



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



2809 N WALNUT ST, MUNCIE, IN 47303



RENTED INDUSTRIAL FOR SALE

8% CAP

\$1,100,000



Property Description: Premium 17,000 sq ft Commercial Warehouse with Office Space - Ideal NNN Investment Opportunity

Introducing a versatile 17,000 sq ft commercial warehouse with 3,000 sq ft dedicated to well-appointed office space, making it a prime investment for any discerning investor. Featuring a rare NNN lease arrangement, the property is tenanted by an A-rated, creditworthy tenant who ensures reliability and peace of mind. Tenant is Compass Group and is traded on the London Stock Exchange under symbol CPG.L. It is also a constituent of the FTSE 100 Index and a Fortune Global 500 company. Compass is the guarantor to the lease. They're a very reputable tenant. <https://www.compass-usa.com/>

Property Highlights:

- **Office Space (3,000 sq ft):** Includes 8 private offices, a conference room, employee break room, and 2 bathrooms. The office area is equipped with centralized heating and cooling, providing a comfortable workspace year-round.
- **Warehouse Space (14,000 sq ft):** High-functioning warehouse with varying ceiling heights—24 ft in the rear and 18 ft at the front—ideal for diverse storage needs. Equipped with numerous loading docks, this space ensures efficient logistics.

Enhanced Security & Structure:

- The property is fenced with an electric gate entrance, upgraded 3 years ago, offering secure access and heightened security for both personnel and inventory.
- Constructed from steel, block, and drywall—no wood—this non-combustible building provides a safer environment and better insurance rates.

Upgrades & Maintenance:

- **Modernized Electrical:** The building features upgraded electrical systems to support demanding operational needs.
- **HVAC:** Two 5-ton rooftop units supply heating and cooling to the office, while the industrial side remains uncooled.
- **Roof:** Flat rubber roofing, only 5 years old, ensures durability and low maintenance.
- **Recent Improvements (2023):** Metal siding was replaced, the parking lot was resealed, and a section of the concrete pad by the entrance gate was renewed for an enhanced exterior.

This property, designed with longevity and low maintenance in mind, is a rare find with its robust construction, strategic layout, and high-performance upgrades. Perfect for investors seeking steady income from a NNN lease with a responsible, long-term tenant in place.

Property Summary

2809 N WALNUT ST, MUNCIE, IN 47303

Offering Price	\$1,100,000
Property Type	Commercial
Building Size	17,000 SF
Lot Size	1.18 Acre
Stories	1
Structural Framing	Steel, Block
Year Built	1956
Parcel No.	18-11-04-277-022.000-003
Zoning	Industrial

TAXES

Tax Year	Total Taxes
2023	\$11,479.00
2022	\$7,304.98
2021	\$7,999.00
2020	\$7,999.00
Annual Rent	\$87,600
CAP Rate	8% (No Management Fees)
Utilities	Tenant Pays All
Lease Type	NNN Lease



