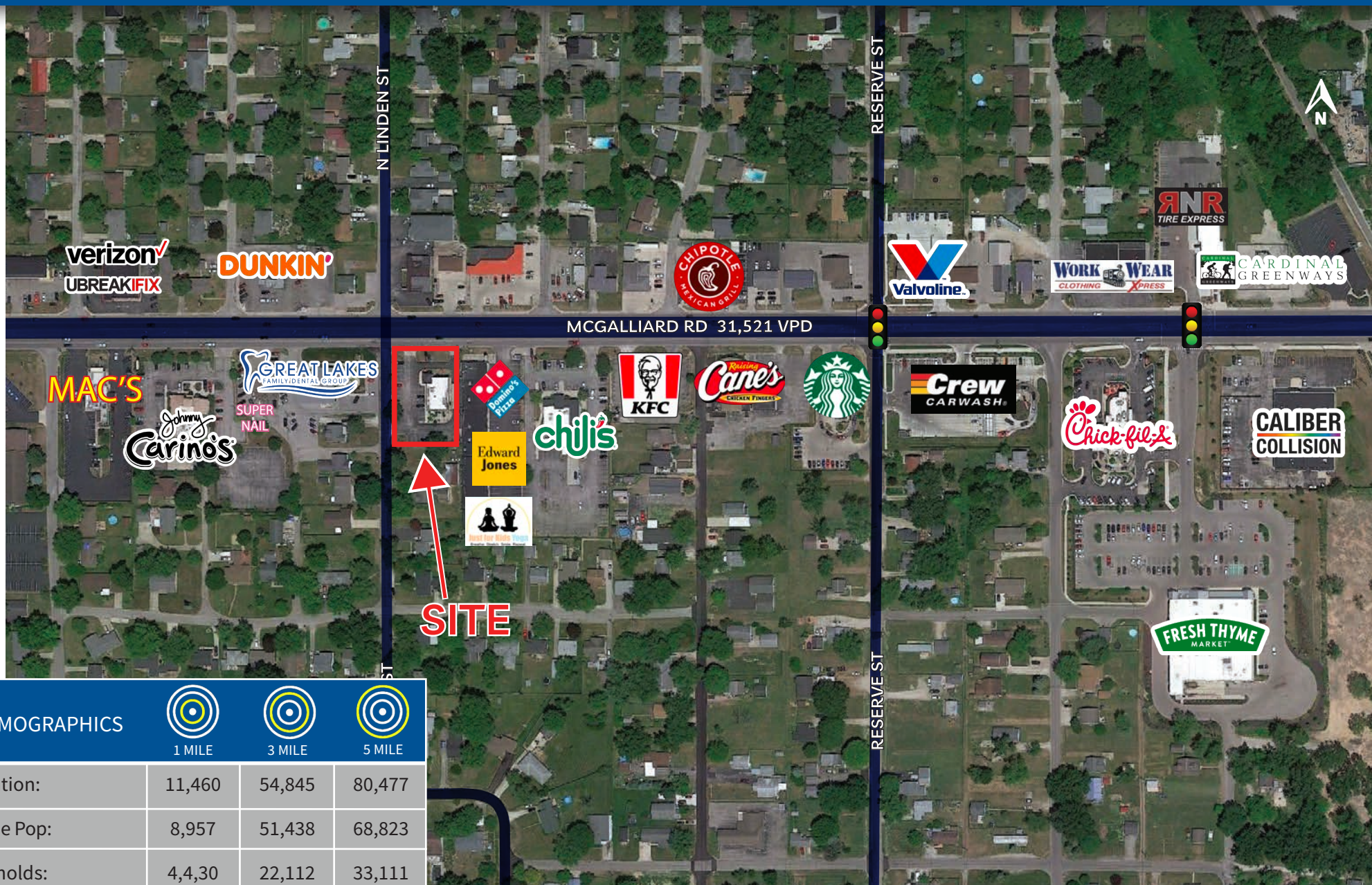
SITE
PLAN






FREESTANDING BUILDING WITH DRIVE-THRU

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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 |

FREESTANDING BUILDING WITH DRIVE-THRU

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MARKET OVERVIEW



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