

# For Lease

Multi-Purpose Property - Up to 35,000 SF Available



## 6245 - 6425 OLD U.S. 27 | Fremont Campus

Fremont, IN, 46737

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.

### 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

### Summary

Potential Land Lease Opportunities	Contact Broker
Available SF	1,200 - 35,000 SF
Lot Size:	67.67 Acres
Campus Total SF	110,511 SF
Lease Rate	\$10.00 - 15.00 SF/YR NNN

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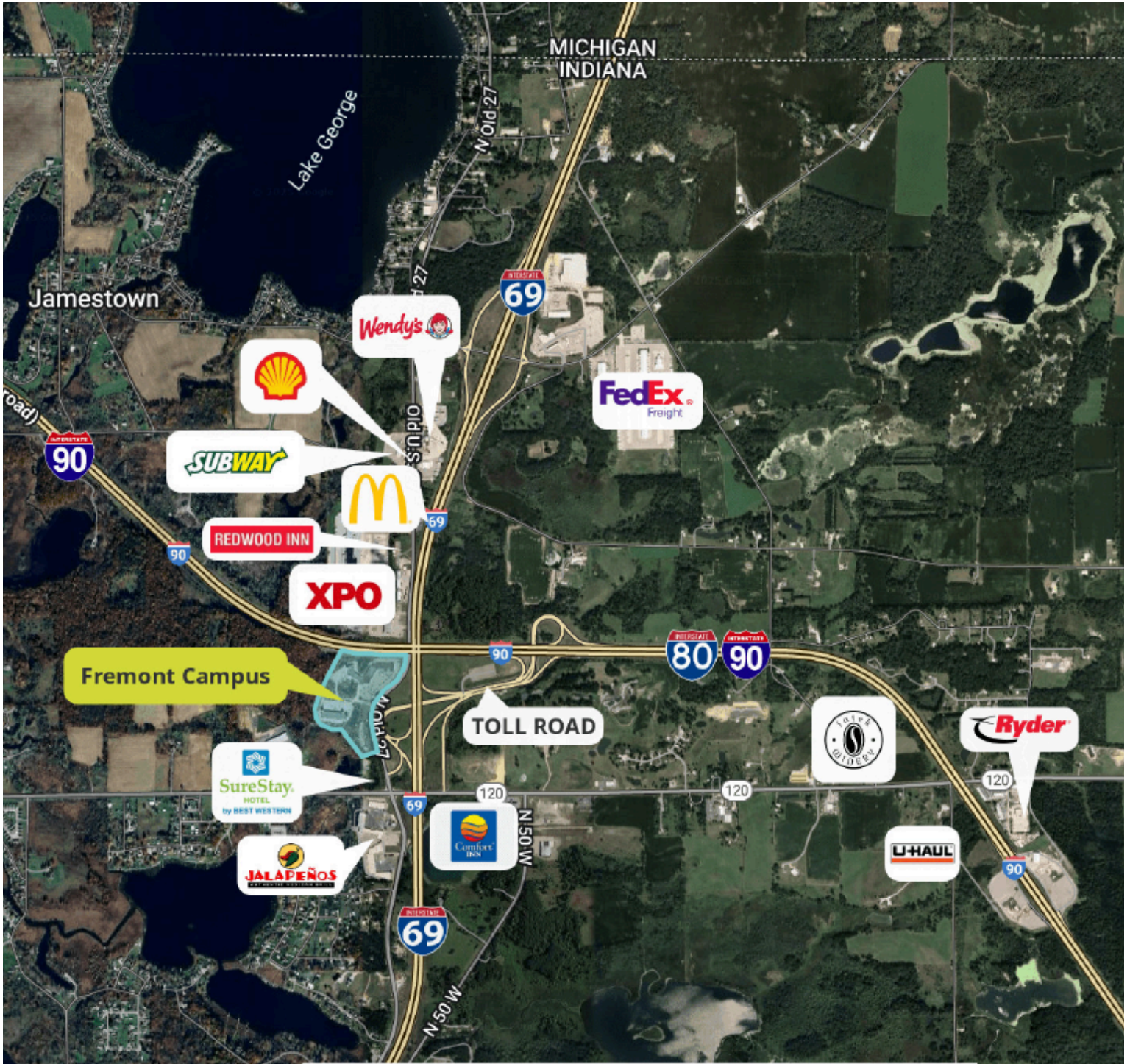
# Site Plan/Availabilities

