

FORMER TOYS 'R US // MUNCIE, IN

3400 N. Morrison Rd., Muncie, IN 47304



FORMER TOYS 'R US AVAILABLE FOR SALE OR LEASE

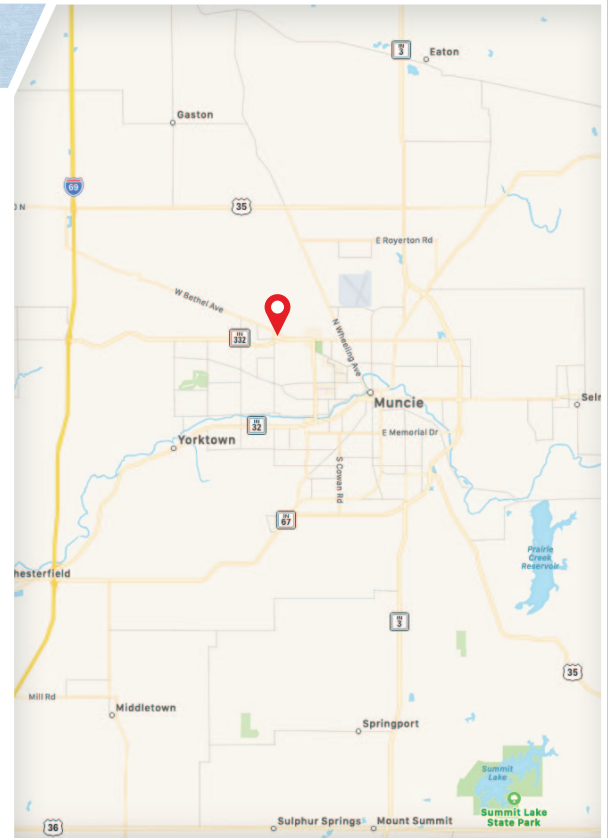
- Located along W. McGalliard Rd. in Muncie (a regional trade area in NE Indiana); 4 miles west of downtown Muncie and less than 5 miles southwest of the Delaware County Airport.
- 32,012 SF freestanding building available for sale or lease.
- Adjacent tenants include Petsmart, Ruler Foods, Steak & Shake, and Wagreens. Neighboring tenants include Best Buy, Rural King, Dunham's Sports, Lowe's, Walmart, Menards & Meijer.
- Good visibility and convenient access off McGalliard Road (CR 332) which includes multiple points of ingress to the shopping center.
- 2 miles northwest of Ball State University (22,000 students / 3,300 employees).

TRAFFIC COUNTS

W. McGalliard Rd. - 19,133 ADT

N. Morrison Rd. - 16,412 ADT

DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Population	45,505	77,992	95,017
Households	17,090	30,694	37,803
Median HH Income	\$44,939	\$39,109	\$39,465
Active Businesses	1,389	2,887	3,285



Owned by Raider Hill Advisors, LLC • Leased by ECHO Retail
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