



## The Outlet Shoppes at Fremont

6245 Old US 27  
Fremont, IN 46737



*Photo Courtesy Steuben County Tourism Bureau, 2018*

## Retail Spaces For Lease in Steuben County

The Outlet Shoppes at Fremont presents an exceptional opportunity for retailers seeking to establish or expand their presence in Northeast Indiana. This vibrant shopping center is strategically located off I-69 and the Indiana 80/90 Toll Road, ensuring high visibility and easy accessibility for local shoppers and travelers.

This shopping center attracts a broad mix of shoppers, including families, young professionals, and retirees. This diversity offers retailers the chance to connect with a wide range of consumers seeking quality products at competitive prices.

Featuring a well-curated selection of national brands and speciality retailers, the shopping center fosters a dynamic atmosphere that encourages cross-shopping and enhances the overall customer experience. With a reputation for value, the Outlet Shoppes draw bargain hunters and brand-loyal shoppers alike. **The owner is offering 6 months of free rent as an option for interested parties.**

### IAN SMITH

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com

### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

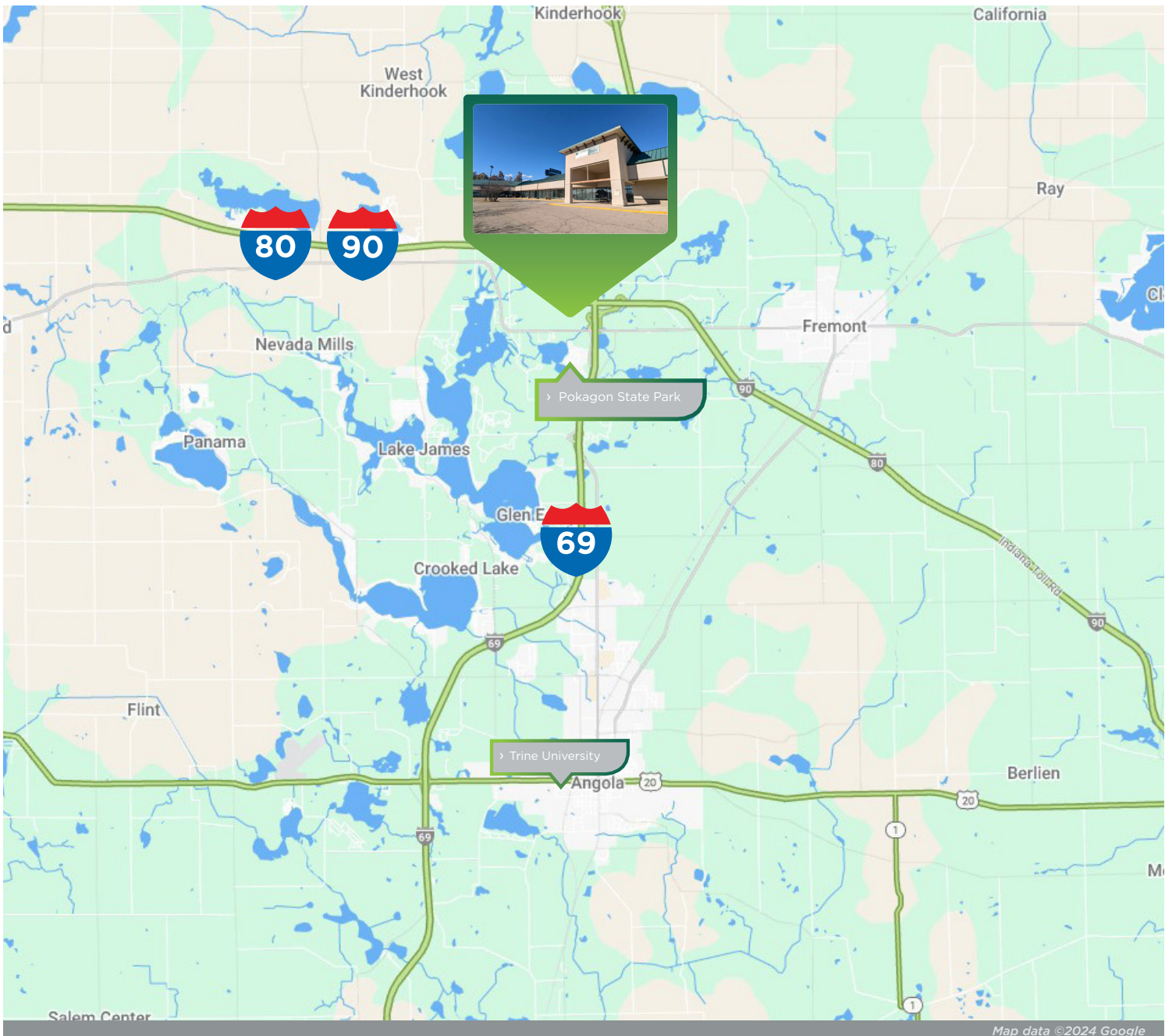
### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com



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### Excellent Location

The center's location near major highways guarantees a steady flow of potential customers, enhancing foot traffic and sales opportunities. Just a short drive away, Trine University is experiencing significant growth in enrollment and campus expansion. This influx of students, faculty, and families creates a consistent customer base eager for retail and dining experiences.

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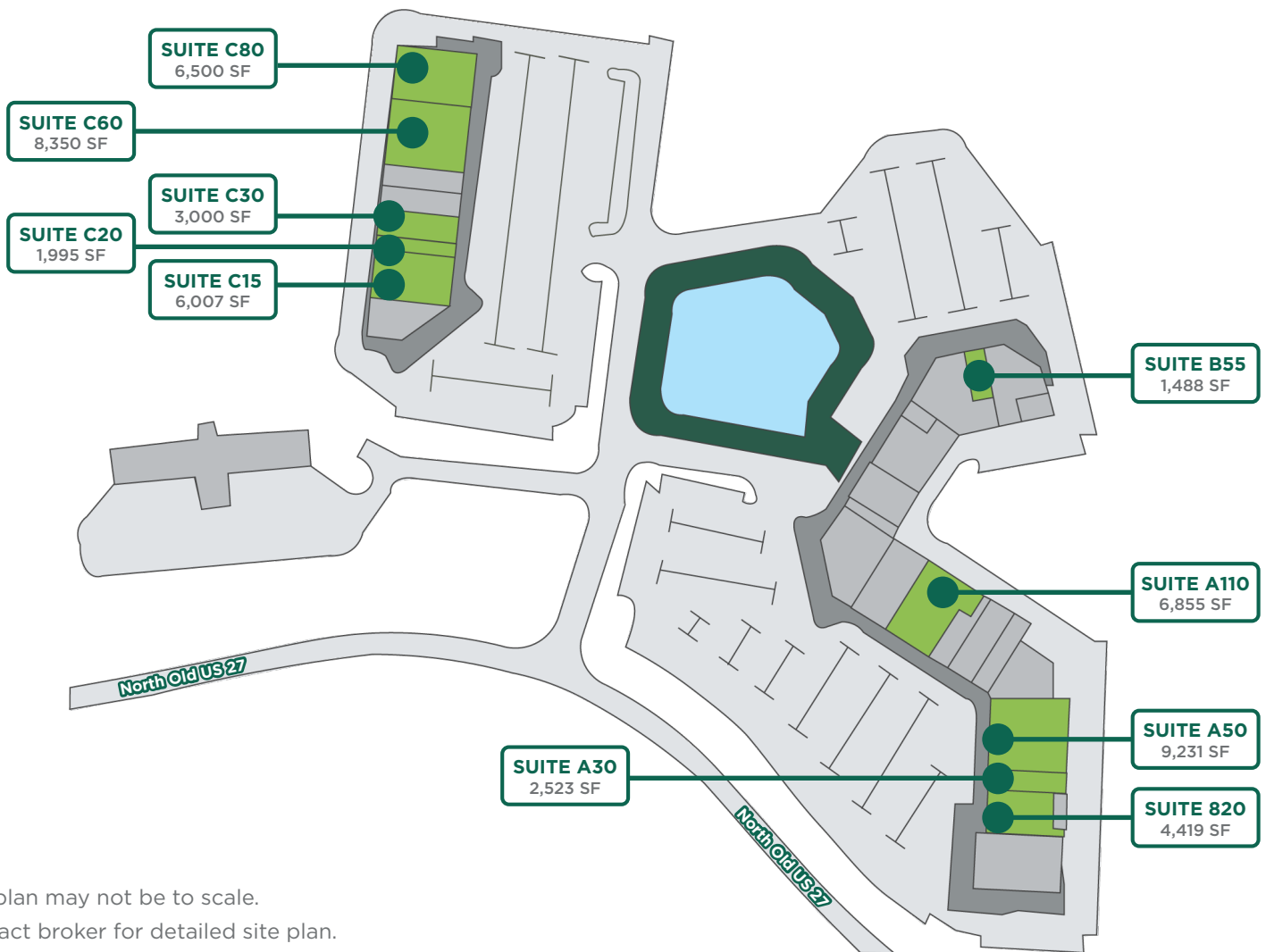
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Site plan may not be to scale.  
Contact broker for detailed site plan.

