



108 S Walnut St, Muncie, IN 47305

\$15 - \$300/SF/YR

\$1.25 - \$25/SF/MO

Patterson Block

Retail | 4 spaces available | 300 sq. ft. - 2,100 sq. ft.



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Listing Added: 03/23/2023

Listing Updated: 03/27/2023



Building Details	
Property Type	Retail, Office, Restaurant
Subtype	Traditional Office, Coworking, Executive Office
Tenancy	Multiple
Total Building SQFT	7,164
Minimum Divisible SQFT	300
Max Contiguous SQFT	2,100
Lot Size (acres)	0.18
Year Built	1880
Stories	3
Ceiling Height	12-14ft
Elevators	Yes
Cross Street	Main St
APN	18-11-10-363-001.000-003
County	Delaware County

Building Description

Introducing a rare leasing opportunity in the heart of Downtown Muncie, IN, at the historic Patterson Block - a three-story building with a prime location for commercial real estate. The building boasts a variety of spaces available for lease, including retail, office, and event spaces, with rental rates starting at an affordable \$15 per sq. ft.

The first floor of the building offers a spacious retail space complete with a full kitchen, providing the perfect opportunity for entrepreneurs looking to open up shop in the bustling downtown area. Meanwhile, the second and third floors offer a range of office spaces, with three available on the second floor and one on the third floor.

The building features a common lobby with an elevator, providing easy access for tenants and their customers, as well as a sprinkler system for added safety and security. Additionally, tenants will have access to a conference room at no extra charge, providing an ideal space for meetings and presentations.

For those looking to host larger events, the building also features a ballroom available to tenants at a minimal charge. This unique space is perfect for events such as corporate functions, meetings, and more, adding an extra layer of convenience for businesses and organizations in the area.

Don't miss out on this one-of-a-kind opportunity to lease space in the historic Patterson Block building.



112 S Walnut St Details

Listing Type	Direct
Space Subtype	Traditional Office
RSF	2,100 SF
Max Contiguous SF	2,100 SF
Space Available	2023-03-24T03:59:59.999Z
Rate (Per SF)	\$18.5 / SF / YR
Days on Market	61 days

Room 206 and 207 Details

Listing Type	Direct
Space Subtype	Traditional Office,Coworking,Executive Office
RSF Range	860 - 1602 SF
Space Available	2023-03-24T03:59:59.999Z
Rate	\$15 - \$25 / SF / MO
Days on Market	58 days

Room 218 Details

Listing Type	Direct
Space Subtype	Traditional Office
RSF Range	500 - 1500 SF
Space Available	2023-07-02T03:59:59.999Z
Rate	\$15 - \$25 / SF / YR
Days on Market	57 days

Room 309 Details

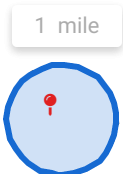
Top floor, looks over walnut street. This would be great for a personal office and is also known as the best space is in the building.

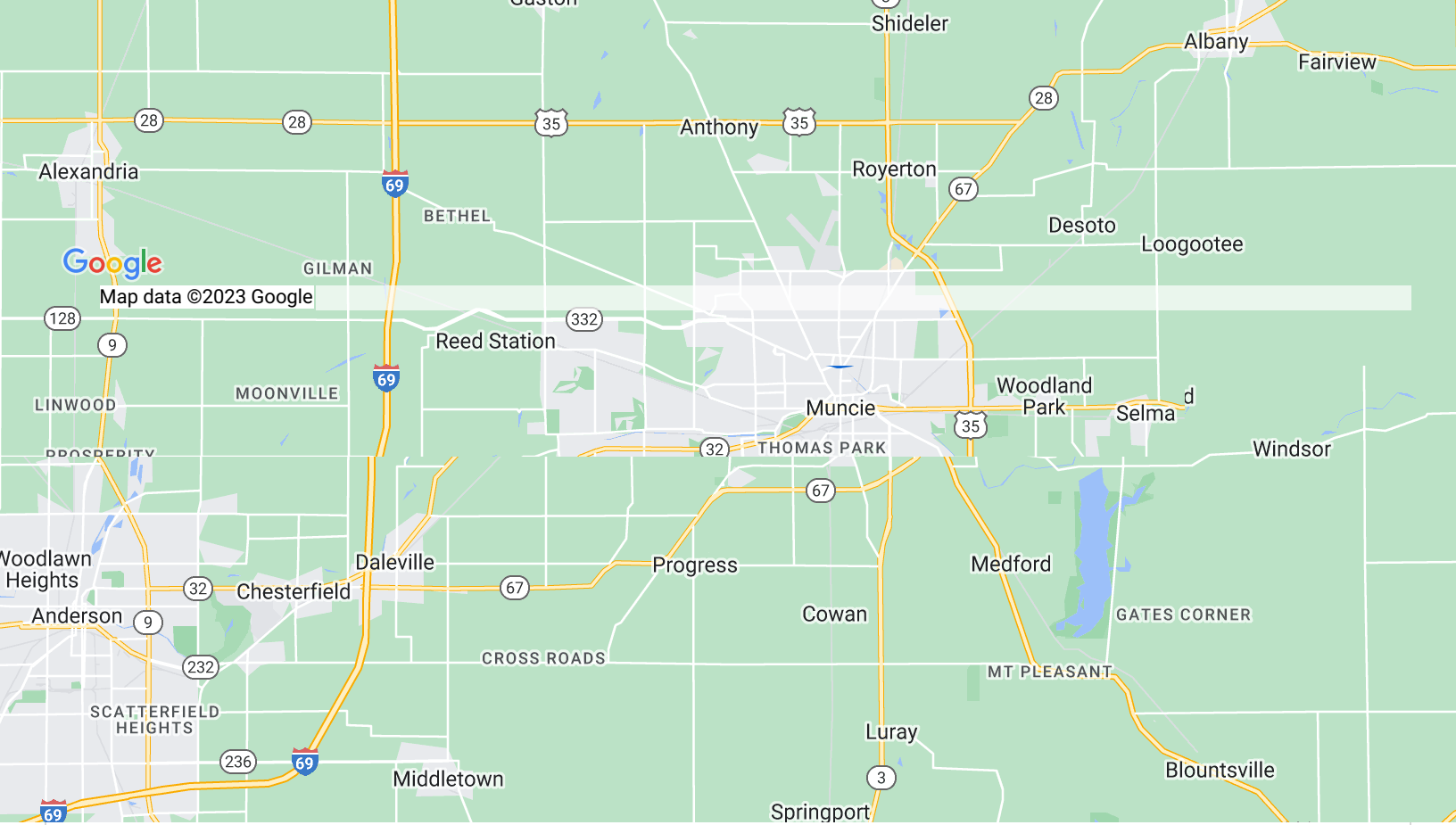
Listing Type	Direct
Space Subtype	Traditional Office
RSF	2,100 SF
USF	300 SF
Space Available	2023-04-02T03:59:59.999Z
Rate	\$15 - \$25 / SF / YR
Days on Market	57 days