Warehouse Photos



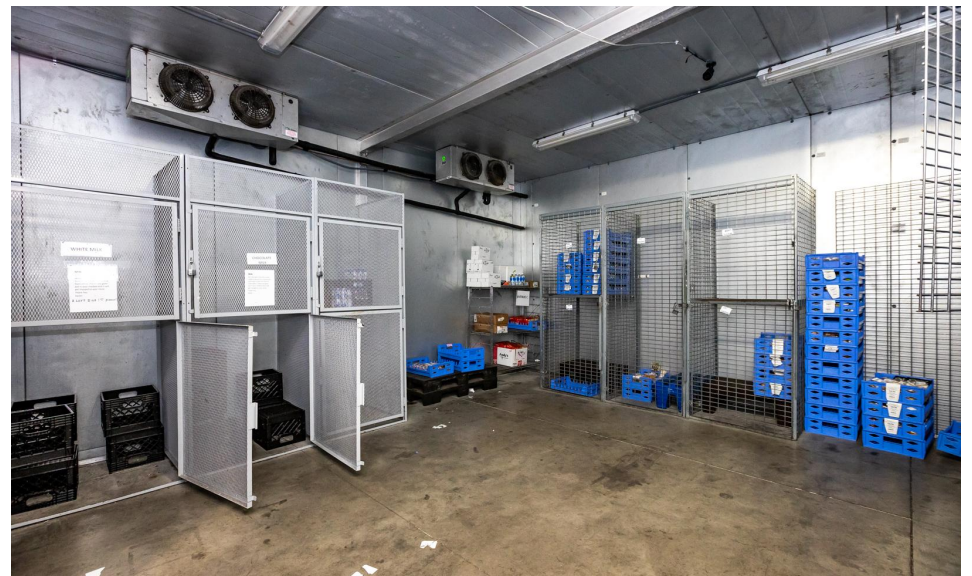
Warehouse Photos



Interior Photos



Warehouse Photos



Warehouse Photos



Interior Photos



Aerial Photos



DEMOGRAPHIC SUMMARY

2809 N Walnut St, Muncie, Indiana, 47303

Rings: 1, 3, 5 mile radii

KEY FACTS

1 mile

6,431

Population

33.0

Median Age



3,141

Households

\$41,041

Median Disposable Income

EDUCATION

1 mile

7.7%

No High School Diploma



29.9%

High School Graduate



31.7%

Some College/ Associate's Degree



30.7%

Bachelor's/ Graduate/ Prof Degree

INCOME

5 miles



\$49,877

Median Household Income



\$28,652

Per Capita Income



\$87,138

Median Net Worth

ANNUAL HOUSEHOLD SPENDING

1 mile



\$1,431

Apparel & Services



\$166

Computers & Hardware



\$2,262

Eating Out



\$4,231

Groceries



\$4,261

Health Care

BUSINESS

1 mile



427

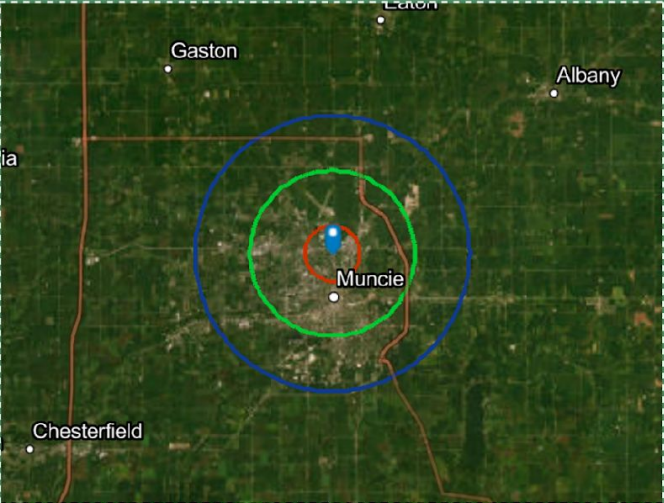
Total Businesses



5,092

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	6,431	54,007	79,950
2023 Household Population	6,135	46,805	72,278
2023 Family Population	3,649	28,675	48,225
2028 Total Population	6,416	53,500	79,469
2028 Household Population	6,121	46,299	71,796
2028 Family Population	3,611	28,193	47,692





What's in My Community?

