

PROPERTY SUMMARY

3621 N EVERBROOK LN

Muncie, IN 47304



PROPERTY DESCRIPTION

Well-maintained 6,300 SF office building situated on 0.63 acres in a prime Muncie commercial corridor. Built in 1990, the property features professional curb appeal, ample surface parking, and a flexible single-story layout suitable for multiple tenants. The building is in strong condition with modern office build-outs, private offices, reception, break areas, and restrooms, making it ideal for professional, medical, or service-oriented users.

Located just off McGalliard Road, one of Muncie's busiest retail and business corridors, the site offers excellent visibility and easy access to nearby dining, retail, and essential services. With strong area demographics and steady tenant demand, this property presents a turnkey opportunity for an owner-user or an investor seeking stable income in a growing market.

OFFERING SUMMARY

Sale Price:	\$725,000
Number of Units:	5
Lot Size:	27,072 SF
Building Size:	6,300 SF
NOI:	\$68,970.00
Cap Rate:	9.51%

Jacob Wagner
(317) 448-8852

Brian Allardt
(765) 808-1400

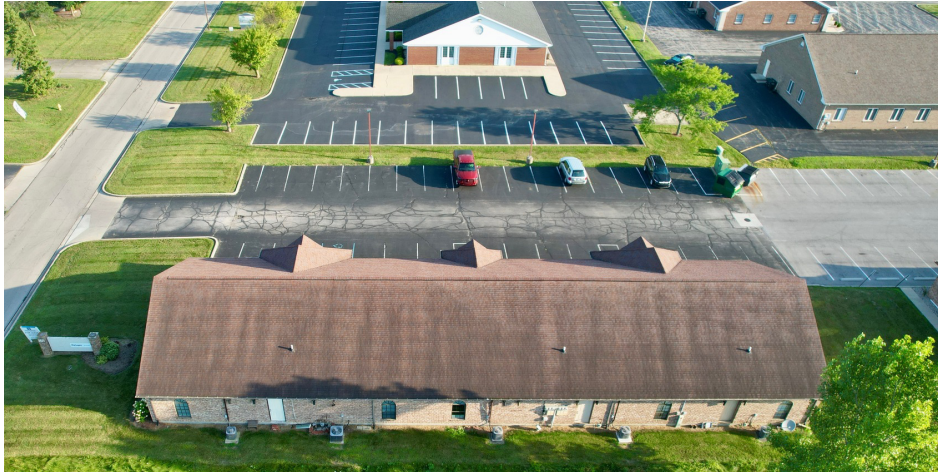


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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

The property is situated in the North Lyndenbrook Place neighborhood of Muncie, just off McGalliard Road, one of the city's main east-west corridors. Its surroundings are filled with commercial activity, ensuring strong visibility and easy accessibility.

SITE DESCRIPTION

3621 N Everbrook Lane in Muncie, Indiana is a 6,300 SF office building situated on a 0.63-acre parcel with excellent visibility and access just off McGalliard Road, one of the city's busiest commercial corridors. Built in 1990, the single-story property is well-maintained and designed for multiple tenants, with ample surface parking and professional curb appeal.

The surrounding area features a strong mix of national retailers, restaurants, and service providers, driving consistent traffic and making the location highly convenient for employees and clients alike.



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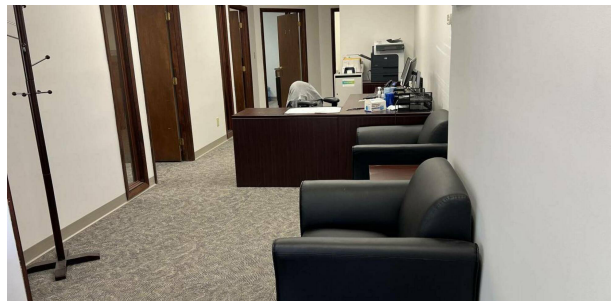


