

PROPERTY SUMMARY

1708 W UNIVERSITY AVE

Muncie, IN 47303



PROPERTY DESCRIPTION

1708 W University Ave consists of approximately 1,300 square feet of retail space located in the heart of The Village adjacent to Ball State University. The location benefits from high levels of both vehicle and pedestrian traffic generated by the university, surrounding businesses, and nearby residential neighborhoods. The space includes an outdoor patio, providing additional seating or customer space suitable for a variety of retail or restaurant uses. The property is also positioned next to the new Cantio Hotel and the university's new performing arts center, both nearing completion as part of Ball State's ongoing campus and Village redevelopment, which is expected to further enhance visibility, foot traffic, and long-term commercial demand in the area.

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Available SF:	1,300 SF
Building Size:	2,620 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	378	1,318	5,346
Total Population	1,427	5,367	16,163
Average HH Income	\$54,402	\$49,754	\$50,491

Jacob Wagner
(317) 448-8852



COLDWELL BANKER
COMMERCIAL
REAL ESTATE GROUP

LOCATION DESCRIPTION

1708 W University Avenue is located in the Village commercial district adjacent to Ball State University in Muncie. The area is a well-established mixed-use corridor characterized by retail, restaurant, office, and student-oriented businesses that benefit from consistent pedestrian and vehicle traffic generated by the university. The property enjoys excellent visibility and accessibility along a primary east-west thoroughfare, with nearby residential neighborhoods providing an additional customer base. Overall, the location is considered a desirable commercial area with stable demand for retail and office space due to its proximity to the university campus and surrounding amenities.

PARKING DESCRIPTION

Parking located in the back lot of the building

UTILITIES DESCRIPTION

Electricity , Gas , Sewer , Water

PROPERTY HIGHLIGHTS

- 1300 SQFT
- BL Zoning
- High visibility location on W University Ave
- Ample parking for customers and employees
- Flexible floor plan for customizable space

