Freestanding 7,000 SF Former Auto Parts Store
AVAILABLE FOR LEASE

VERITAS REALTY

2001 S. Madison Street, Muncie, IN 47302



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Gordon Brothers 1903

FOR LEASE

www.VeritasRealty.com

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PROPERTY OVERVIEW

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- Large pylon available
- 7,000 SF freestanding retail property
- +/- .68 AC parcel
- +/- 35 parking spaces

PROPERTY HIGHLIGHTS:

- Approximately 12,000 cars per day on South Madison Street
- Minutes from Ball State University campus with over 20,000 students
- Located on a busy thoroughfare with CVS, Walgreens, Family Dollar, First Merchants Bank, AutoZone, Taco Bell, Papa Johns, and Burger King



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	9,620	51,300	79,555
Average HH Income:	$54,126	$58,593	$70,349
Daytime Population:	7,940	47,352	66,252

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MARKET AERIAL



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