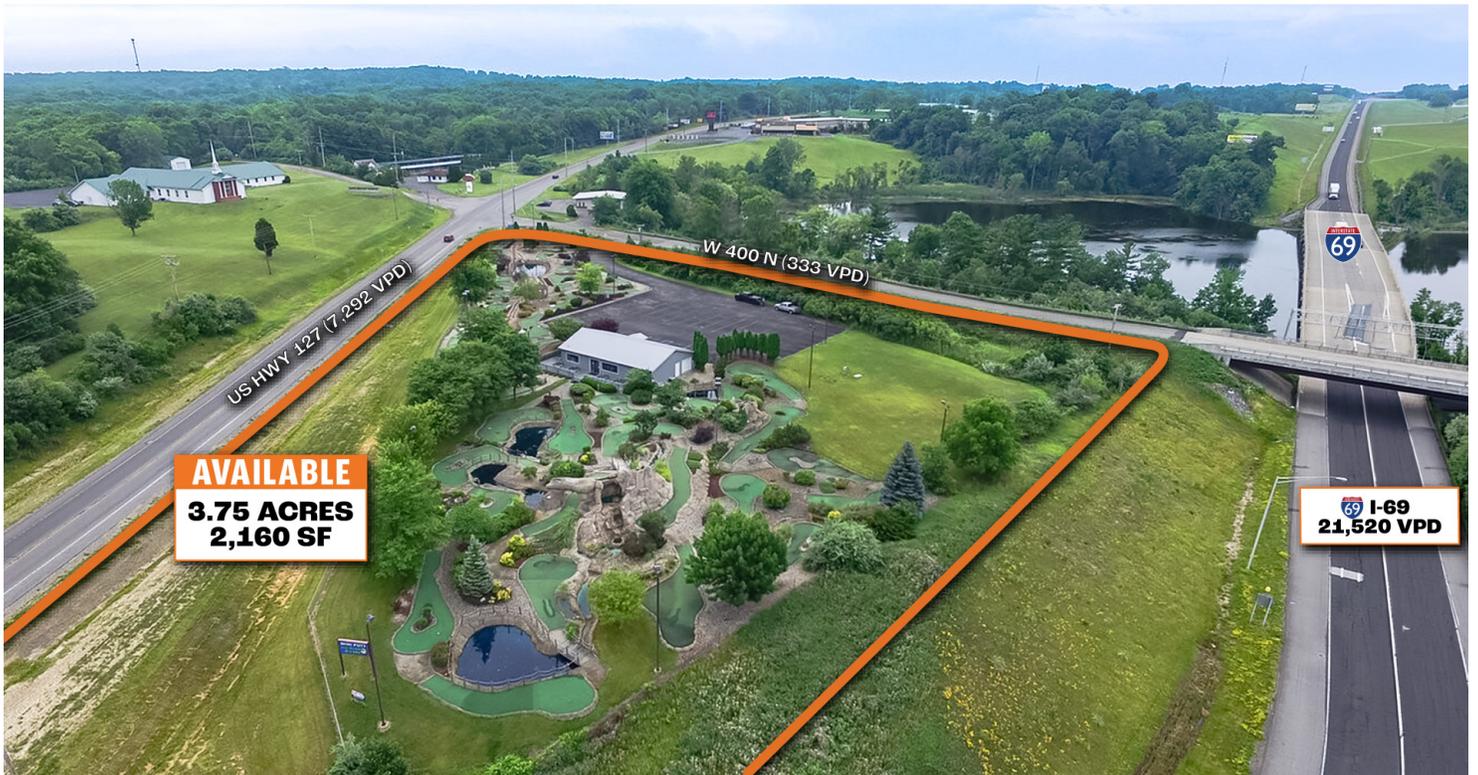


RETAIL LAND SITE ON I-69

640 W 400 N, FREMONT, IN 46737



PROPERTY DESCRIPTION

Introducing a prime retail investment opportunity in Fremont, IN. This 2,160 SF building, nestled on 3.75 acres of land and zoned AB - Accommodation Business District, offers a multitude of possibilities for the savvy investor. Boasting a location visible from and along I-69 with a traffic count of over 65,000+ vehicles per day, this property presents an ideal setting for a convenience store, hotel, restaurant, or bank branch. Currently housing a miniature golf business, the site holds potential for retail land development, making it a strategic choice for retail and street retail investors seeking a high-traffic, versatile property. Built in 1996, this property is primed for the next chapter in its successful retail story.

