



I-69 & SR 332
Executive Park Rd.
Muncie, IN 47396



PROPERTY DESCRIPTION

Prime Lot Directly Off the Interstate on Primary Route to Ball State University

•GAS, C-STORE, LIQUOR, AND TRUCK STOP RESTRICTED•
For Lease (BTS or Ground Lease), will sub divide the parcel.

Gateway to Ball State University, Muncie, and Yorktown. Located immediately east of the exit of I-69 to SR 332. Excellent, highly visible location for Hotel / Motel / QSR and for hospitals .

The site has everything; water, sewer , electric , all communication lines and shawl ready.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	6.59 Acres
Lot Size:	6.59 Acres

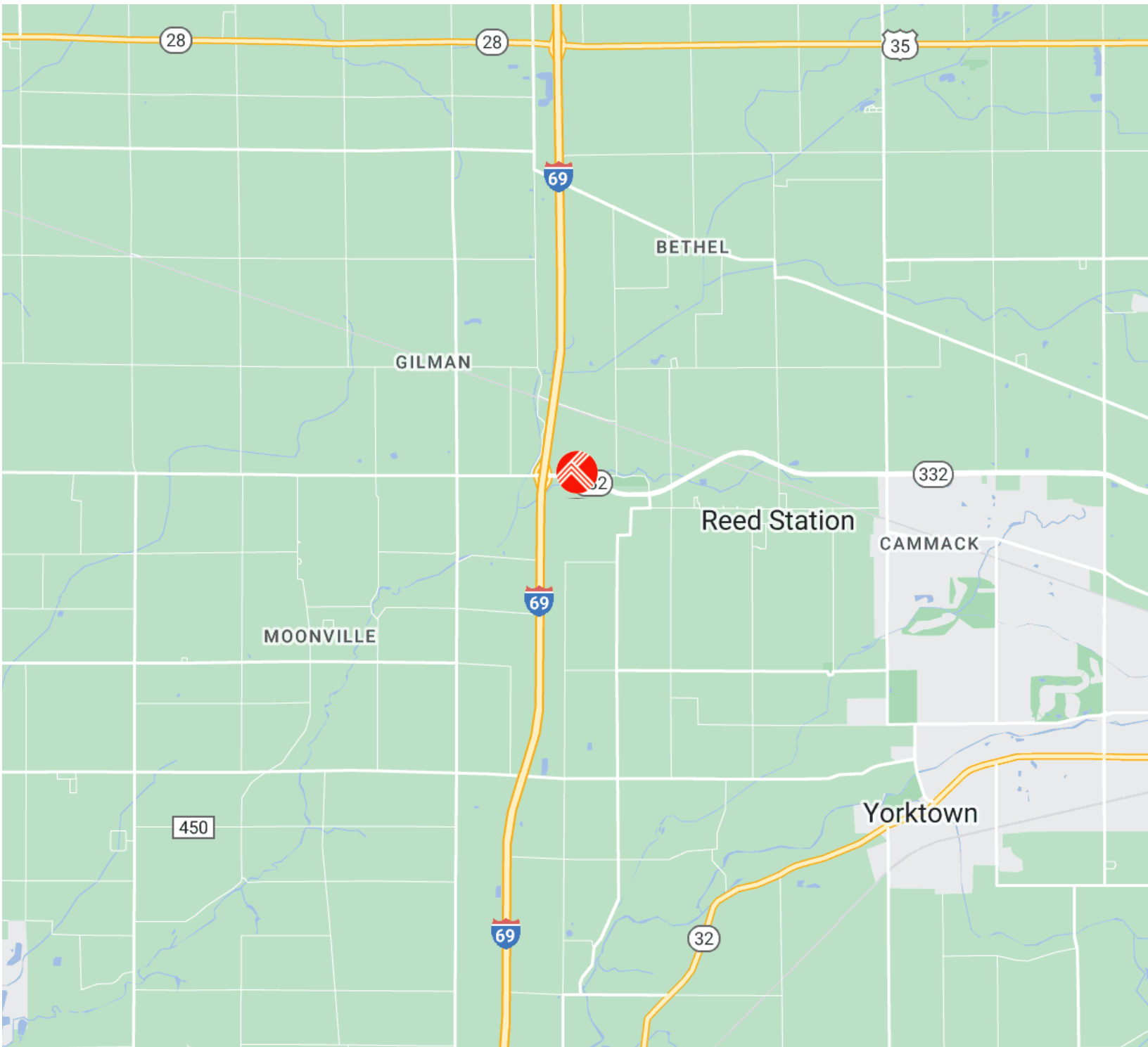
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	91	5,247	57,842
Total Population	191	12,732	125,509
Average HH Income	\$97,390	\$82,728	\$53,928





