

16001 W Commerce Rd Lot & S. 1000 W. & S. 1000 W.  
Daleville, IN 47334 - Muncie/Delaware County Submarket

## DEVELOPMENT PLAN



### Retail Leasing Opportunity – I-69 Exit 234

### FOR SALE, GROUND LEASE, OR BUILD TO SUIT

Located at the border of Chesterfield and Daleville, this prime retail site sits directly off I-69 at Exit 234. The property is positioned at the intersection of W Commerce Road and County Road 500 S, offering excellent visibility, convenient access, and strong daily traffic counts from both interstate and local drivers.

The site benefits from immediate proximity to a well-established retail and travel corridor. Nearby retailers include Subway, McDonald's, Speedway, and Pilot Travel Center. A new Wawa convenience store is currently under construction directly across from the site, further strengthening the area's retail draw. East of the interchange, the corridor features Starbucks, White Castle, Culver's, and multiple fuel and food operators.

This location is well suited for retail and service-oriented users seeking high exposure and strong co-tenancy. The surrounding mix of national brands creates consistent all-day traffic from commuters, travelers, and local residents. An excellent opportunity to join a proven retail corridor with ongoing development and long-term growth potential.

#### SITE HIGHLIGHTS

- Prime interstate retail location at I-69 Exit 234
- Hard corner at W Commerce Road & County Road 500 S
- Excellent visibility and access from I-69 and local roadways
- Positioned at the border of Chesterfield and Daleville
- High daily traffic counts with strong commuter and traveler exposure

#### RETAIL SYNERGY

- Adjacent to Subway, McDonald's, Speedway, and Pilot Travel Center
- New Wawa under construction directly across the street
- East of the interchange: Starbucks, White Castle, Culver's, and multiple gas stations
- Established and expanding national retail corridor

#### IDEAL USES

- Quick-service and fast-casual restaurants
- Coffee, convenience, and food concepts
- Service-oriented retail
- Financial, medical, or specialty retail



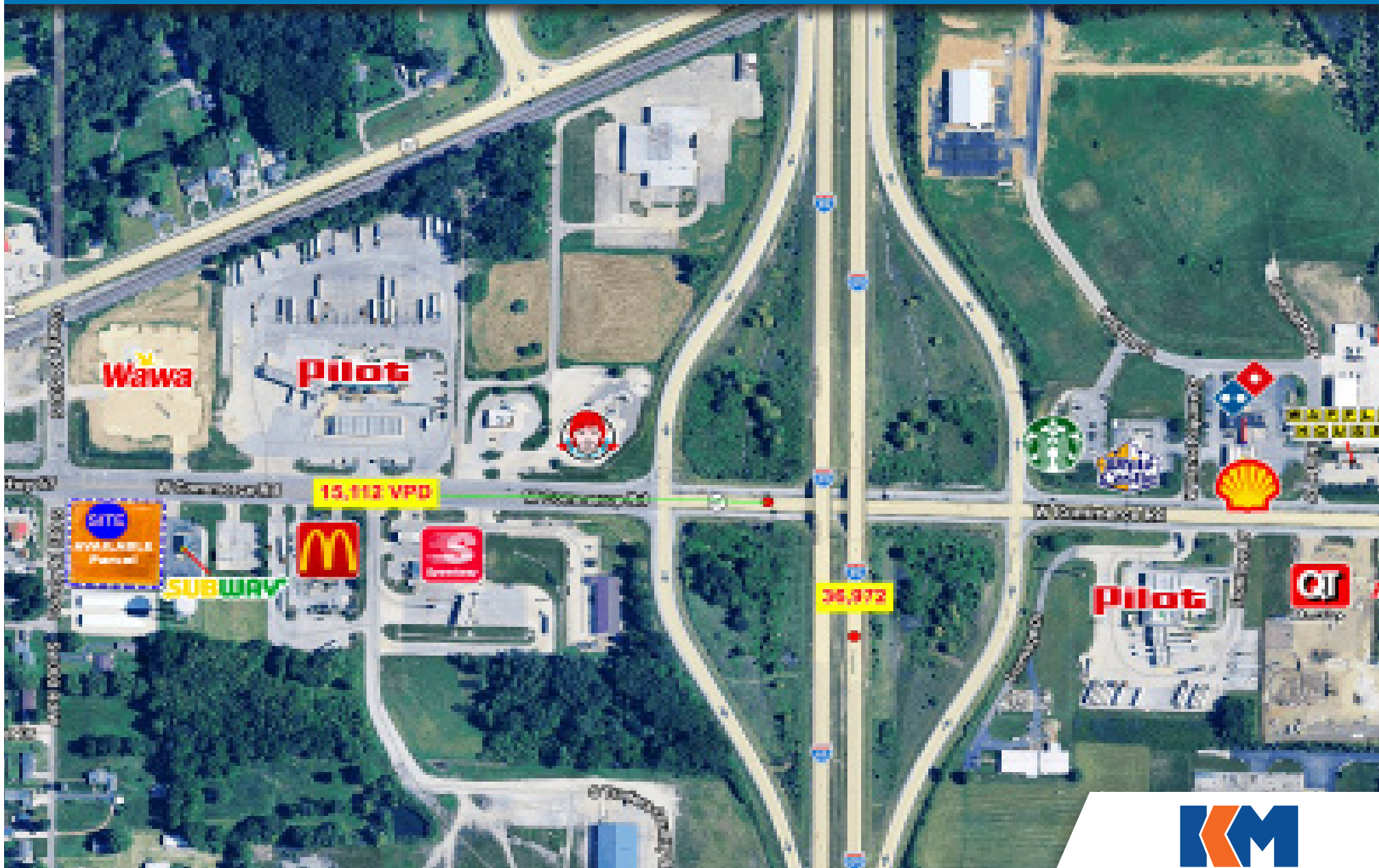
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AERIAL



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