

Cumberland Crossing

NE Corner of US Hwy 40 and S 700 W
Cumberland, IN 46140

RETAIL & MEDICAL
SPACE FOR LEASE
OR BUILD TO SUIT



The Right Place. The Right Time.

A Smart Move for Retailers, Restaurateurs, and Medical Users

Cumberland, Indiana is a growing, well-connected community that offers smart, strategic advantages for businesses looking to expand their reach. Just minutes from downtown Indianapolis, this vibrant suburb blends small-town friendliness with access to a large and growing customer base.

This is a town that believes in progress. New housing developments are bringing in young families, professionals, and homeowners who are eager to support local businesses.

Whether you're a restaurateur looking to open a neighborhood eatery, a healthcare provider seeking a high-access location, or a retailer ready to serve a loyal, growing customer base — Cumberland has the visibility, the momentum, and the heart to help your business succeed.

Strategic Location: Situated along the historic National Road (U.S. 40), Cumberland offers high visibility and quick access to I-70 and I-465 — connecting you to downtown Indy and the broader metro area.

Growing Population Base: New housing developments and an influx of young families, professionals, and homeowners mean an increasing demand for local goods and services.

Supportive Civic Leadership: Town leaders are pro-development, approachable, and focused on attracting quality businesses that serve the community and strengthen the local economy.

Underserved Market: With fewer national chains and big-box competitors, Cumberland offers a rare opportunity to become an established go-to business in an untapped market.

Development-Friendly Environment: Local incentives, infrastructure investment, and a streamlined approval process make Cumberland a smart, efficient place to launch or expand.

Community-Centered Growth: The town values walkability, green space, and long-term community engagement — ideal for business owners looking to build lasting relationships with their customers.



317-635-5555 • leasing@kennmar.com • kennmar.com
201 North Illinois Street • Suite 1550 • Indianapolis, IN 46204

Cumberland Marketplace

NE Corner of US Hwy 40 and S 700 W
Cumberland, IN 46140

RETAIL & MEDICAL
SPACE FOR LEASE
OR BUILD TO SUIT



Property Description:

- ▶ traffic signal at intersection of County Road 700 West and U.S. 40 (Historic National Road)
- ▶ connected to a heavily travelled state highway
- ▶ fast growing community
- ▶ increasing local households
- ▶ stellar household income
- ▶ 12 miles from downtown indianapolis

Project Details:

- ▶ total acreage: 27 acres
- ▶ availability: Summer 2026
- ▶ condition: PAD ready
- ▶ increasing local households
- ▶ easily accessible entry and exit points
- ▶ 6 outparcels available for ground lease



317-635-5555 • leasing@kennmar.com • kennmar.com
201 North Illinois Street • Suite 1550 • Indianapolis, IN 46204

Cumberland Crossing

NE Corner of US Hwy 40 and S 700 W
Cumberland, IN 46140

RETAIL & MEDICAL
SPACE FOR LEASE
OR BUILD TO SUIT



DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
CURRENT POPULATION	8,864	29,263	83,222
CURRENT NUMBER OF HOUSEHOLDS	3,829	11,889	31,426
AVERAGE HOUSEHOLD INCOME	\$124,919	\$113,347	\$102,560
MEDIAN HOME VALUE	\$188,358	\$236,649	\$247,422



317-635-5555 • leasing@kennmar.com • kennmar.com
201 North Illinois Street • Suite 1550 • Indianapolis, IN 46204