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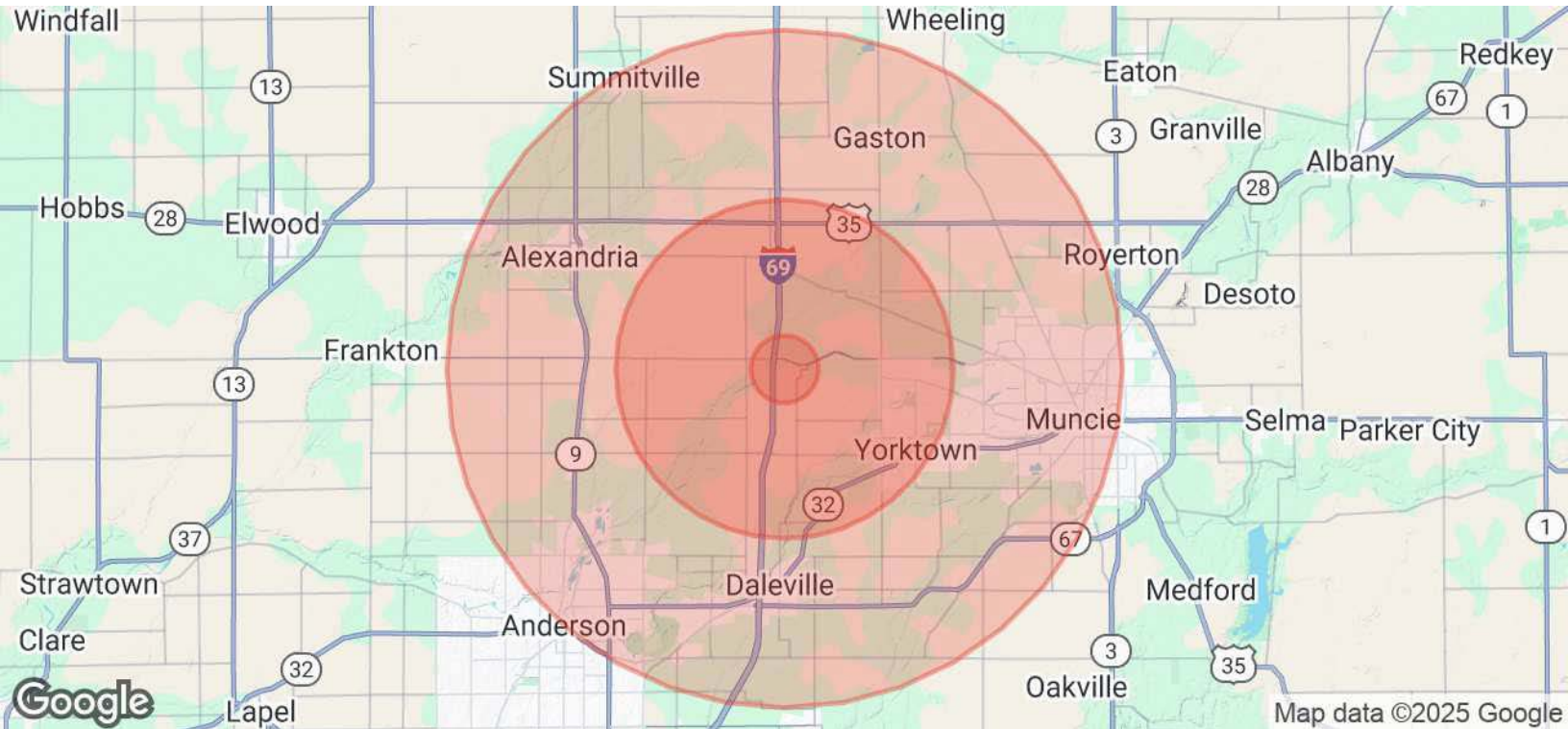
Regional Map





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Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	104	12,535	124,089
Average Age	42	43	40
Average Age (Male)	42	42	39
Average Age (Female)	42	44	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	38	4,974	50,403
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$122,479	\$107,885	\$72,698
Average House Value	\$314,178	\$255,495	\$167,371

Demographics data derived from AlphaMap