### Available Units

- ▶ Suite A20 - 4,419 SF
- ▶ Suite A30 - 2,523 SF
- ▶ Suite A50 - 9,231 SF
- ▶ Suite A110 - 6,855 SF
- ▶ Suite B55 - 1,488 SF
- ▶ Suite C15 - 6,007 SF
- ▶ Suite C20 - 1,995 SF
- ▶ Suite C30 - 3,000 SF
- ▶ Suite C60 - 8,350 SF
- ▶ Suite C80 - 6,500 SF

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### Available Land Parcels

The Outlet Shoppes at Fremont also have two land parcels available for lease. Parcel 4 is 32.2 acres, and Parcel 3 is 15.6 acres. These land parcels are currently unpriced. Please contact a broker for more details.



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neal.bowman@sturgespg.com

#### PHILIP HAGEE

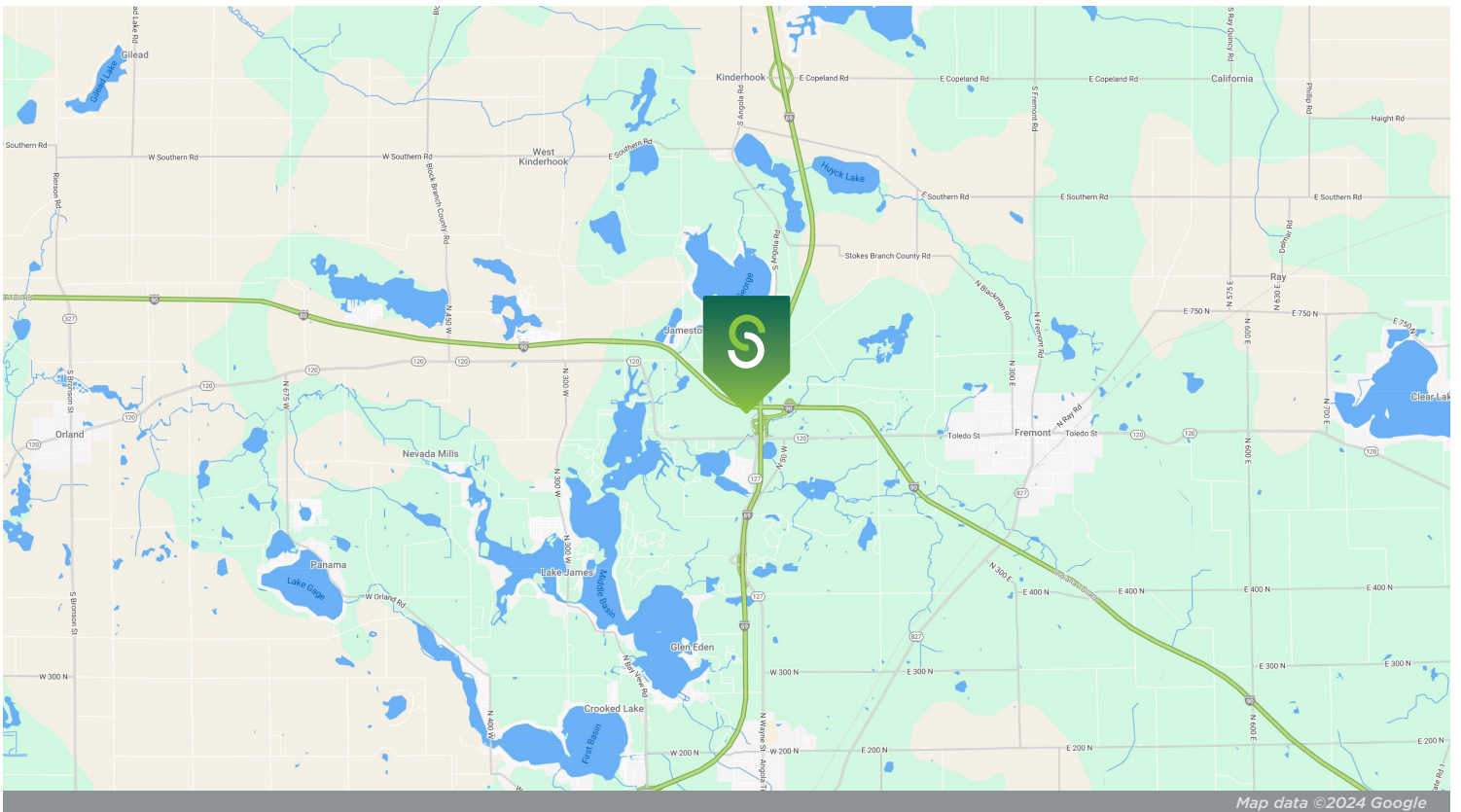
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**IAN SMITH**  
Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com

