



# US 40 & Yorkshire Blvd

## Cumberland, IN 46229



### PROPERTY DESCRIPTION

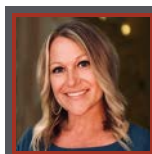
Land Available For Sale on US HWY 40. Along with many new developments surrounding the immediate area, this land is directly across from The Hub at Pennsy Trail. A 25,000 SF Multi-Family Development consisting of 252 Multi-family units and 42 Single-Family units, opening 3rd Quarter 2025. A prominent location, surrounded by many national retailers along US 40. Including Target, Meijer, Walmart, Kroger, Marshall's, Chick-fil-la, Dunkin' Donuts, Nothin' Bundt Cakes, Culver's and many more.

### PROPERTY HIGHLIGHTS

- Highly Visible on US HWY 40
- 10 Miles to downtown Greenfield and 15 Miles to downtown Indianapolis
- Easily Accessible to I-70 and I-465
- Close Proximity to Buck Creek & Pennsy Trails

### OFFERING SUMMARY

Sale Price:	Contact Broker		
Lot 1 Size:	2 Acres		
Lot 2 Size:	2 Acres		
Zoning:	B-1		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,509	11,552	35,051
Total Population	3,737	31,110	93,725
Average HH Income	\$100,422	\$104,883	\$89,596



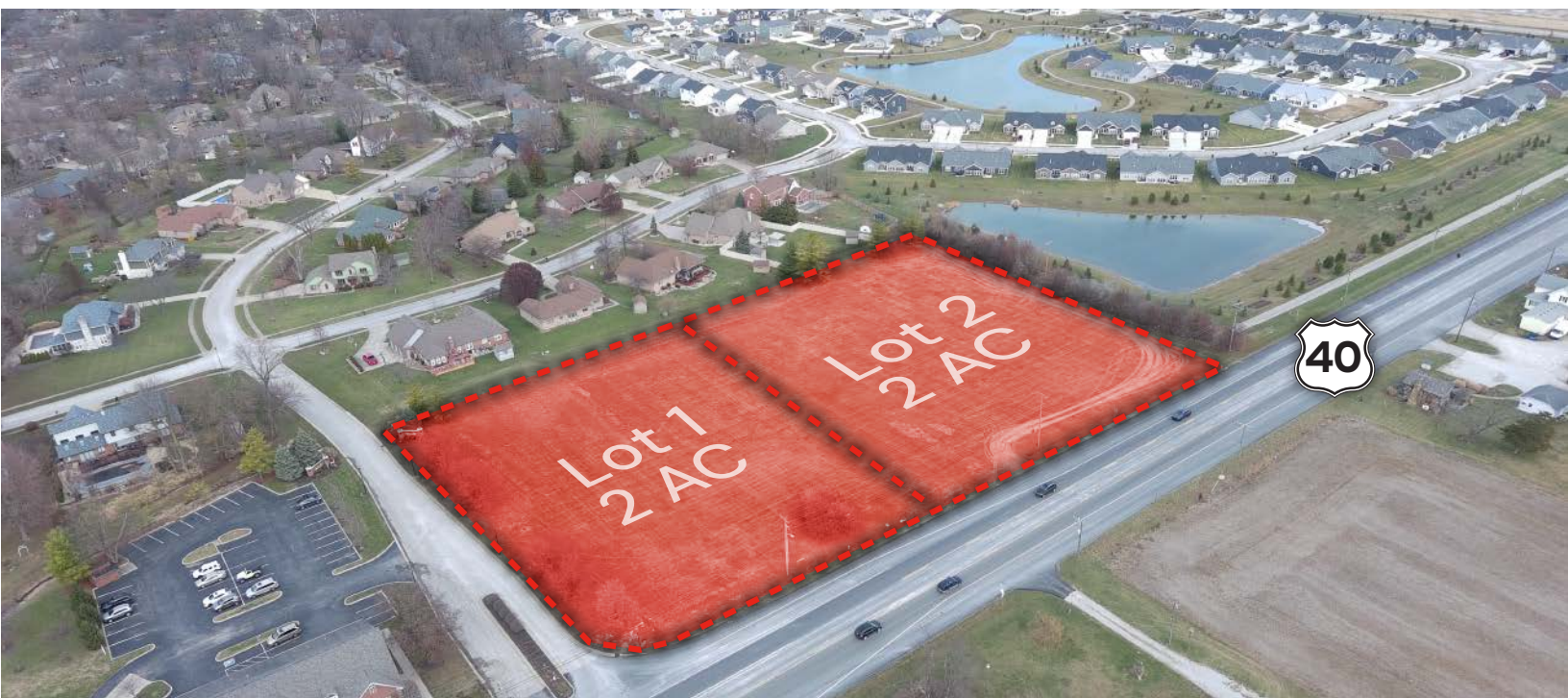
**Crystal Kennard**  
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## Cumberland, IN 46229

