# Quick Service Restaurant (QSR) for Lease or Sale

400 S. MADISON ST. | MUNCIE, IN 47305

Former freestanding Rally's QSR available for sale or lease in a prime Muncie location. The property features frontage along three roadways, a double drive-thru, and excellent visibility and access within a high-traffic commercial corridor.

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# Property Overview

This 0.67-acre commercial property features a free-standing 768 SF building, originally built in 1989 and remodeled in 1996. The property offers 13 dedicated parking spaces and is zoned for Variety Business Zone, providing flexibility for a range of potential commercial uses.

Positioned at a signalized corner intersection, the property benefits from excellent visibility and strong exposure to passing traffic. Its prominent location, convenient access, ample on-site parking, and flexible zoning make it well suited for a variety of retail, service, office, or other commercial applications.

**VIEW LISTING ONLINE**

**Property Gross SF:**
768 SF

**Land:**
0.67 Acres

**Built:**
1989

**Remodeled:**
1996

**Parking:**
13 Parking Spaces

**Lease Rate:**
Contact Broker for Pricing

**List Price:**
$400,000



# Property Photos










# Daily Traffic Counts



# Major Retail Map

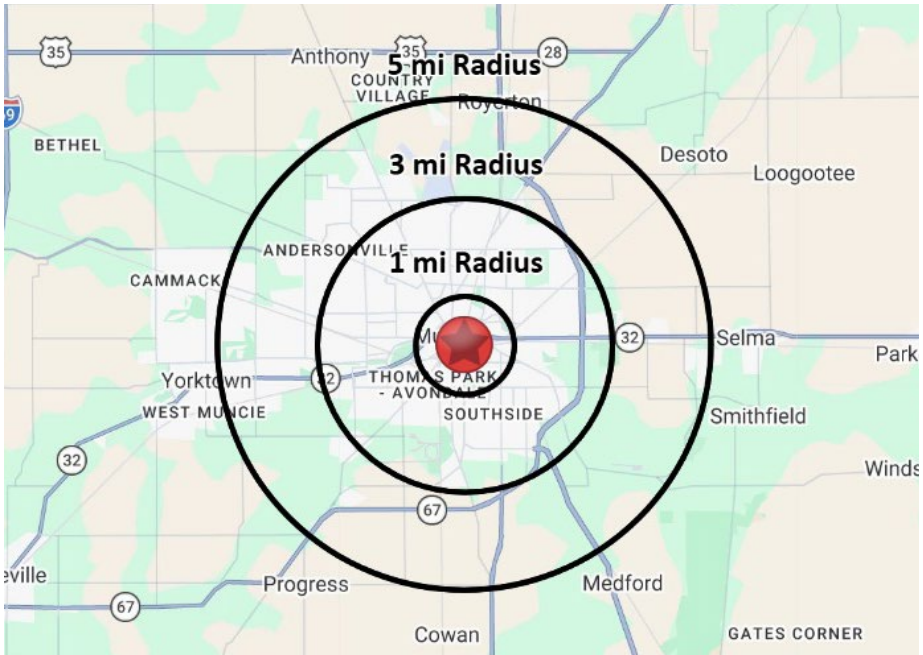