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PHOTOS

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DEMOGRAPHICS MAP

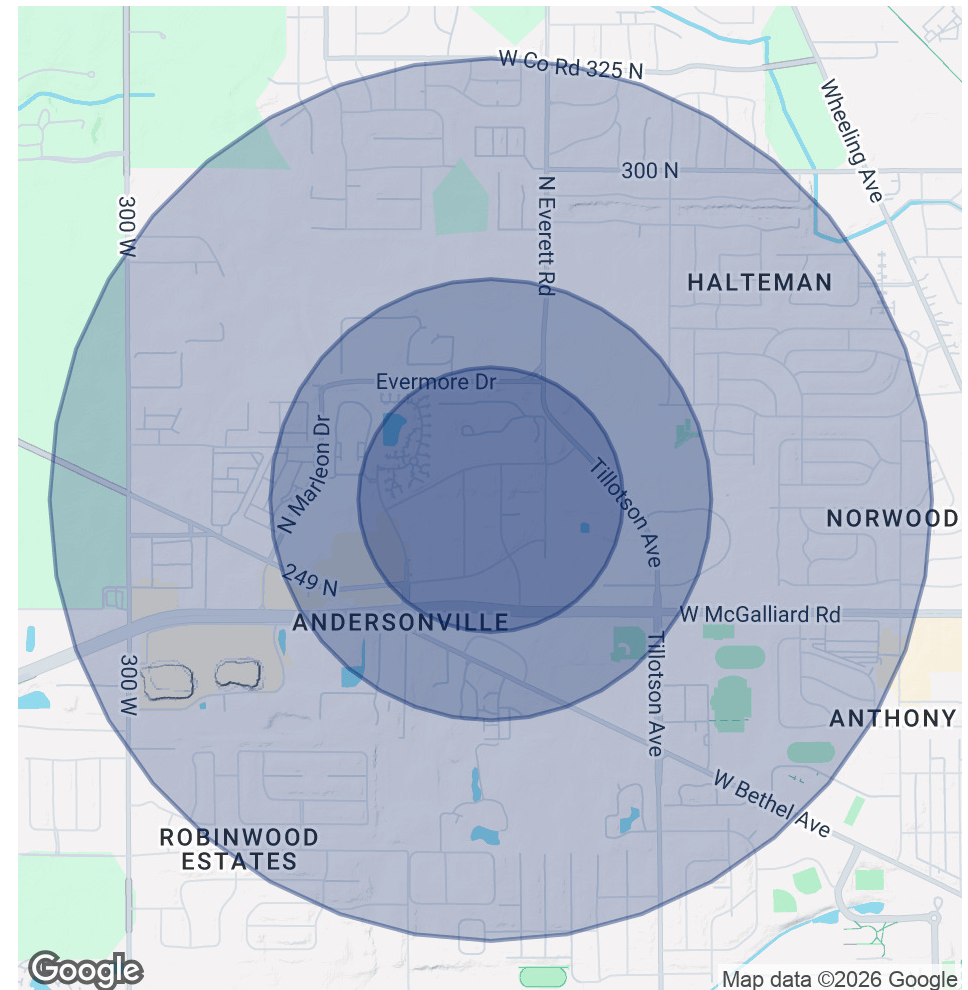
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	318	2,126	8,254
Average Age	37	37	40
Average Age (Male)	35	36	39
Average Age (Female)	38	38	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	213	1,055	3,653
# of Persons per HH	1.5	2	2.3
Average HH Income	\$41,064	\$55,427	\$72,950
Average House Value	\$138,705	\$193,269	\$190,779