Places that make your life richer and community better

2809 N Walnut St, Muncie, Indiana, 47303
5 miles



COMMUTE PROFILE

2809 N Walnut St, Muncie, Indiana, 47303

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



1.4%

Took Public Transportation



10.8%

Carpooled



5.4%

Walked to Work



0.6%

Bike to Work

WORKERS



36,621

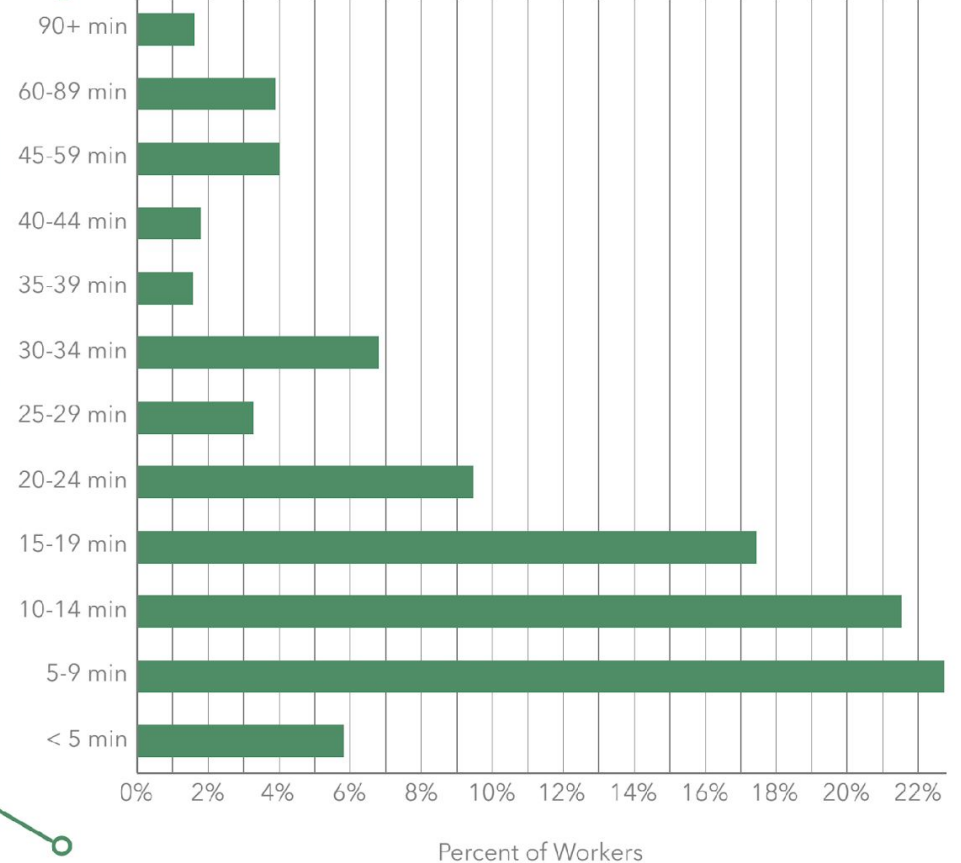
ACS Workers Age 16+



74.7%

Drove Alone to Work

TRAVEL TIME TO WORK



OFFICE MARKET PROFILE

2809 N Walnut St, Muncie, Indiana, 47303
Ring of 5 miles

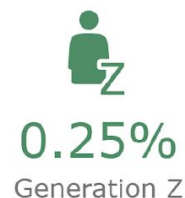
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



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PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



100

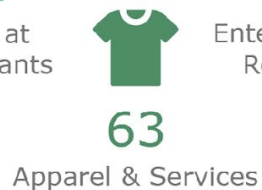
Access to Internet at home



100

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



Tapestry segments



Midlife Constants
4,202 households

12.8%
of Households



Traditional Living
4,127 households

12.6%
of Households



Hometown Heritage
3,613 households

11.0%
of Households



AREA OVERVIEW

MUNCIE, IN

A vibrant city with a blend of rich history, diverse attractions, and a thriving economy. Discover why Muncie is the perfect place to live, work, and explore

Nestled in the heart of Indiana, Muncie offers a unique small-town charm with the conveniences of a modern city. With a population of around 65,000, Muncie boasts friendly neighborhoods, cultural diversity, and a strong sense of community.

Local Attractions



Ball State University: One of Indiana's top public universities, known for its innovative programs and beautiful campus.



Minnetrista Cultural Center: This 40-acre campus is dedicated to celebrating local art, history, and nature.



Cardinal Greenway: Indiana's longest span of recreational trails, perfect for hiking, biking, and outdoor activities.



Downtown Muncie: Explore local shops, dining options, and entertainment venues in a revitalized downtown area.



Muncie Children's Museum: A hands-on educational experience for children of all ages.

Economic Highlights

Muncie's economy is bolstered by a combination of educational institutions, healthcare providers, and thriving industries:

- **Education:** As a university city, Muncie benefits from the economic and cultural impact of Ball State University.
- **Healthcare:** IU Health Ball Memorial Hospital is a leading healthcare provider in the area.
- **Manufacturing and Small Businesses:** With a variety of industries, Muncie supports both local businesses and manufacturing giants.

2809 N WALNUT ST.

MUNCIE, IN 47303

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

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