Jacob Wagner
(317) 448-8852



COLDWELL BANKER
COMMERCIAL
REAL ESTATE GROUP

1708 W UNIVERSITY AVE

Muncie, IN 47303



Jacob Wagner
(317) 448-8852

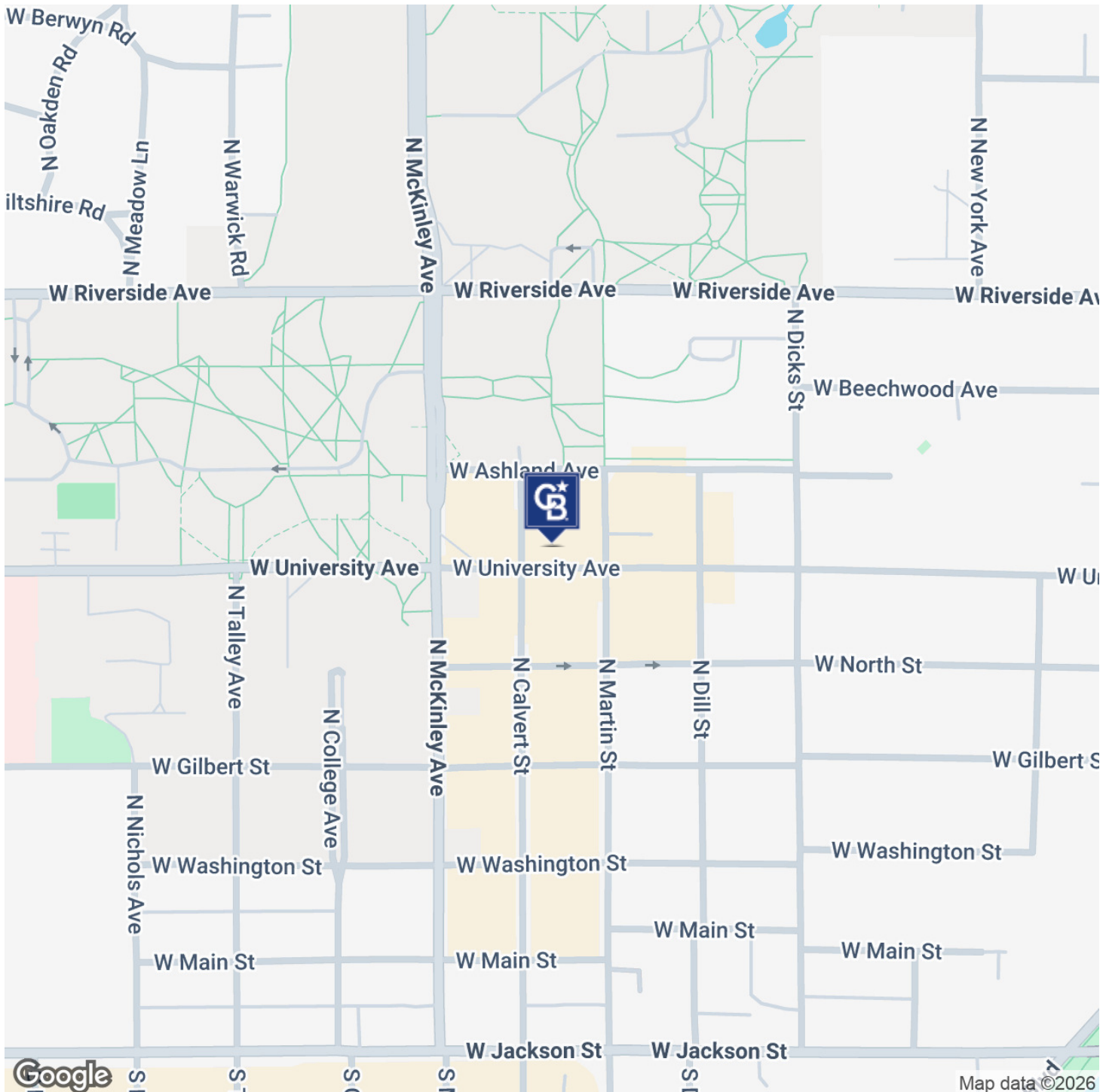


COLDWELL BANKER
COMMERCIAL
REAL ESTATE GROUP

LOCATION MAP

1708 W UNIVERSITY AVE

Muncie, IN 47303



Jacob Wagner
(317) 448-8852



COLDWELL BANKER
COMMERCIAL
REAL ESTATE GROUP

AERIAL MAP

1708 W UNIVERSITY AVE

Muncie, IN 47303



Jacob Wagner
(317) 448-8852



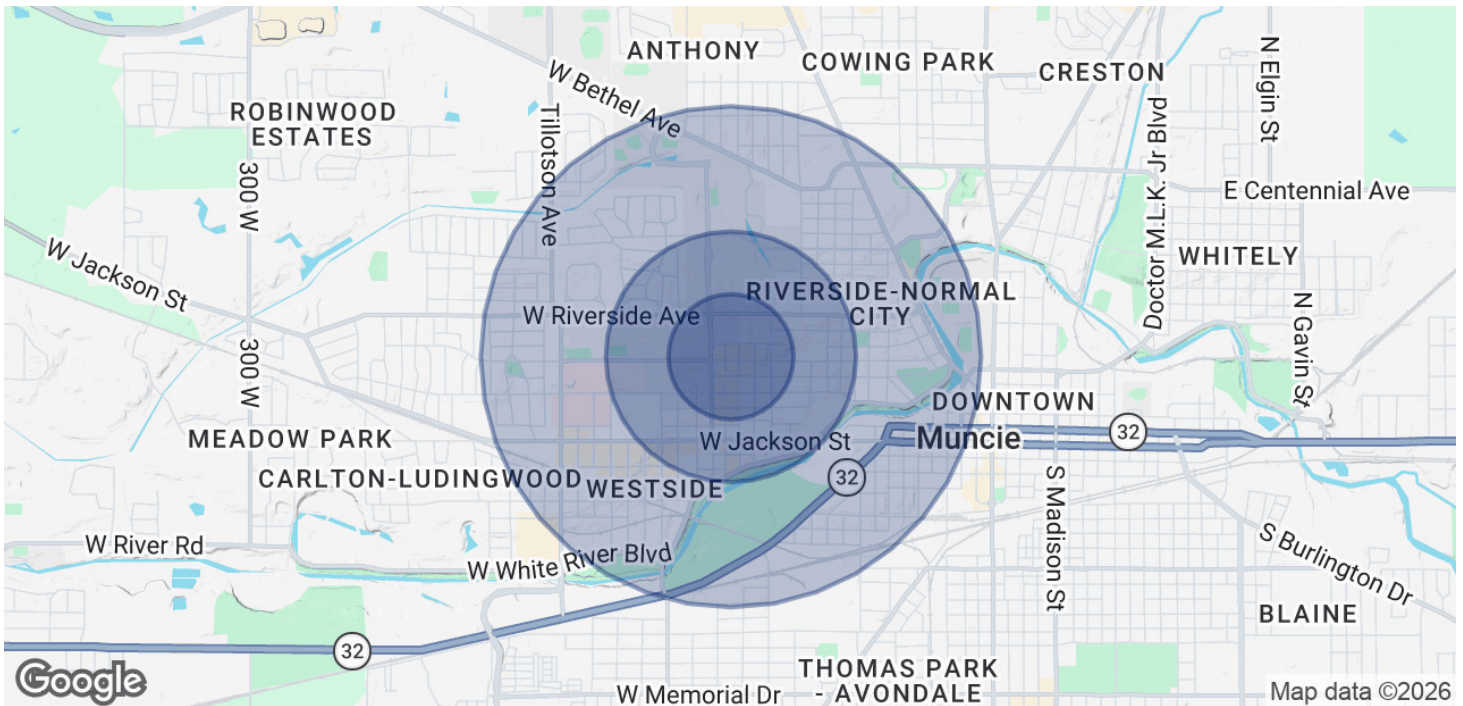
COLDWELL BANKER
COMMERCIAL
REAL ESTATE GROUP

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

DEMOGRAPHICS

1708 W UNIVERSITY AVE

Muncie, IN 47303



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,427	5,367	16,163
Average Age	20.9	21.7	26.4
Average Age (Male)	21	22	27
Average Age (Female)	20.9	21.7	27

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	378	1,318	5,346
# of Persons per HH	3.8	4.1	3
Average HH Income	\$54,402	\$49,754	\$50,491
Average House Value	\$34,228	\$87,190	\$103,949

2023 American Community Survey (ACS)

Jacob Wagner
(317) 448-8852



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

RETAILER MAP

1708 W UNIVERSITY AVE

Muncie, IN 47303



Jacob Wagner
(317) 448-8852



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP