

LEASE

MULTIPURPOSE



MEDICAL / OFFICE / RETAIL



6245-6425 OLD U.S. 27, FREMONT, IN 46737

FREMONT CAMPUS

The Fremont Campus is situated near scenic Old U.S. 27; this prime location in Fremont, IN, offers easy access to popular destinations, including the 101 lakes in the county, downtown Fremont, Trine University, and Pokagon State Park. Strategically situated 50 miles north of Fort Wayne, 85 miles west of Toledo, Ohio, and 27 miles south of Battle Creek, Michigan. Embrace the opportunity to attract visitors from near and far, as the area boasts a bustling tourism scene and a strong local presence for everyday needs. Envision your business thriving amid this dynamic environment.

LEASE RATE

\$10.00 - 15.00 SF/YR NNN

Potential Land Lease Opportunities

Available SF:

Contact Broker

1,488 - 35,000 SF

Lot Size:

67.67 Acres

Campus Total SF:

110,511 SF

HIGHLIGHTS

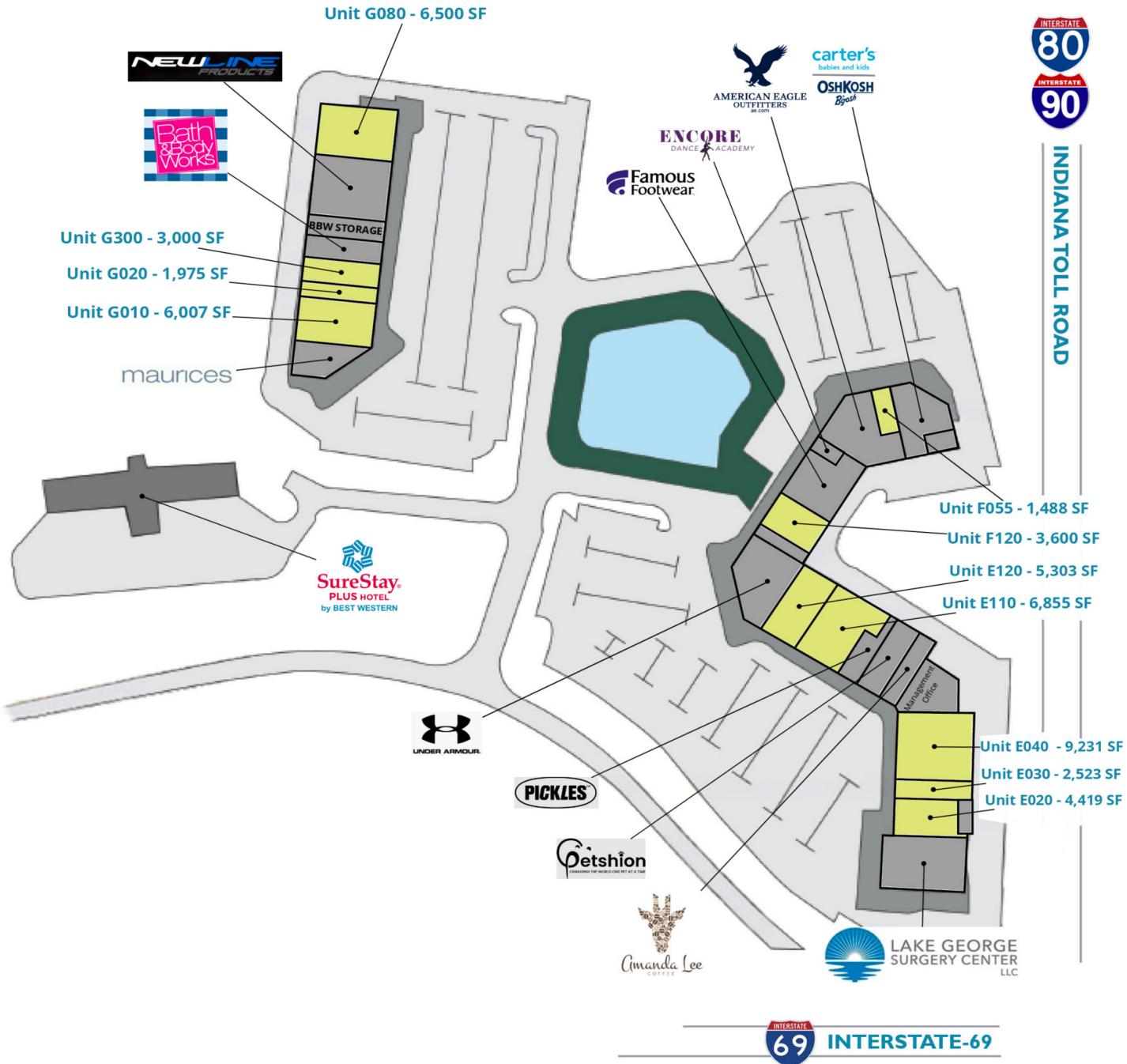
- Ideal for medical, office, and retail users seeking visibility and scalability
- Anchored by Lake George Surgery Center, American Eagle, Under Armour, and Best Western's Sure Stay Plus 93-room hotel at the front door, ensuring constant visitor traffic and built-in overnight stays
- Immediate access to the Indiana Toll Road and I-69, the campus draws from a strong tri-state customer and workforce base, expanding potential tenant reach
- The campus infrastructure provides abundant parking, adaptable floor plans, and prominent signage opportunities
- Land for Lease: Parcel #3 is 15.6 acres, and Parcel #4 is 32.2 acres



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CONNER CALL
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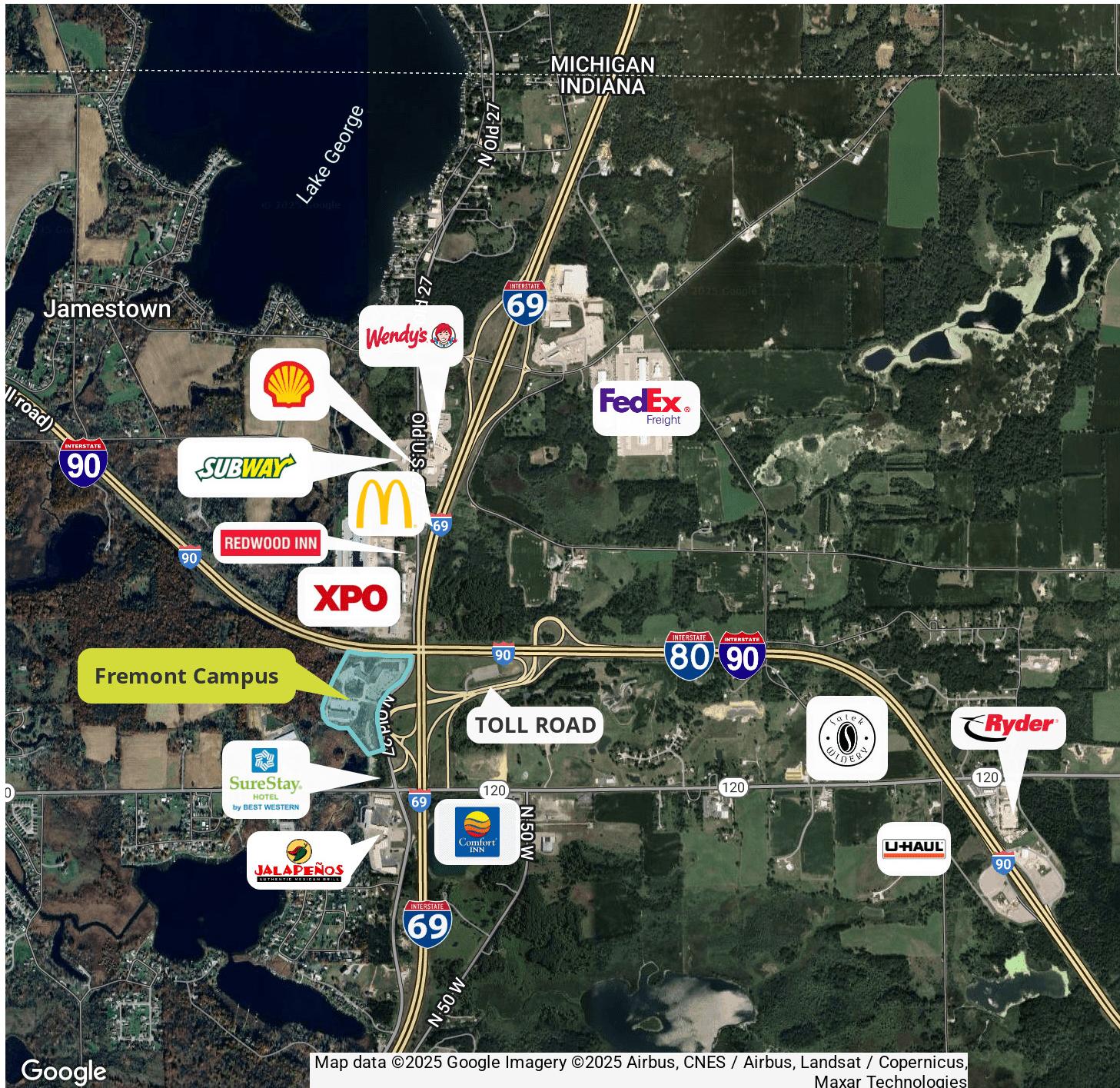
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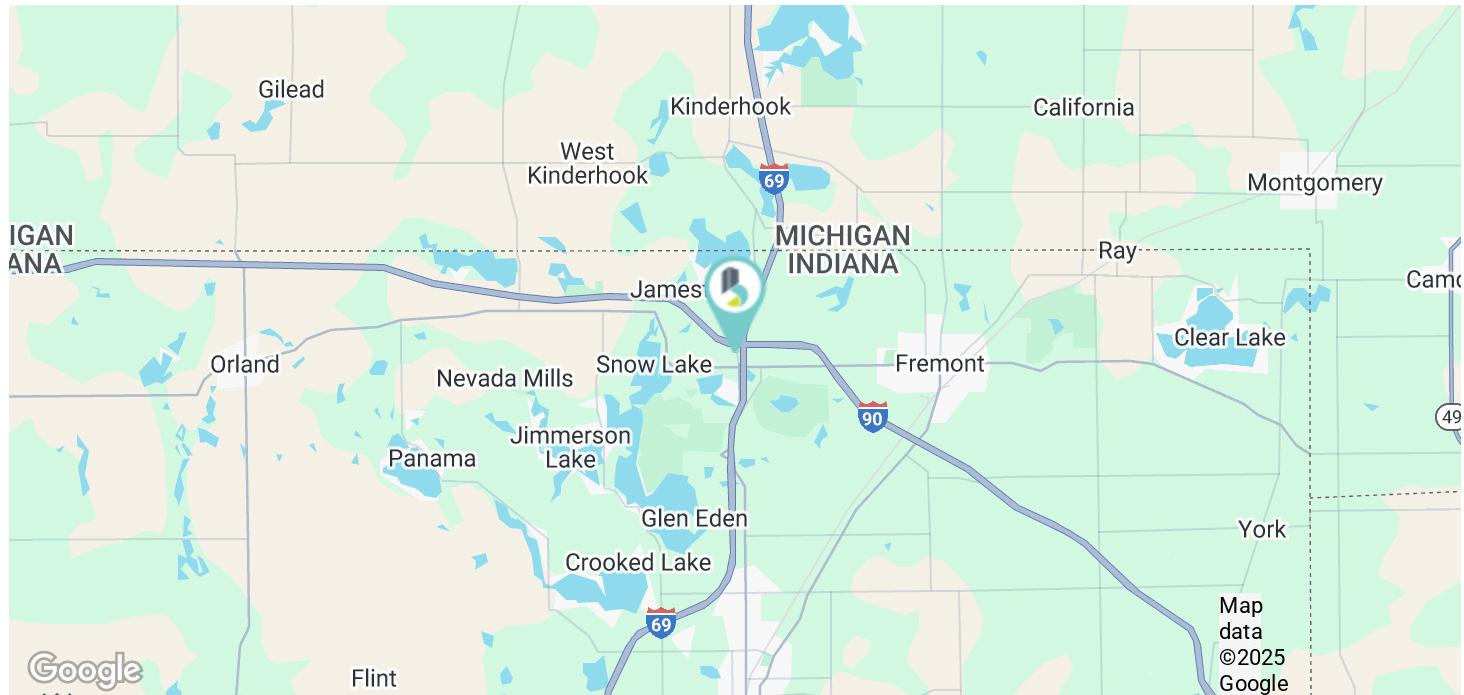
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POPULATION

	10 MILES	20 MILES	40 MILES
Total Population	34,032	100,932	619,043
Average Age	42	41	40

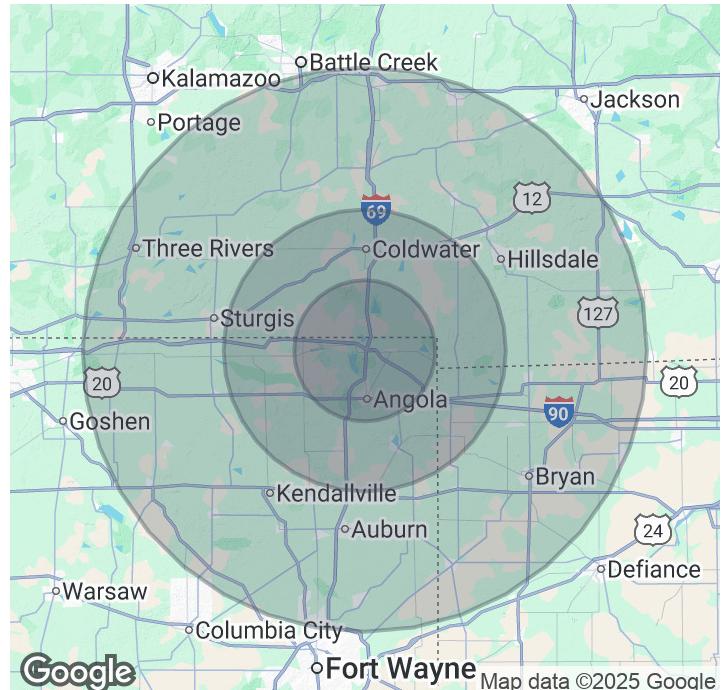
HOUSEHOLDS & INCOME

	10 MILES	20 MILES	40 MILES
Total Households	13,461	39,194	237,250
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$91,261	\$87,453	\$94,547
Average House Value	\$267,938	\$235,065	\$251,419

TRAFFIC COUNTS

OLD U.S. 27 4,110/day

Demographics data derived from AlphaMap



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