Demographics data derived from AlphaMap



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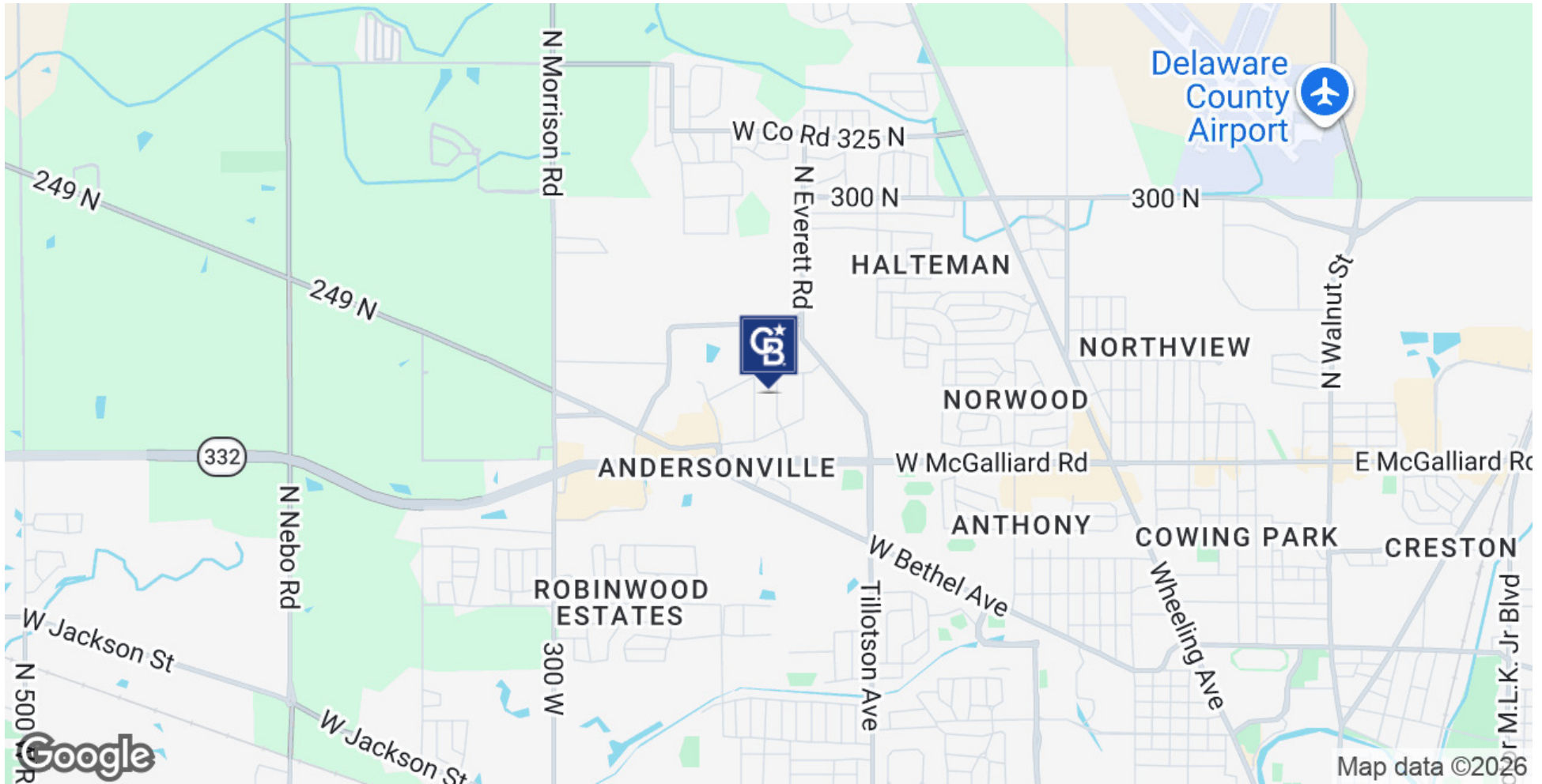


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LOCATION MAP

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AERIAL MAP

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RETAILER MAP

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RENT ROLL

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Suite 1/2	Muncie Treatment Center LLC	3,285 SF	52.14%	\$16.58	\$54,468	2/1/2022	1/31/2029
Suite 3	Farmers Insurance	990 SF	15.71%	\$14.32	\$14,175	3/1/2026	2/28/27
Suite 4	Thrivent	750 SF	11.90%	\$9.52	\$7,140	MTM	MTM
Suite 5	Muncie Treatment Center LLC	1,260 SF	20%	\$16.64	\$20,962	2/1/2022	1/31/2029
TOTALS		6,285 SF	99.75%	\$57.06	\$96,745		
AVERAGES		1,571 SF	24.94%	\$14.26	\$24,186		

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FINANCIAL SUMMARY

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INVESTMENT OVERVIEW

Price	\$725,000
Price per SF	\$115
Price per Unit	\$145,000
GRM	7.49
CAP Rate	9.51%
Cash-on-Cash Return (yr 1)	9.51%
Total Return (yr 1)	\$68,970

OPERATING DATA

Gross Scheduled Income	\$96,745
Total Scheduled Income	\$96,745
Gross Income	\$96,745
Operating Expenses	\$27,775
Net Operating Income	\$68,970
Pre-Tax Cash Flow	\$68,970

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