

FOR LEASE

800 South Tillotson Avenue Muncie, IN 47304



PROPERTY DESCRIPTION

Exceptional medical office space available for lease featuring second-generation, turnkey clinical build-out. Ideally located with convenient access to IU Health facilities and directly adjacent to the VA Outpatient Clinic and IUH Urgent Care. This property offers a covered patient drop-off area, 180 surface parking spaces (5.5/1,000 SF), and robust life safety systems, including emergency power backup designed to meet the critical needs of healthcare providers. Perfect for medical practices seeking immediate functionality and proximity to major healthcare networks. Suites can be leased individually or combined.

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Number of Units:	4
Available SF:	3,499 - 14,270 SF
Building Size:	32,557 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	245	870	3,488
Total Population	519	1,849	7,751
Average HH Income	\$49,868	\$54,149	\$62,340

Jacob Wagner
(317) 448-8852

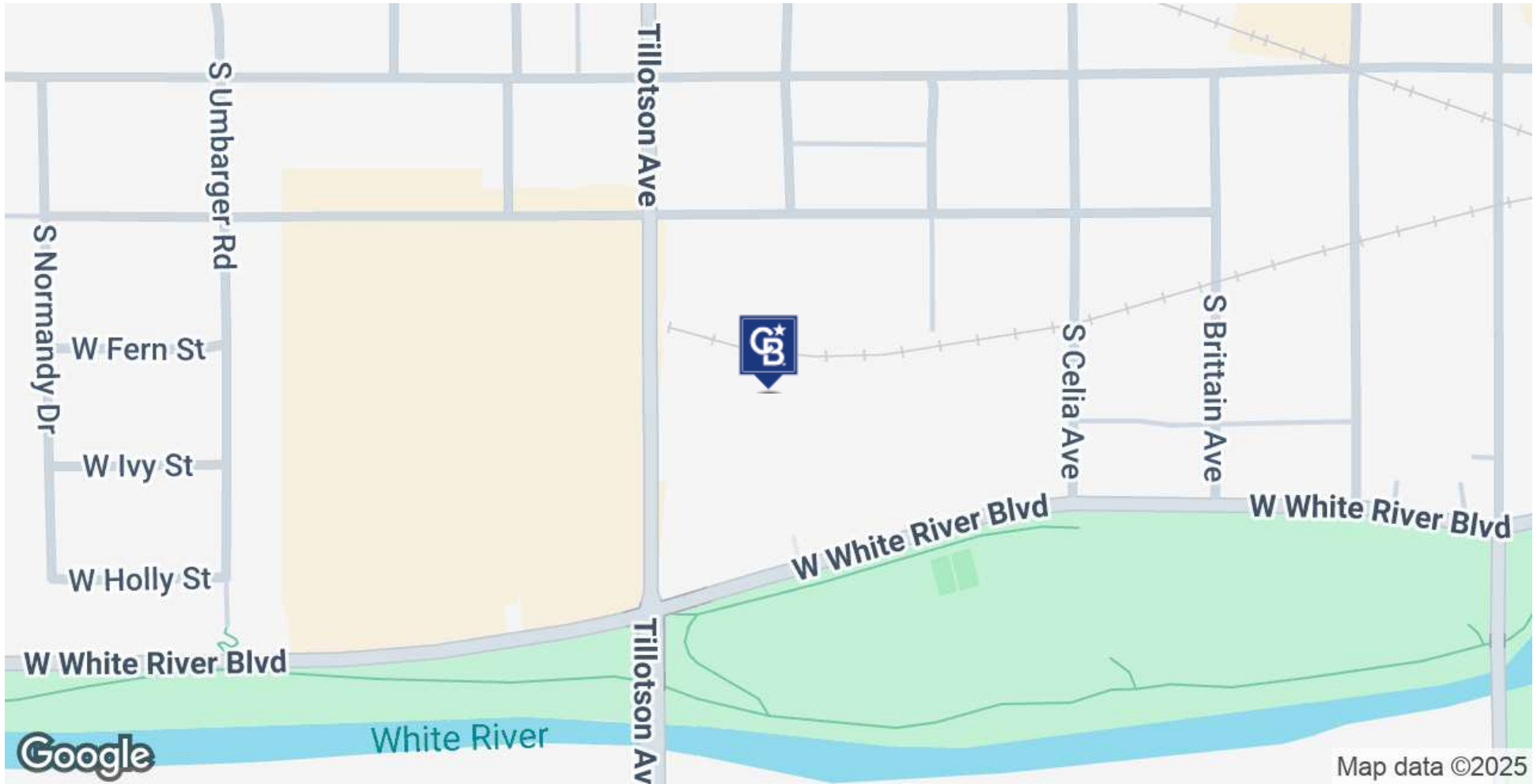
Brian Allardt
(765) 808-1400



COLDWELL BANKER
COMMERCIAL
REAL ESTATE GROUP

LOCATION MAP

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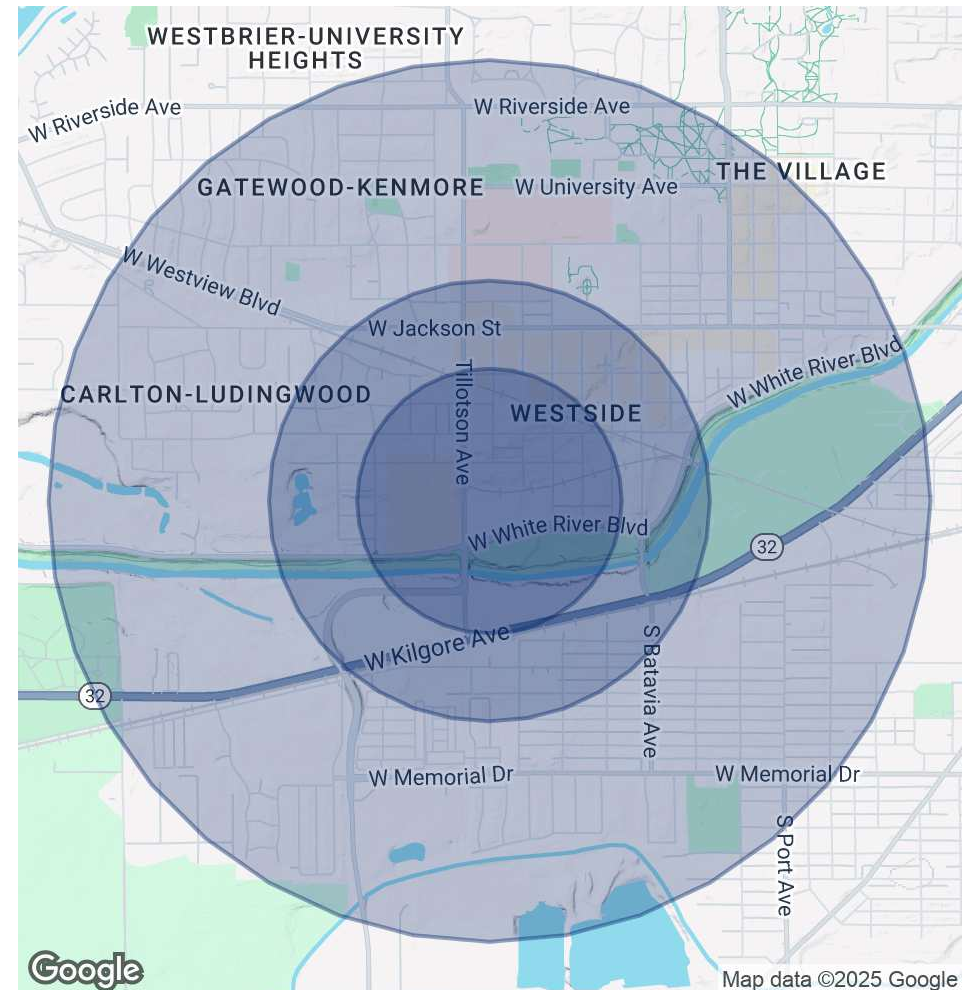
DEMOGRAPHICS

