



FOR SALE/LEASE

# LAKELAND COMMONS OUTLET

655 W. SR 120  
FREMONT, IN 46737

## KIENAN O'ROURKE

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

**AVAILABLE** 1,500 - 19,019 SF

**SALE PRICE** \$695,000

**LEASE RATE** NEGOTIABLE

### PROPERTY HIGHLIGHTS

- Development opportunity for multi-family, storage units, or retail.
- Near "The Shops of Fremont" outlet mall, which includes Under Armor, Tommy Hilfiger, Maurices, and more.
- Ability to develop into multiple lots.
- Located along the "Home of 101 Lakes" community of Steuben County.
- Has outlet with Marathon and near the Holiday Inn Express.



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## PROPERTY SUMMARY

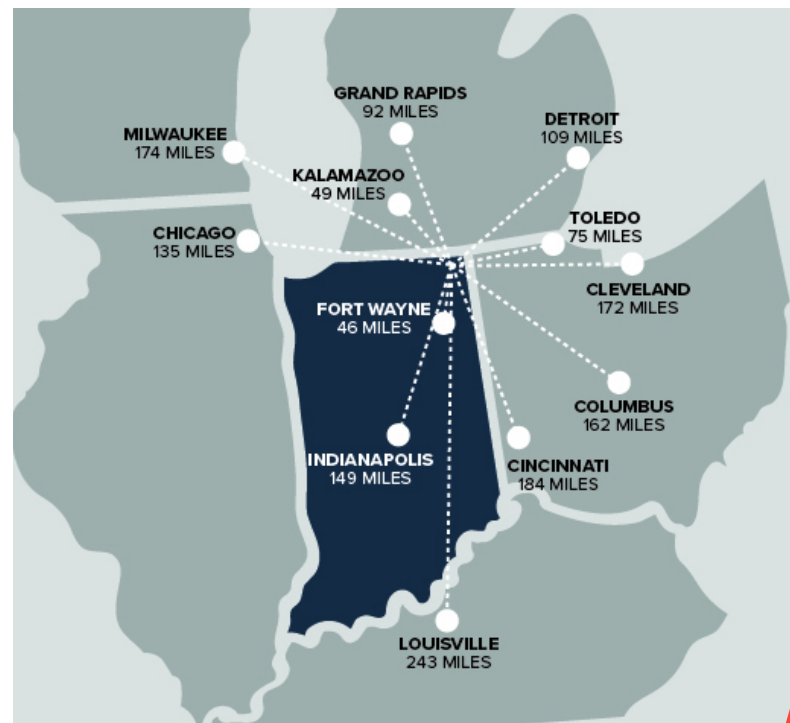


## PROPERTY DESCRIPTION

Development opportunity for multi-family, storage units or retail. Near Pokagon State Park, The Shops of Fremont Outlet Mall, Hampton Inn & Holiday Inn Express. Ability to develop into multiple lots with possible divisibilit. Located along the "Home of 101 Lakes" community of Steuben County.

## OFFERING SUMMARY

Sale Price:	\$695,000
Lease Rate:	Negotiable
Number of Units:	25
Available SF:	1,500 - 19,019 SF
Lot Size:	21.65 Acres
Building Size:	118,915 SF



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AVAILABLE: 1,500 - 19,019 SF



