



Sunoco  
3401 East Memorial Drive,  
Muncie, Indiana 47302



FOR SALE



Built 1951



1,296 SF



0.28 Acres



Call For Price

## **PROPERTY DESCRIPTION**

This well-positioned commercial property offers immediate upside and long-term potential in a growing corridor. The site includes an operating fuel station with a fuel supply contract expiring in 2029, providing flexibility for future renegotiation or rebranding. Major capital improvements were completed in 2023, including new fuel tanks and lines, minimizing near-term capital needs. A two-story residential home on-site offers additional income or on-site management potential. Situated directly across from new apartment developments, the property benefits from increasing residential density, strong traffic counts, and enhanced visibility. Ideal for an owner-user, investor, or operator seeking to reposition and maximize value.

Contact:  
317.363.6901  
Karanvir Singh  
Ksingh@c21cre.com

 **COMMERCIAL.**



**PROPERTY HIGHLIGHTS**

- New tanks and fuel lines installed in 2023
- Existing infrastructure in place with clear operational and revenue optimization potential.
- Positioned along a well-trafficked corridor with strong exposure and access
- Directly across from new apartment developments driving population growth and traffic.

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2025 Population 2025 Average	4,650	30,154	67,711
HH Income	\$57,927	\$58,557	\$65,664