800 South Tillotson Avenue Muncie, IN 47304

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	519	1,849	7,751
Average Age	37	39	39
Average Age (Male)	37	38	38
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	245	870	3,488
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$49,868	\$54,149	\$62,340
Average House Value	\$113,774	\$116,617	\$126,163

Demographics data derived from AlphaMap



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PHOTOS

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AVAILABILITY

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,499 - 14,270 SF	Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

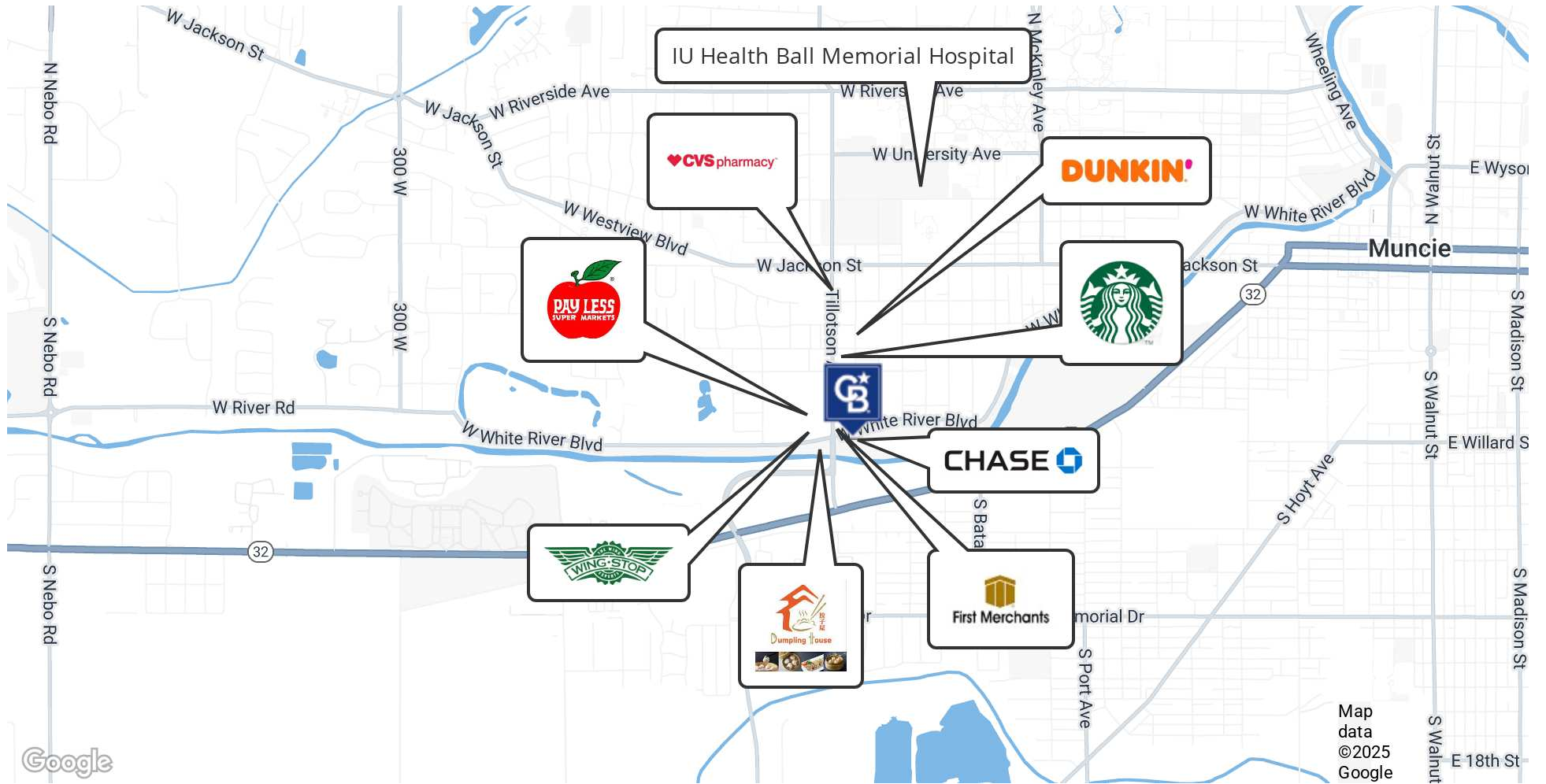
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
800 S Tillotson Ave Suite 4	Available	3,499 SF	NNN	\$17.00 SF/yr	-
800 S Tillotson Ave Suite 5	Available	3,531 SF	NNN	\$17.00 SF/yr	-
800 S Tillotson Ave Suite 6	Available	6,613 SF	NNN	\$17.00 SF/yr	-