**NEAL BOWMAN, SIOR**  
Senior Broker  
260 424 8448  
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### PROPERTY INFORMATION

Address	6245 Old US 27
City, State, Zip	Fremont, IN 46737
County	Steuben
Township	Fremont
Parcel Numbers	1: 76-03-23-340-105.000-006 2: 76-03-23-340-102.000-006 3: 76-03-23-340-103.000-006 4: 76-03-23-000-030.010.006
2023 Tax/Payable 2024	\$15,839.97 (all parcels)

### AVAILABLE UNITS

Total Building Area	110,511 SF	
Total Available	50,368 RSF	
Max Contiguous	16,173 SF	
Units Available	RSF	Monthly Rate
• Suite A20	4,419	\$3,682.50
• Suite A30	2,523	\$2,102.50
• Suite A50	9,231	\$7,692.50
• Suite A110	6,855	\$5,712.50
• Suite B55	1,488	\$1,240.00
• Suite C15	6,007	\$5,005.84
• Suite C20	1,995	\$1,662.50
• Suite C30	3,000	\$2,500.00
• Suite C60	8,350	\$6,958.34
• Suite C80	6,500	\$5,416.67

### UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Well/Septic
High Speed Data	Lakeland/Frontier/Mediacom

### SITE DATA

Site Acreage	66.12 AC	Interstate	I-69/I-80/I-90
Zoning	GB	Traffic Ct	25,000 VPD
Parking	Surface	Parking Ct	902

### LEASE INFORMATION

Lease Rate & Type	\$10.00 - \$15.00/SF/Yr NNN
Terms	5+ years
Availability	Immediate

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

### AVAILABLE LOTS

Lot Number	Size	Rate	Total
• Parcel 3	15.6 AC	Unpriced	See broker
• Parcel 4	32.2 AC	Unpriced	See broker

### BUILDING INFORMATION

Property Type	Retail/commercial
Year Built	1993
# of Stories	1
Construction Type	Block with stucco wrap
Roof	Rubber membrane
Heating	RTU
A/C	RTU
Sprinkler	Yes
Signage	Storefront + LED Monument

### ADDITIONAL INFORMATION

- Several suites for lease and land parcels for lease
- Excellent location with good visibility and access
- 6 months free rent options available

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## About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



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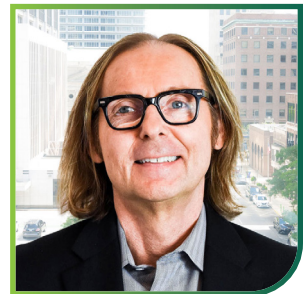
**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager & Broker



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Broker



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### Maintenance Management

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