

# The Outlet

## Shoppes at Fremont



# Fremont, Indiana

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Fremont boasts an MSA of over 270,000. It is in Steuben County, an idyllic vacation wonderland of 101 natural lakes, rightfully earning its title as 'Northern Indiana Lakes Country.' According to Angola Mayor, Richard M. Hickman, the dynamic community is everyday working together to make visions a reality through its hardworking and educated work-force.

The County is reaping the rewards of its workforce as it is Indiana's fastest growing corridor. Further, The Outlet Shoppes at Fremont is ideally located by virtue of its proximity to the antique capital of Michigan and 75% of the US trade area; a natural stopping place for travelers from Chicago, Fort Wayne, Indianapolis, Toledo, and Detroit.

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## Center Facts

# The Outlet Shoppes at Fremont



Gross Leasable Area  
228,925 SF

Average Daily Traffic  
Vehicular: 53,000+

MSA Population  
270,000+

Avg. Age of Customer  
31 years old

Accessibility  
I-80/I-90 and I-69

The Outlet Shoppes at Fremont is strategically located at the intersection of I-80/I-90 and I-69, attracting business travelers and tourists alike. Located in one of Indiana's fastest growing corridors, The Outlet Shoppes is a natural stopping place for travelers from Chicago, Fort Wayne, Indianapolis, Toledo, and Detroit.

# Market Demographics

The **Outlet**  
Shoppes at Fremont

Description			20 Miles	30 Miles	40 Miles
POPULATION BY YEAR					
	Population (4/1/1990)		100,879	302,235	686,997
	Population (4/1/2000)		117,702	354,250	761,377
	Population (4/1/2010)		120,250	378,452	791,589
	Population (1/1/2018)		121,389	385,504	810,747
	Population (1/1/2023)		123,085	395,250	832,622
GENERAL	HOUSEHOLD	CHARACTERISTICS			
	Households (1/1/2023)		44,264	150,807	319,688
	Average Size of Household		2.54	2.59	2.57
	Median Age of Householder		53.5	52.4	52.1
	Median Household Income (\$)		63,153	67,060	63,704
	Average Household Income (\$)		76,884	82,327	79,412

## Area Retail

Outlet	Anchor Stores	Miles from Center
Lighthouse Place Premium Outlets (Michigan City, IN)	Coach, Columbia Sportswear, GAP Outlet, VF Outlet, Old Navy, Hollister, Brooks Brothers, Banana Republic, Under Armour, Vera Bradley, Michael Kors, H&M, Polo Ralph Lauren	105
Tanger Outlets (Howell, MI)	Adidas, Coach, GAP Outlet, Nike, Polo Ralph Lauren, Under Armour, Ann Taylor	112
Edinburgh Premium Outlets (Edinburgh IN)	Tommy Hilfiger, Polo Ralph Lauren, Eddie Bauer, Nike, Calvin Klein, VF Outlet, Columbia Sportswear, Van Heusen	201
Retail	Anchor Stores	Miles from Center
Glenbrook Square (Fort Wayne, IN)	Macy's, H&M, JC Penney	47
Jefferson Pointe (Fort Wayne, IN)	LOFT, Barnes & Noble, Buckle, Old Navy, Talbots, Victoria's Secret, Von Maur	55.2
University Park Mall Mishawaka, MI	JC Penney, Macy's, Apple, Barnes & Noble	63.5