VARIOUS SUITE SIZES & OPTIONS AVAILABLE



PYLON SIGNAGE AVAILABLE



CLEAR ENTRANCE SIGN

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## INTERIOR PHOTOS



**KIENAN O'ROURKE**  
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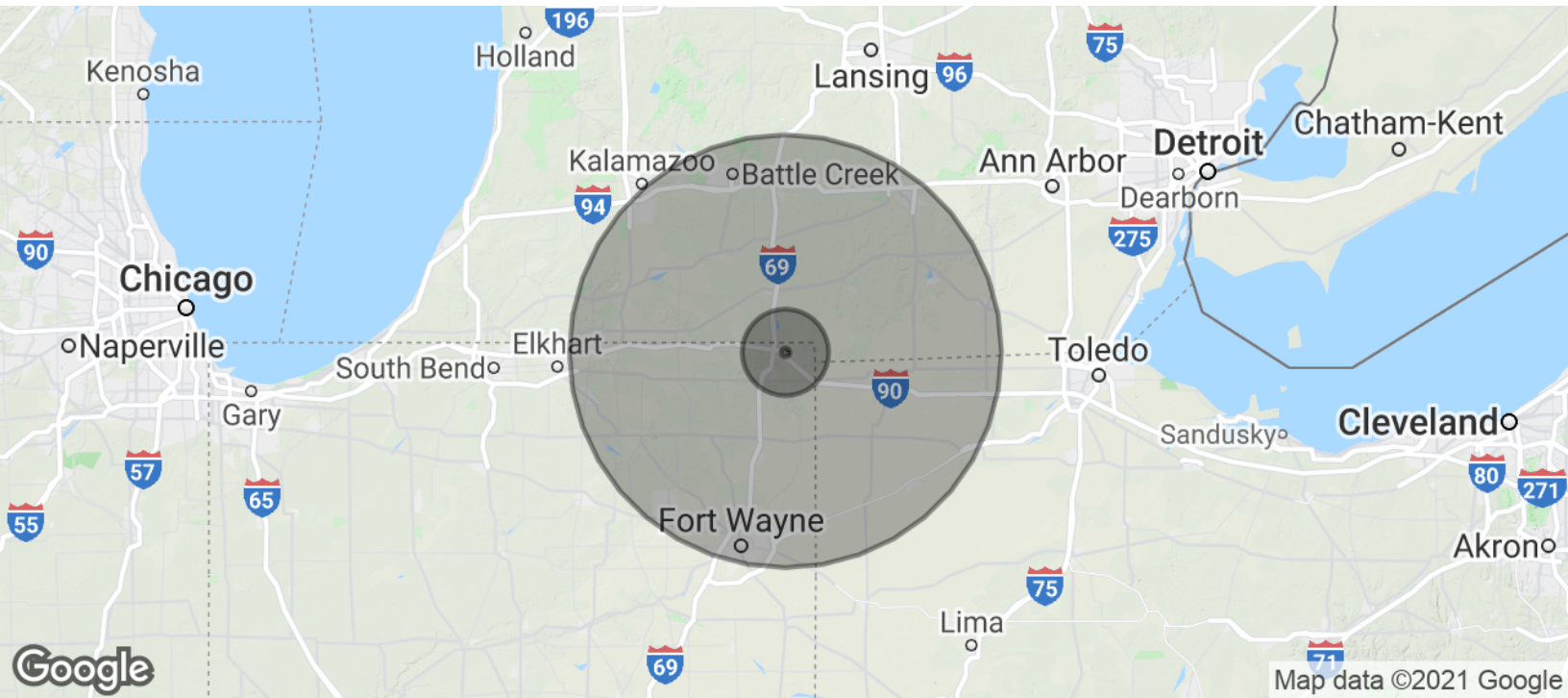
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>50 MILES</b>
Total Population	356	34,167	1,164,272
Average age	38.7	40.0	36.9
Average age (Male)	36.5	38.4	35.8
Average age (Female)	40.3	41.4	38.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>50 MILES</b>
Total households	145	14,055	438,834
# of persons per HH	2.5	2.4	2.7
Average HH income	\$56,446	\$58,199	\$56,628
Average house value	\$183,100	\$200,934	\$144,758

\* Demographic data derived from 2010 US Census

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## COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

Building Name	Lakeland Commons Outlet
Street Address	655 W SR 120
City, State Zip	Fremont, IN 46737
County	Steuben
APN #	760326000015000006
Zoning	GB (General Business)
Traffic Count	US 127 - 6,540 VPD I-69 - 18,298 VPD US 120 - 8,559 VPD

## BUILDING INFORMATION

Building Size	118,915 SF
Sale Price/SF	\$5.84 /SF
Number of Buildings	4
Condition	Good
Property Type	Retail
Property Subtype	Outlet Center
Lot Size	21.65 Acres
Roof	Metal
Construction	Stucco Facade, Concrete Block

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