

For Sale

Walmart

CBRE

Commercial Outlot

Walmart Anchored | 3.18 Acres

8191 Upland Bend | Camby, IN 46113 | Store #4417





Property Overview

- + 3.18 acre outparcel adjacent to Walmart Supercenter
- + Zoned: General Business (GB)
- + Parcel ID: 32-16-20-200-006.000-011
- + Walmart attracts over 209,000 monthly visitors
- + Multiple signalized ingress/egress points
- + Positioned within Heartland Crossing:
 - Largest single PUD in Indiana
 - Over 3,200 SFR units, 354 MFR units, and over 700,000 SF of retail space
 - Positioned on over 1,500 acres touching three counties
 - The center attracts over 117,000 monthly visitors


Area Overview

- 

Businesses (5 mi)
1,430
- 

Employees (5 mi)
22,071
- 

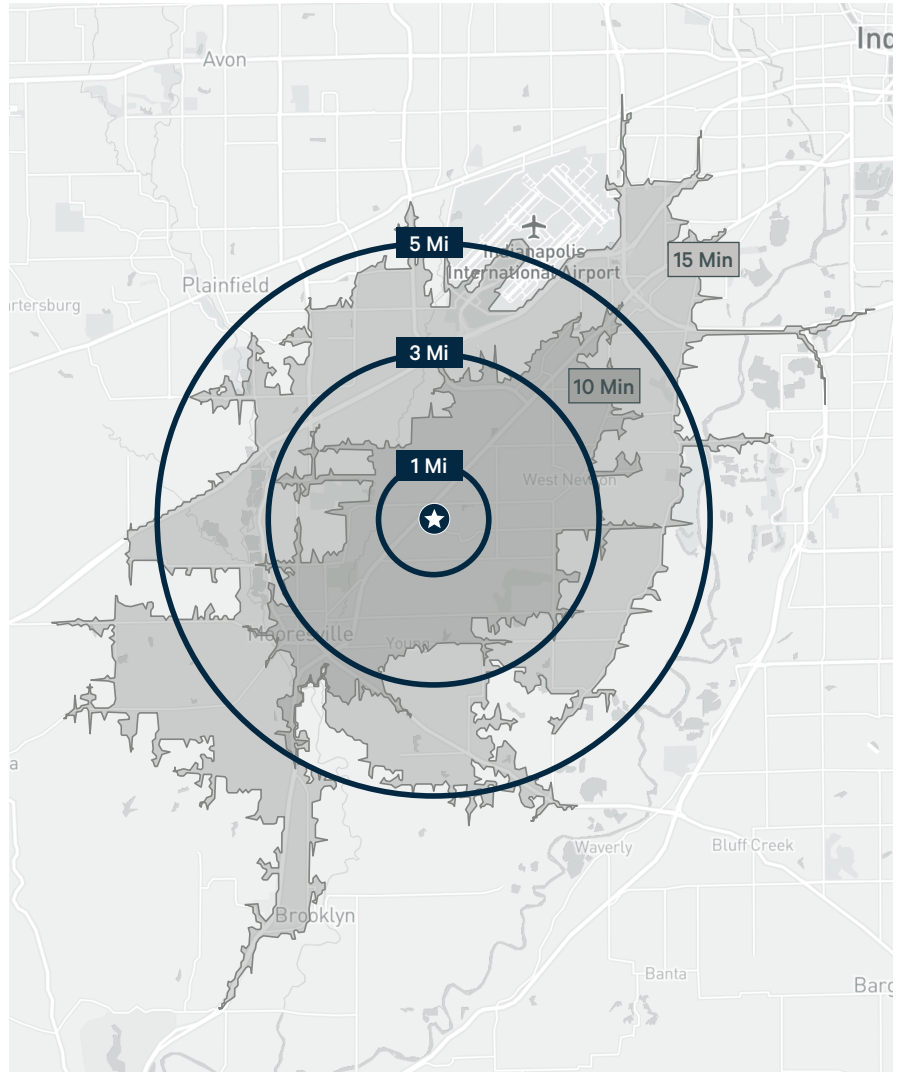
Major Employers

 - FedEx Express
 - Amazon
 - XFMRS
- 

Hotels (5 mi)
24 / 2,182 Rooms
- 

Area Traffic Generators

 - Heartland Village Shoppes
 - Meijer
 - Indiana Int'l Airport



2025 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	5,982	4,461	2,113	\$88,474	33.1
3 Miles	25,495	21,914	9,388	\$84,279	37.9
5 Miles	59,036	54,133	22,478	\$82,545	38.0
5 Minutes	9,024	6,674	3,076	\$87,377	33.8
10 Minutes	30,229	24,951	11,316	\$82,273	38.1
15 Minutes	66,136	58,052	24,801	\$82,821	37.9

Trade Area



Contact Us

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