

# Building with Yard Storage

1300 1st Ave.  
Cumberland, WI 54829  
[www.cbre.com/propertyname](http://www.cbre.com/propertyname)





# Property Information

1300 1st Ave. | Cumberland, WI 54829



## Property Highlights

- Building sits on 1.69 acres allowing for fenced storage area
- Prime location within NW WI lakes area for contrac-tor, distributor, industrial, or delivery groups as an example of uses
- Direct access to 1st Ave

## Traffic Counts

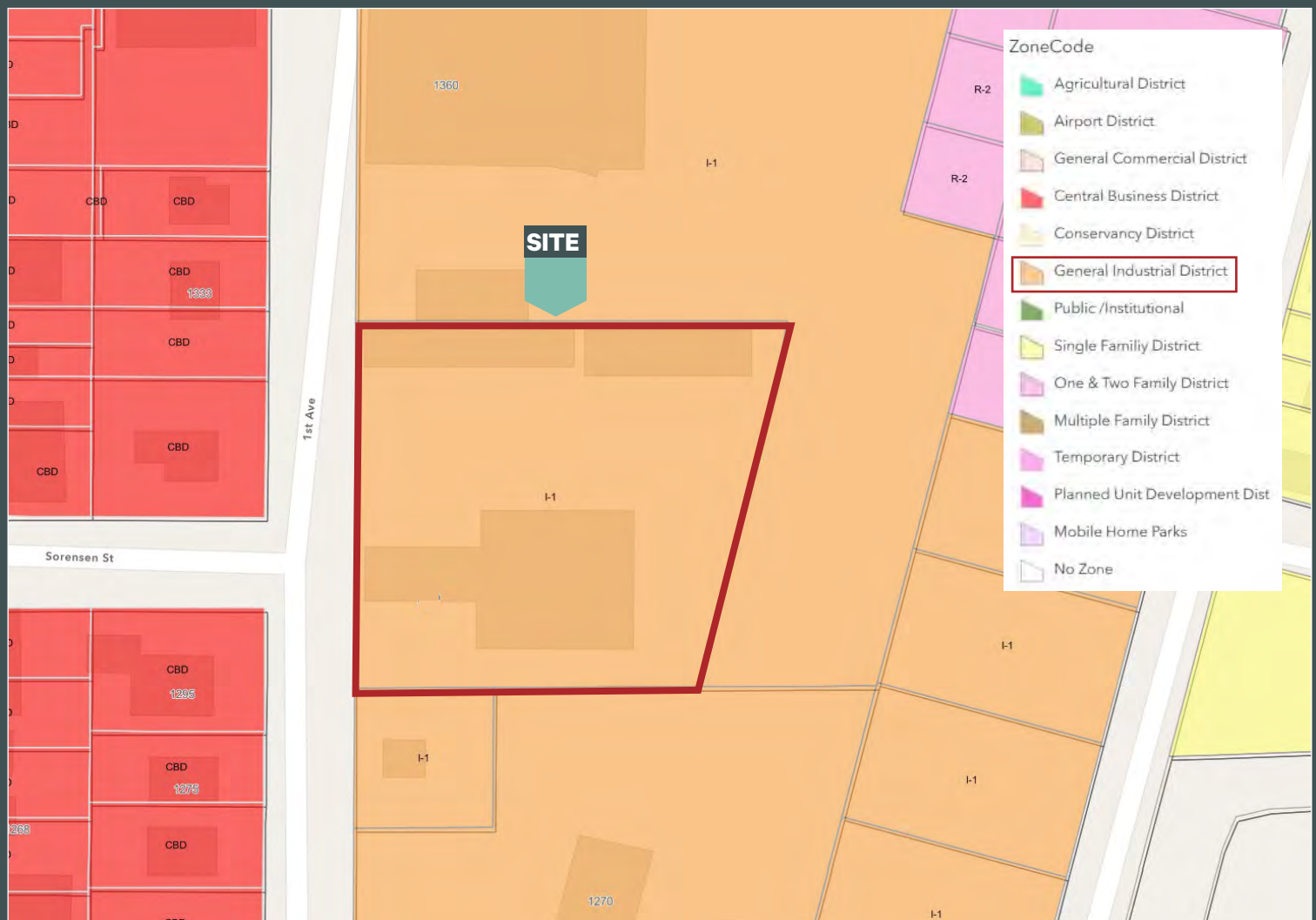
|           |           |
|-----------|-----------|
| HWY 63    | 6,300 VPD |
| 1st Ave.  | 830 VPD   |
| Grove St. | 420 VPD   |

| PID             | Acres | # Buildings | Zoning                      | Future Zoning      | Taxes        |
|-----------------|-------|-------------|-----------------------------|--------------------|--------------|
| 212-8024-27-000 | ±1.69 | 4           | General Industrial District | General Commercial | \$11, 488.44 |