Looking West



Looking East





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### Surrounding Developments





# US 40 & Yorkshire Blvd

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### Surrounding Businesses

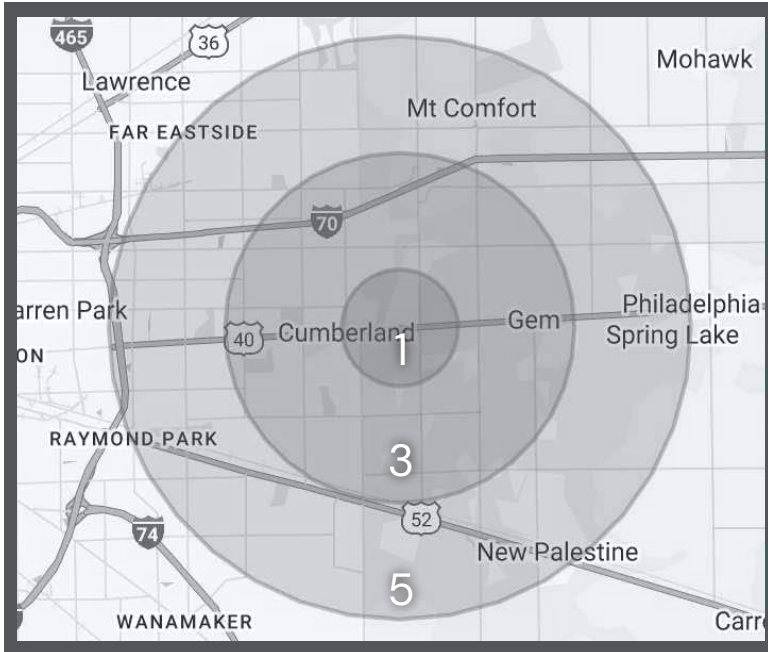




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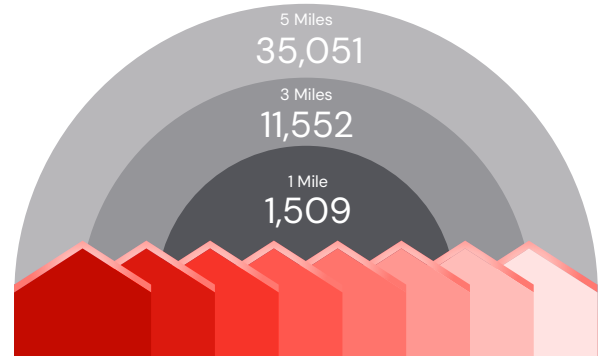
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### Demographics



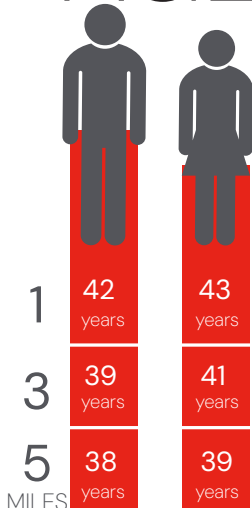
\* Demographic data derived from AlphaMap

### TOTAL POPULATION



### TOTAL HOUSEHOLDS

### AVG AGE

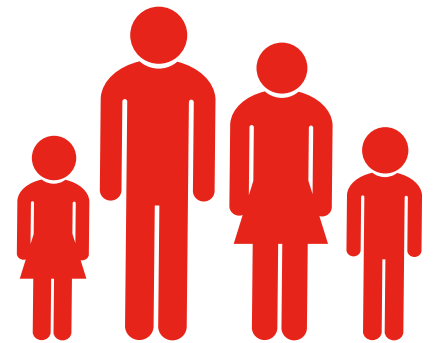


### average household income



Distance	Income
1 Mile	\$100,442
3 Mile	\$104,883
5 Mile	\$89,596

### Average House Value



### # of Persons Per Household

Distance	Persons Per Household
1 Mile	2.5
3 Miles	2.7
5 Miles	2.7