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# Area Map

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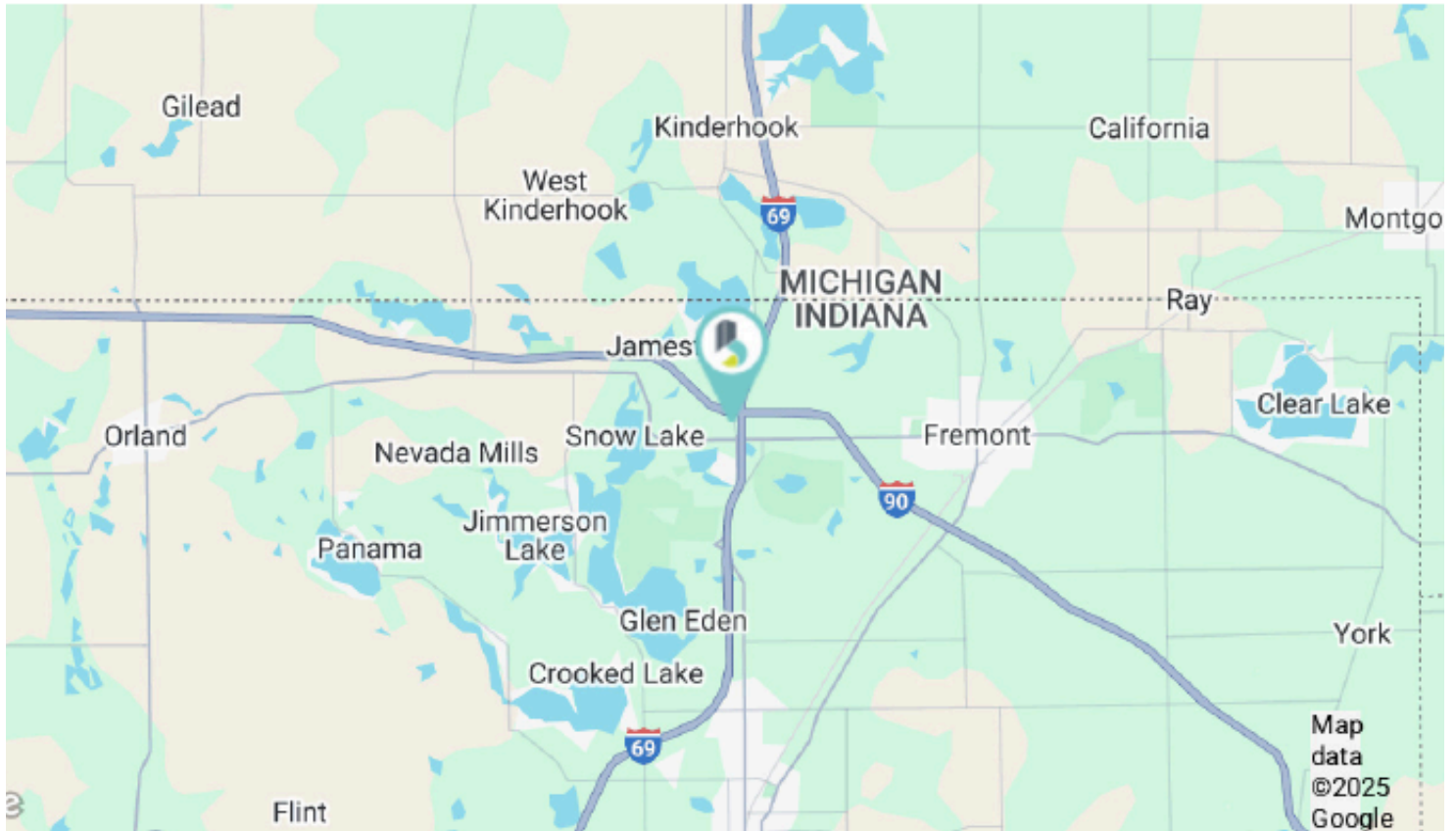
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# Demographics

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## Demographics Summary

The Fremont Campus is supported by a strong regional demographic base, with approximately 34,000 residents within 10 miles and over 619,000 within 40 miles. More than 13,400 nearby households and solid average household incomes reflect healthy purchasing power and market stability. Additionally, the county population surges to more than 150,000 people during holiday weekends, significantly expanding the market reach and seasonal demand.

## Demographics

	10 Miles	20 Miles	40 Miles
Total Population	34,032	100,932	619,043
Total Households	13,461	39,194	237,250
Average Household Income	\$91,261	\$235,065	\$251,419
<b>Traffic Counts</b>	<b>Vehicles Per Day</b>		
Old US 27	4,110		
I-69	21,520		
Indiana Toll Road	23,582		

The Fremont Campus is supported by a strong regional demographic base, with roughly 34,000 residents within 10 miles and over 619,000 within 40 miles. More than 13,400 nearby households and solid average household incomes signal strong purchasing power. Additionally, the county's population jumps from 34,594 to over 150,000 during holiday weekends, significantly expanding the market reach. Inaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.