# Photos

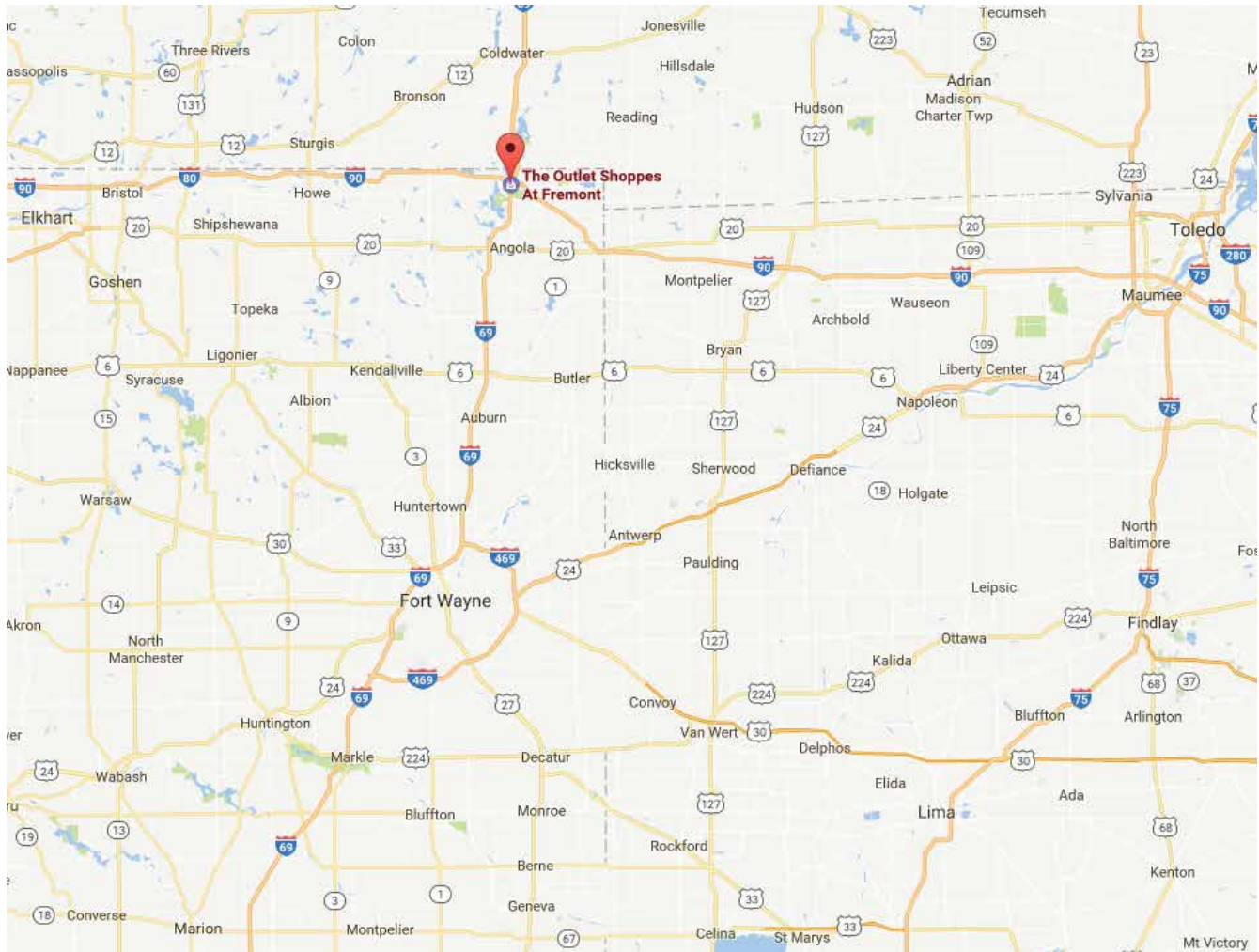
# The Outlet Shoppes at Fremont





# Regional Map

# The Outlet Shoppes at Fremont



<u>Fremont Area Attractions</u>	
<u>Within 30 Miles of The Outlet Shoppes at Fremont</u>	
<u>Name</u>	<u>Miles from Center</u>
Wild Winds Buffalo Preserve	5.2
Satek Winery	1.7
Briali Vineyards	0.3
Pickle Factory	0.2
Pokagon State Park	1.9
Jellystone Park Camp Resort	3.8
Auburn Cord Duesenberg Automobile Museum	29.2



**Potawatomi Inn - Pokagon State Park**

## IN-MI Higher Education Institutions

<b>Institution</b>	<b>Enrollment</b>	<b>Miles From Center</b>
Trine University (Angola, IN)	4,104	5
Hillsdale College (Hillsdale, MI)	1,526	37
Kellog Community College ( Battle Creek, MI)	1,909	44
Indiana University - Purdue (Fort Wayne, IN)	14,214	50
Ivy Tech Community College (Fort Wayne, IN)	6,300	50
Indiana Wesleyan University (Fort Wayne, INk)	2,933	55

# Fortune 500

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## Fortune 500 Companies in IN

<b>Company</b>	<b>Sales</b>	<b>Miles from Center</b>
Eli Lilly and Co. (Indianapolis, IN)	\$22.9 billion	174
Cummins (Indianapolis, IN)	\$20.4 billion	181
Steel Dynamics (Fort Wayne, IN)	\$ 9.5 billion	57
Zimmer Biomet Holdings (Warsaw, IN)	\$ 7.8 billion	78

Resurce: Forbes 2018

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# The Outlet Shoppes at Fremont

6245 North Old 27,  
Fremont, IN 46737

## The Trusted Leader

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