

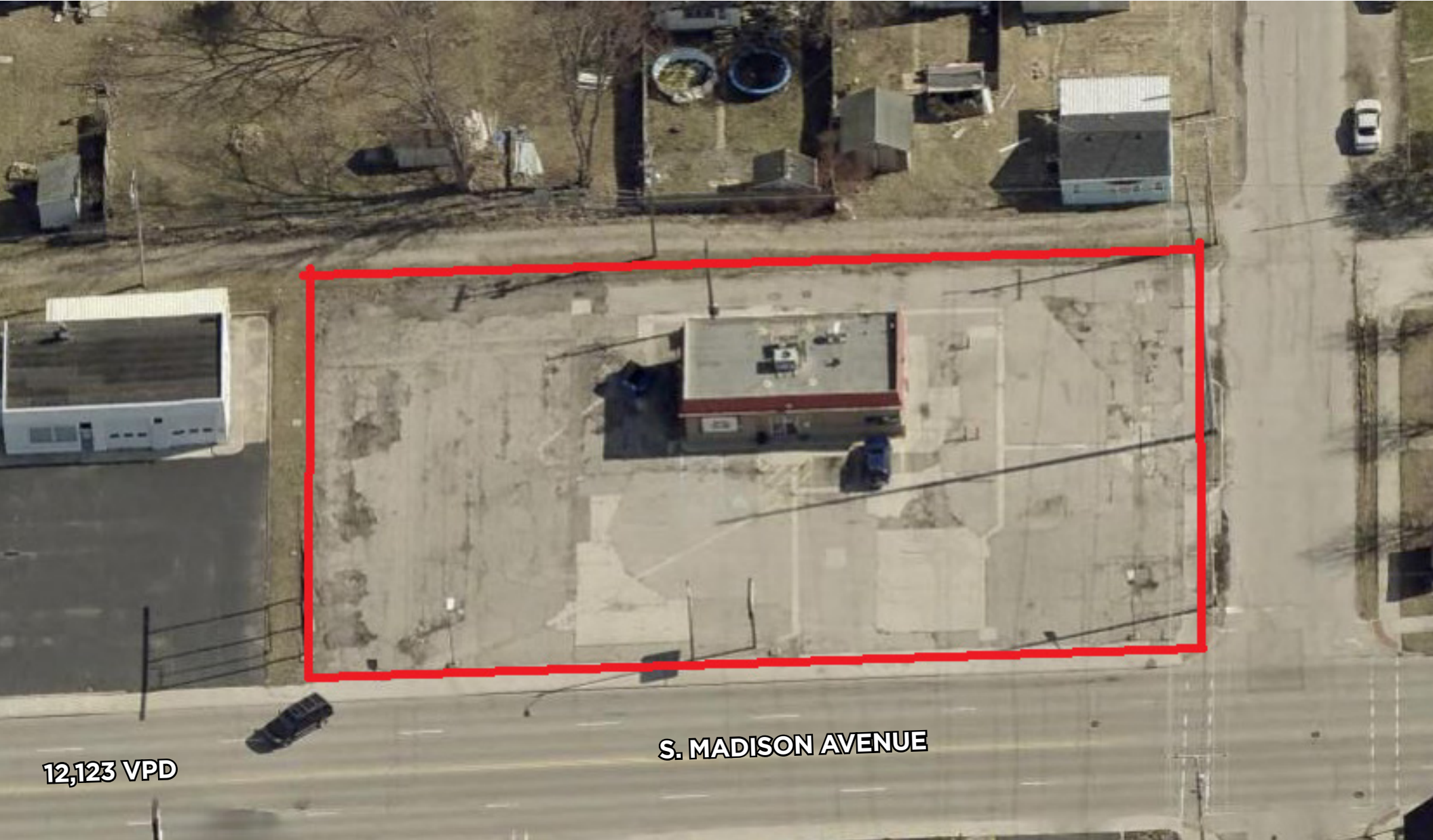
**CORNER RETAIL LOT  
2720 S. MADISON STREET**

MUNCIE, IN 47302



For Sale - \$399,000

**WHAT'S  
NEXT  
IN RETAIL**



**12,123 VPD**

**S. MADISON AVENUE**




# 2720 S. MADISON AVENUE

MUNCIE, IN 47302

## COMMENTS

- Corner location on the northeast corner of S. Madison Street & E. 21st Street
- 0.57 acre lot
- Great accessibility to U.S. 31
- Includes a standalone +/- 1,300 square foot building
- Conveniently located around the Muncie population base
- Walkable and easy access to customer base
- Ideal for coffee, bank or drive-thru retail uses

## NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 MEDIAN AGE
1 Mile	9,552	\$29,341	37
3 Miles	47,423	\$32,017	33.1
5 Miles	78,066	\$40,264	33.6

# LOCAL RETAILERS