## General Industrial District

### 17.31 - I-1 GENERAL INDUSTRIAL DISTRICT.

(1)PURPOSE. The I-1 General Industrial District provides a place for all industrial activities, as well as wholesale and research establishments, where interference between industrial activities on the one hand and commercial and residential activities on the other is minimized.(2)PERMITTED USES.(a)Warehousing.(b)Printing and publishing houses and related activities. (c)Experimental, testing and research laboratories not involving the keeping of animals, use of animal products, any significant degree of danger or undesirable operational characteristics.(d)Automobile body repair shops.(e)Manufacture, fabrication, packing, packaging and assembly of products utilizing as a primary resource furs, glass, metal, paper leather, plaster, plastics, textiles and wood, excluding foundries.(f)Manufacture, fabrication, processing, packing and packaging of candy, cosmetics, electrical appliances, electronic devices, instruments, jewelry, pharmaceuticals, tobacco, toiletries and food, except fish and meat products, cabbage and the rendering of fats and oils.(g)Outdoor storage of products, materials and equipment.(h)Lumber and building supply yards.(i)Building contractors' storage yards.(j)Transportation terminals, including trucking.(k)Feed mills.(l)The preparation and canning of foods and other articles for food preparation.(m)Iron, steel, aluminum, brass or copper foundries.(n)Professional services.(o)Uses distinctly similar in character and function to those listed above. For additional information, select this [link](#).





# Future Zoning

## General Commercial

Commercial is not limited to retail, but includes tourism activities, services for the general public and other businesses, offices, warehousing, and, potentially, multi-use facilities. For additional information, select this [link](#).



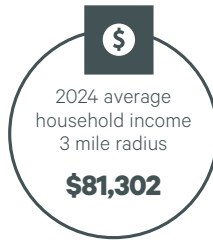
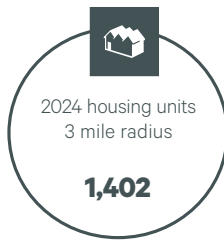
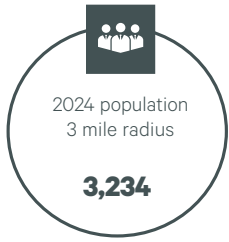


# Area Map





# Demographics



## POPULATION

|   | 1 MILE | 3 MILES | 5 MILES |
|---|--------|---------|---------|
| 2024 Population - Current Year Estimate | 1,761  | 3,234   | 4,497   |
| 2029 Population - Five Year Projection  | 1,785  | 3,271   | 4,538   |
| 2020 Population - Census                | 1,694  | 3,160   | 4,433   |
| 2010 Population - Census                | 1,645  | 3,108   | 4,418   |
| 2020-2024 Annual Population Growth Rate | 0.74%  | 0.44%   | 0.27%   |
| 2024-2029 Annual Population Growth Rate | 0.27%  | 0.23%   | 0.18%   |



## HOUSEHOLDS

|   |       |       |       |
|---|-------|-------|-------|
| 2024 Households - Current Year Estimate         | 781   | 1,402 | 1,900 |
| 2029 Households - Five Year Projection          | 788   | 1,413 | 1,911 |
| 2020 Households - Census                        | 759   | 1,376 | 1,873 |
| 2010 Households - Census                        | 771   | 1,390 | 1,877 |
| 2020-2024 Compound Annual Household Growth Rate | 0.55% | 0.36% | 0.27% |
| 2024-2029 Annual Household Growth Rate          | 0.18% | 0.16% | 0.12% |
| 2024 Average Household Size                     | 2.23  | 2.28  | 2.34  |



## HOUSEHOLD INCOME

|                               |          |          |          |
|-------------------------------|----------|----------|----------|
| 2024 Average Household Income | \$79,235 | \$81,302 | \$83,205 |
| 2029 Average Household Income | \$87,017 | \$89,531 | \$92,001 |
| 2024 Median Household Income  | \$62,912 | \$64,540 | \$65,631 |
| 2029 Median Household Income  | \$68,818 | \$70,825 | \$72,648 |
| 2024 Per Capita Income        | \$34,407 | \$35,043 | \$35,552 |
| 2029 Per Capita Income        | \$37,613 | \$38,467 | \$39,181 |



## HOUSING UNITS

|                                    |           |             |             |
|------------------------------------|-----------|-------------|-------------|
| 2024 Housing Units                 | 933       | 1,822       | 2,594       |
| 2024 Vacant Housing Units          | 152 16.3% | 420 23.1%   | 694 26.8%   |
| 2024 Occupied Housing Units        | 781 83.7% | 1,402 76.9% | 1,900 73.2% |
| 2024 Owner Occupied Housing Units  | 566 60.7% | 1,052 57.7% | 1,478 57.0% |
| 2024 Renter Occupied Housing Units | 215 23.0% | 350 19.2%   | 422 16.3%   |



## EDUCATION

|                             |           |             |             |
|-----------------------------|-----------|-------------|-------------|
| 2024 Population 25 and Over | 1,285     | 2,378       | 3,331       |
| HS and Associates Degrees   | 835 65.0% | 1,551 65.2% | 2,194 65.9% |
| Bachelor's Degree or Higher | 371 28.9% | 675 28.4%   | 917 27.5%   |



## PLACE OF WORK

|                 |       |       |       |
|-----------------|-------|-------|-------|
| 2024 Businesses | 122   | 180   | 212   |
| 2024 Employees  | 1,325 | 1,881 | 2,037 |



## Contact Us

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