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RETAIL MAP

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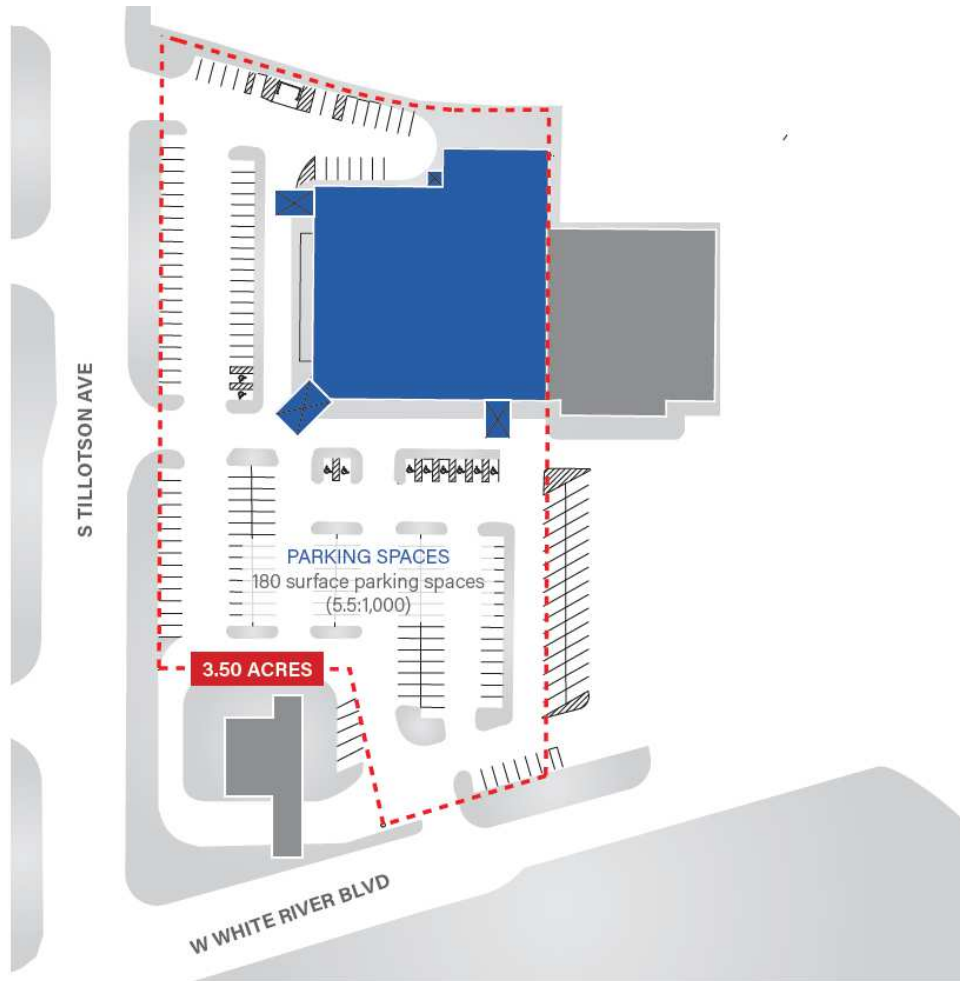
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SITE PLAN

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SITE PLAN

LOCATION
800 South Tillotson Avenue
Muncie, Indiana 47304



YEAR BUILT
1971 renovated in 2003 and 2014



ASSESSOR PARCEL
18-11-17-182-002.000-003 and
18-11-17-179-014.000-003



ZONING
Variety Business Zone



SIZE
32,870 SF



STORIES
One (1)



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