PROPERTY HIGHLIGHTS

- Retail Land development opportunity on 3.75 acres
- Great for convenience store, hotel, restaurant, bank branch
- Currently operating miniature golf business, visible and along I-69 with over 65,000+ vehicles per day

OFFERING SUMMARY

Sale Price:	\$862,500
Lot Size:	3.75 Acres
Building Size:	2,160 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	153	2,421	7,317
Total Population	357	5,394	17,671
Average HH Income	\$101,536	\$96,622	\$90,359

TYLER BINKLEY
 MANAGING BROKER/CEO
 260.414.0617
 TYLER@ACADIACOMMERCIAL.COM



RETAIL LAND SITE ON I-69

640 W 400 N, FREMONT, IN 46737

Sale Price	\$862,500
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LOCATION INFORMATION

Building Name	RETAIL LAND SITE ON I-69
Street Address	640 W 400 N
City, State, Zip	Fremont, IN 46737
County	Steuben
Township	Jamestown
Side of the Street	Southwest
Signal Intersection	No
Road Type	Paved
Market Type	Rural
Nearest Highway	I-69

BUILDING INFORMATION

Building Size	2,160 SF
Tenancy	Single
Year Built	1996
Construction Status	Existing
Condition	Good
Roof	Metal

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Land Development/Street Retail
Zoning	AB - Accommodation Business District
Lot Size	3.75 Acres
APN #	76-03-35-000-015.000-006, 76-03-35-000-014.000-006
Lot Frontage	300 ft
Corner Property	Yes
Traffic Count	60,000 VPD
Traffic Count Street	Interstate 69
Amenities	Entertainment
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	40+

UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	Central

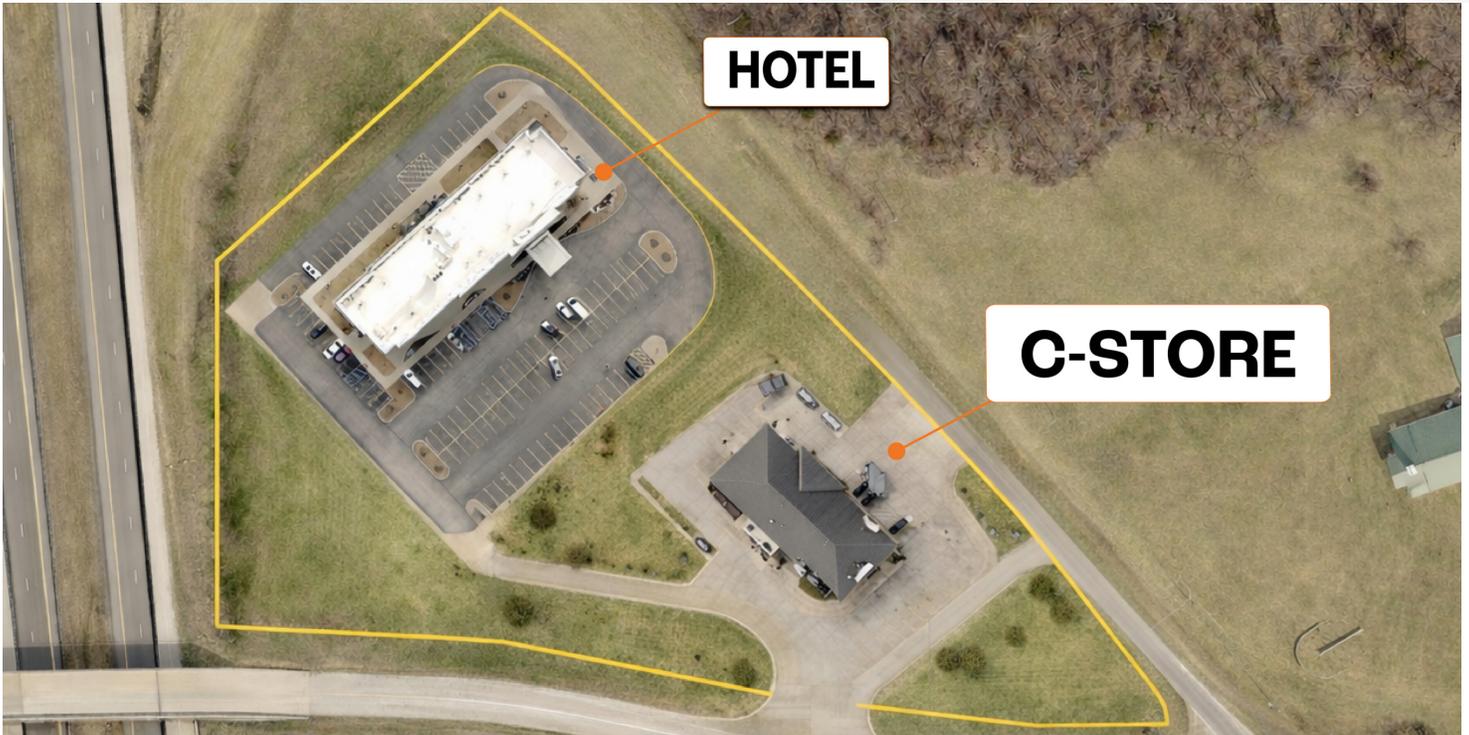
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PROPOSED DEVELOPMENT RENDERING - HOTEL AND C-STORE