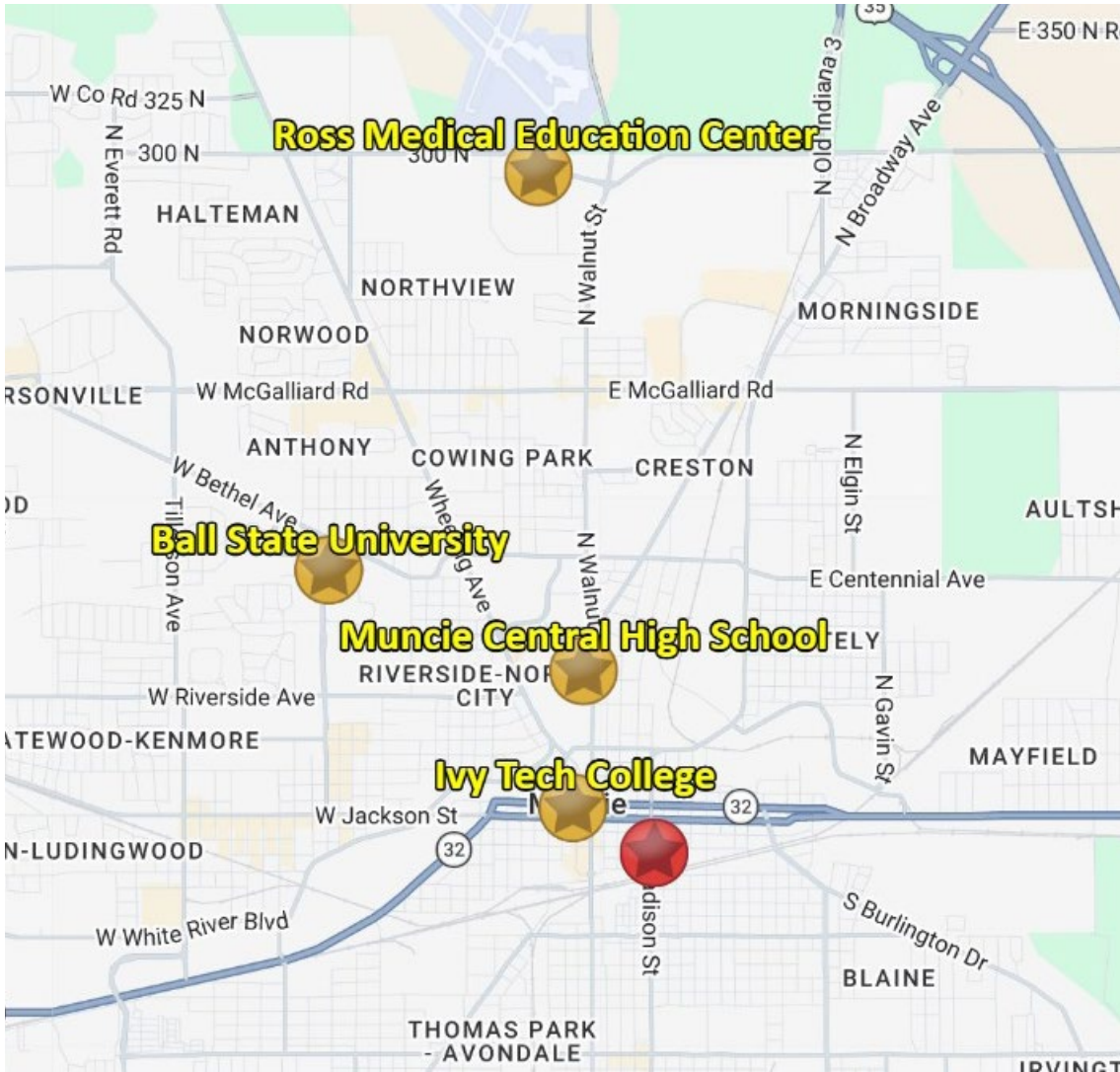
# Location Overview

This ±0.67-acre commercial property features a 768 SF freestanding former Rally's QSR positioned at a signalized hard corner in Downtown Muncie. The site offers frontage along three roadways, including South Madison Street with approximately 14,322 vehicles per day, along with two points of ingress/egress, a dual drive-thru, pylon signage, outdoor seating area, commercial kitchen area, and approximately 13 parking spaces.

Located directly across from McDonald's and approximately 0.2 miles from Main Street, the property benefits from strong visibility and convenient access within an established commercial corridor. The site is also within approximately two miles of Ball State University with 22,000+ students and IU Health Ball Memorial Hospital, a 314-bed regional hospital. Zoned BV – Variety Business, the property provides flexibility for restaurant, retail, service, or other commercial uses and presents an opportunity for a new QSR operator or adaptive reuse.

| 2026 DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| POPULATION | 9,809 | 59,066 | 81,138 |
| HOUSEHOLDS | 1,533 | 11,441 | 18,202 |
| AVERAGE HOUSEHOLD INCOME | $53,687 | $63,692 | $72,776 |
| MEDIAN HOME VALUE | $87,480 | $115,866 | $144,501 |



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