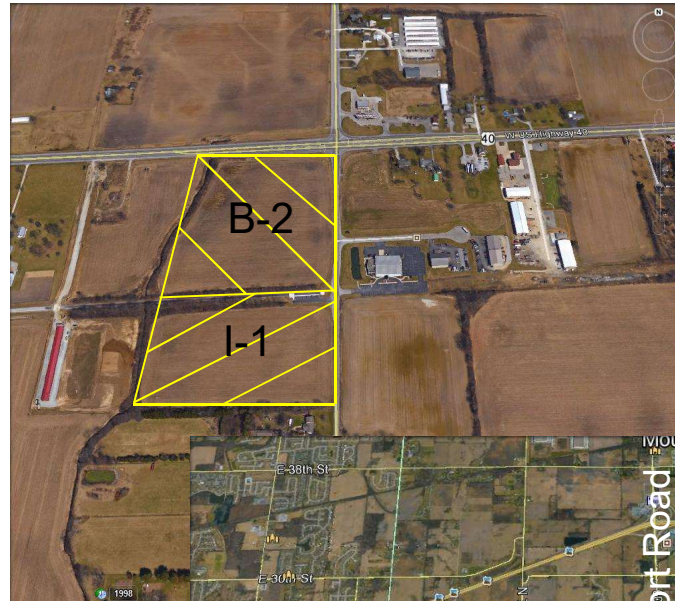


LAND FOR SALE

MT. COMFORT COMMONS-SW CORNER OF US 40 & MT COMFORT ROAD Cumberland (Hancock County), Indiana

- Approx. 14 acres zoned B-2 on the SW Corner of Mt. Comfort Rd & US 40
- Approx. 10 acres zoned I-1 south of the former RR (Pence Trail)
- Property Annexed into the Town of Cumberland
- Hard corner of US 40 & Mt. Comfort Road
- Signalized intersection
- Over 16,000 Vehicles/Day on US 40



**For Additional
Information:
CALL:**

**RICHARD
BLOCK**

317-806-6713

rblock@paragoncompanies.com

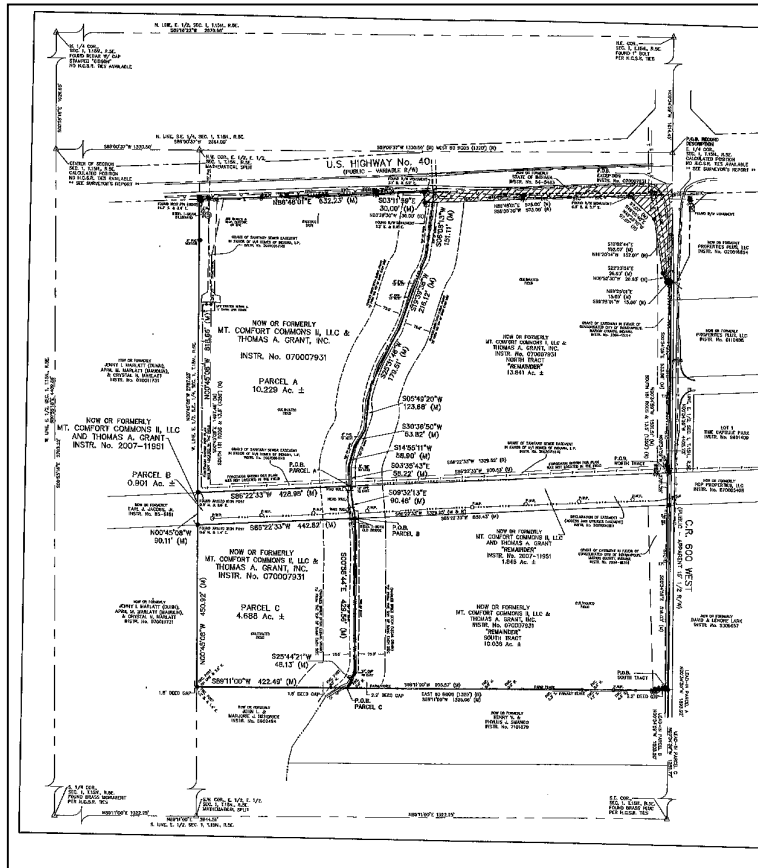
The information contained herein is believed to be accurate but is not warranted as to accuracy and may be changed or updated without notice. Seller or Landlord make no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.



Paragon Realty, LLC
8700 North Street, Suite 310
Fishers, IN 46038

LAND FOR SALE

MT. COMFORT COMMONS-SW CORNER OF US 40 & MT COMFORT ROAD Cumberland (Hancock County), Indiana



B-2 Zoning Allowed Uses

Permitted Uses: (P)

1. Retail Businesses;
2. Eating & drinking establishments;
3. Offices & banks;
4. Personal & professional services;
5. Fire stations & municipal buildings;
6. Public utility structures;
7. Parking lots;
8. Public parks & playgrounds;
9. Accessory uses;
10. Essential services;
11. New automobile sales, service & repair;
12. Hotels & motels;
13. Drive-in businesses;
14. Veterinary hospitals;
15. Animal kennels;
16. Group child care centers, Class A & B; and
17. Bed & breakfast inns.

Special Exceptions: (Q)

1. Theaters;
2. Supply Yards;
3. Commercial recreation;
4. Wholesale business;
5. Printing shops;
6. Warehouses;
7. Commercial schools;
8. Churches;
9. Public & parochial schools;
10. Hospitals & clinics;
11. Funeral homes;
12. Farm implement sales & service;
13. Public transportation terminals;
14. Used car sales; and
15. Gas stations & convenience stores.

2015 Market Demographics

	Population	Income	Households
1 Mile Radius	1,077	\$77,184	537
3 Mile Radius	20,519	\$75,690	7,591
5 Mile Radius	63,989	\$65,722	23,683

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