Building Photos (12 photos)



Demographic Insights





2018

2019

2020

2021

2022

Household Income

\$25.6k

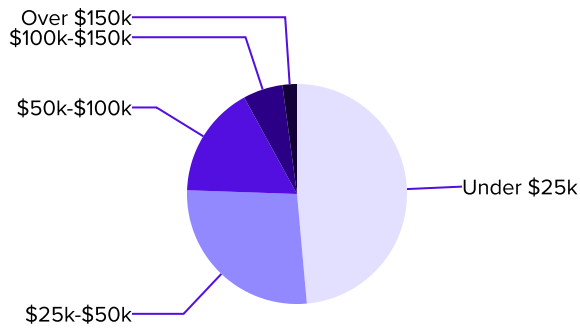
Median Income

\$29k

2026 Estimate

↑ 3%

Growth Rate



Age Demographics

26

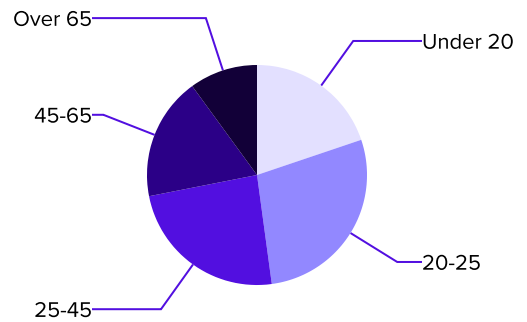
Median Age

27

2026 Estimate

↑ 2%

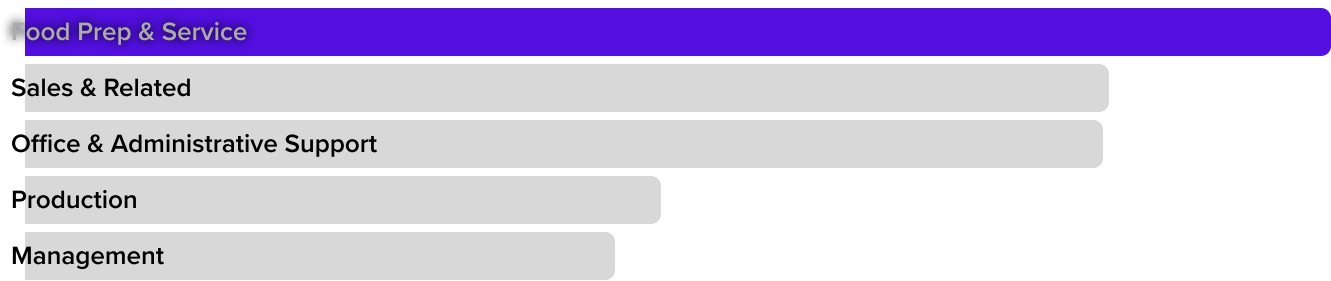
Growth Rate



Number of Employees

7,586

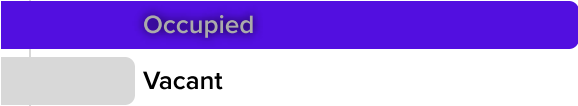
Top 5 Employment Categories



Housing Occupancy Ratio

3:1

3:1 predicted by 2026



Renter to Homeowner Ratio

2:1

2:1 predicted by 2026



