

FREESTANDING INDUSTRIAL BUILDING

2401 S Monroe St
Muncie, IN 47302



LISTING PRICE
\$600,000

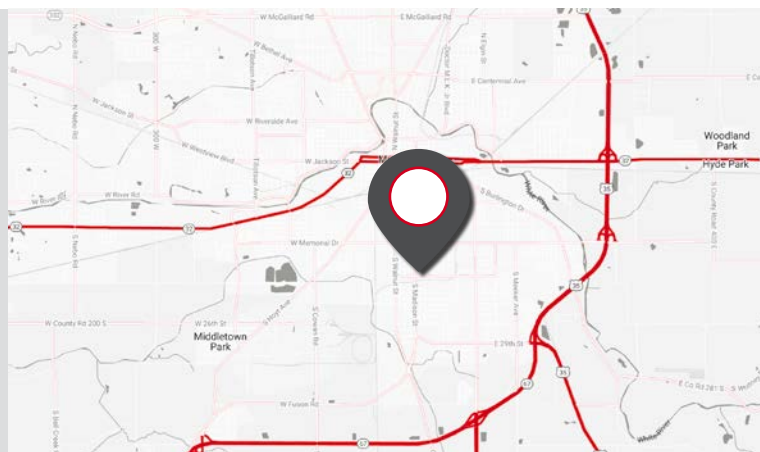
ABOUT PROPERTY

Located at 2401 S Monroe St in Muncie, IN, this 19,800 SF property, zoned for Limited Industrial use, offers four multi-tenant suites. Recent upgrades include a new roof and fresh interior and exterior paint. With 15 parking spaces and a competitive price of \$600,000, this property presents an excellent investment opportunity.



FEATURES

Total SF:	19,800
Parking:	15 Spaces
Zoning:	Limited Industrial
Occupancy:	25%
Availability:	Suite A: 8,000 Sqft - Available Suite B: 5,540 Sqft - Available Suite C: 2,736 Sqft - Available Suite D: 1,992 Sqft - Lease ends 12/31/25



FREESTANDING INDUSTRIAL BUILDING FOR SALE

2401 S Monroe St | Muncie, IN 47302



FREESTANDING INDUSTRIAL BUILDING FOR SALE

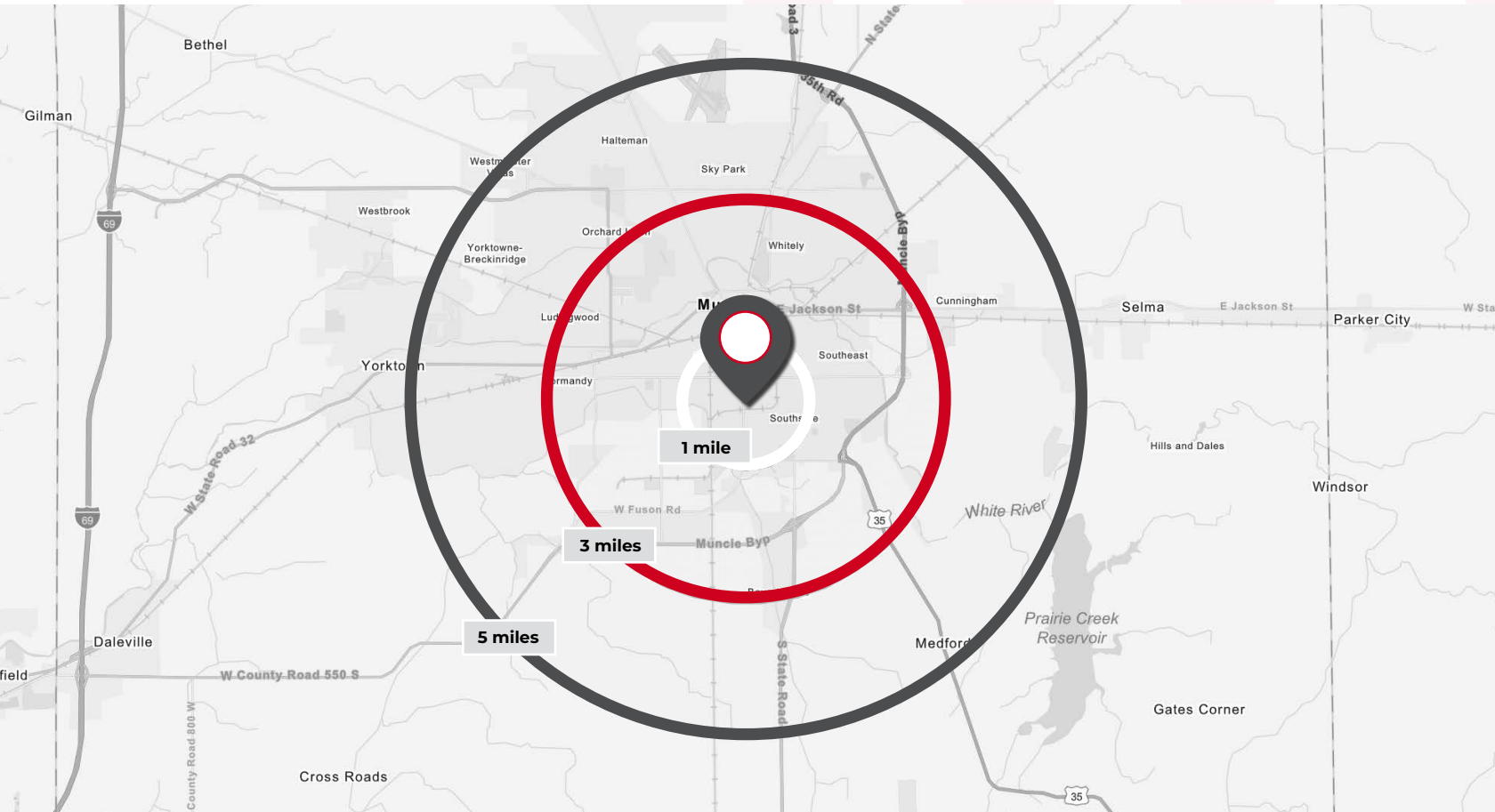
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Muncie, Indiana, thrives as a dynamic center for education, healthcare, and manufacturing, drawing strength from its rich industrial heritage and vibrant community. As the home of Ball State University, it benefits from a skilled workforce and innovative research initiatives.

FREESTANDING INDUSTRIAL BUILDING FOR SALE

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2024 Summary

2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	8,256	45,186	75,887	8,161	44,917	75,304
Households	3,572	17,822	31,381	3,585	17,966	31,623
Families	1,927	8,392	15,661	1,914	8,360	15,607
Average Household Size	2.29	2.18	2.18	2.25	2.15	2.14
Owner Occupied Housing Units	1,956	8,778	17,859	2,046	9,186	18,524
Renter Occupied Housing Units	1,616	9,044	13,522	1,539	8,781	13,099
Median Age	40.7	29.6	33.7	41.9	30.7	34.9
Median Household Income	\$37,638	\$38,841	\$48,678	\$44,072	\$45,305	\$56,058
Average Household Income	\$49,269	\$54,227	\$66,177	\$57,637	\$63,320	\$77,312