SITE OVERVIEW MAP

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RETAIL LAND SITE ON I-69

640 W 400 N, FREMONT, IN 46737



EXISTING BUILDING | 2,160 SF



STREET VIEW | US HWY 127



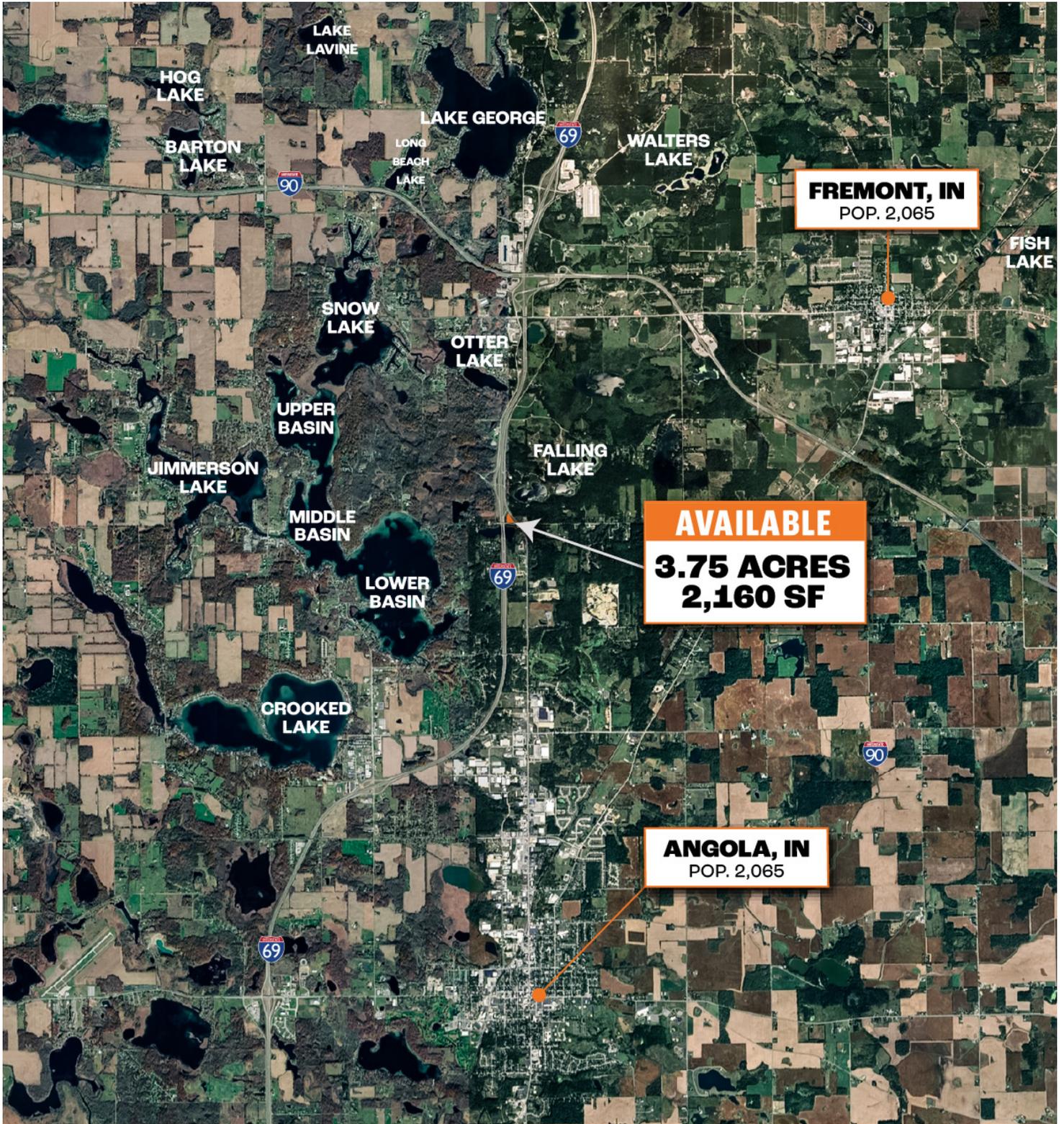
PARKING LOT VIEW

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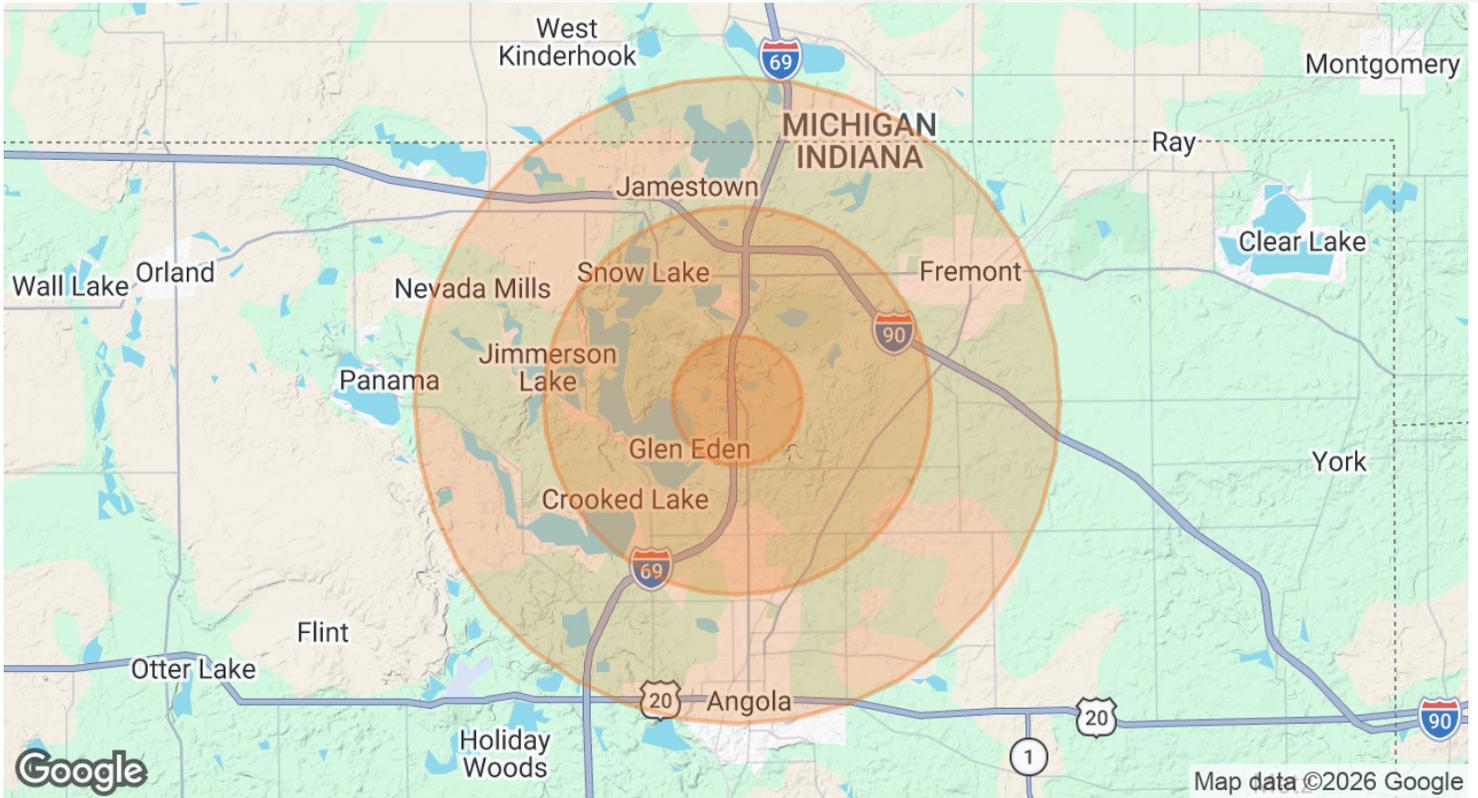


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RETAIL LAND SITE ON I-69

640 W 400 N, FREMONT, IN 46737



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	357	5,394	17,671
Average Age	47	46	43
Average Age (Male)	46	45	41
Average Age (Female)	48	47	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	153	2,421	7,317
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$101,536	\$96,622	\$90,359
Average House Value	\$429,736	\$345,508	\$268,186

TRAFFIC COUNTS	
Interstate 69	65,000/day

Demographics data derived from AlphaMap

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