

Fresh Thyme Farmers Market

Muncie, IN

Purchase Price: **\$9,208,466**

Cap Rate: **6.65%**

Stan Johnson Company, on behalf of ownership, is pleased to exclusively offer for sale to qualified investors, the opportunity to purchase a 100% fee simple interest in the Fresh Thyme Farmers Market (“Fresh Thyme”) in Muncie, Indiana (the “Property”). With a population of over 70,000 at the 2010 census, Muncie is located in East Central Indiana, about 50 miles (80 km) northeast of Indianapolis. The Property is a new 2018 construction, freestanding class-A grocery store in a prime location with 28,709 rentable square feet on approximately 5.3 acres. The Property boasts excellent visibility and ease of access with a traffic light situated directly on its property line. The lease is a brand new fifteen (15) year NNN lease with four (4), five (5) year renewal options.

Location Synopsis

Muncie is an incorporated city and the seat of Delaware County, Indiana. It is located in East Central Indiana, about 50 miles (80 km) northeast of Indianapolis. Muncie-Delaware County has a city population of approximately 70,087, a county population of 117,671 and a regional population of approximately 429,000. It is strategically located 50 miles northeast of Indianapolis.

Indiana is known as the “Crossroads of America” and Muncie-Delaware County is positioned at the center of Midwest commerce.

Investment Highlights

- 2018 Build-to-Suit Construction With Brand New 15-Year Lease
- Highly Passive NNN Lease Structure
- Meijer Corporate Guaranty
- Attractive Rental Increases
- Excellent Visibility and Access
- Outstanding Regional Trade Area Drawing from Substantial Distance
- Strong Management Team with Proven Start-Up Grocery Success



[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

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