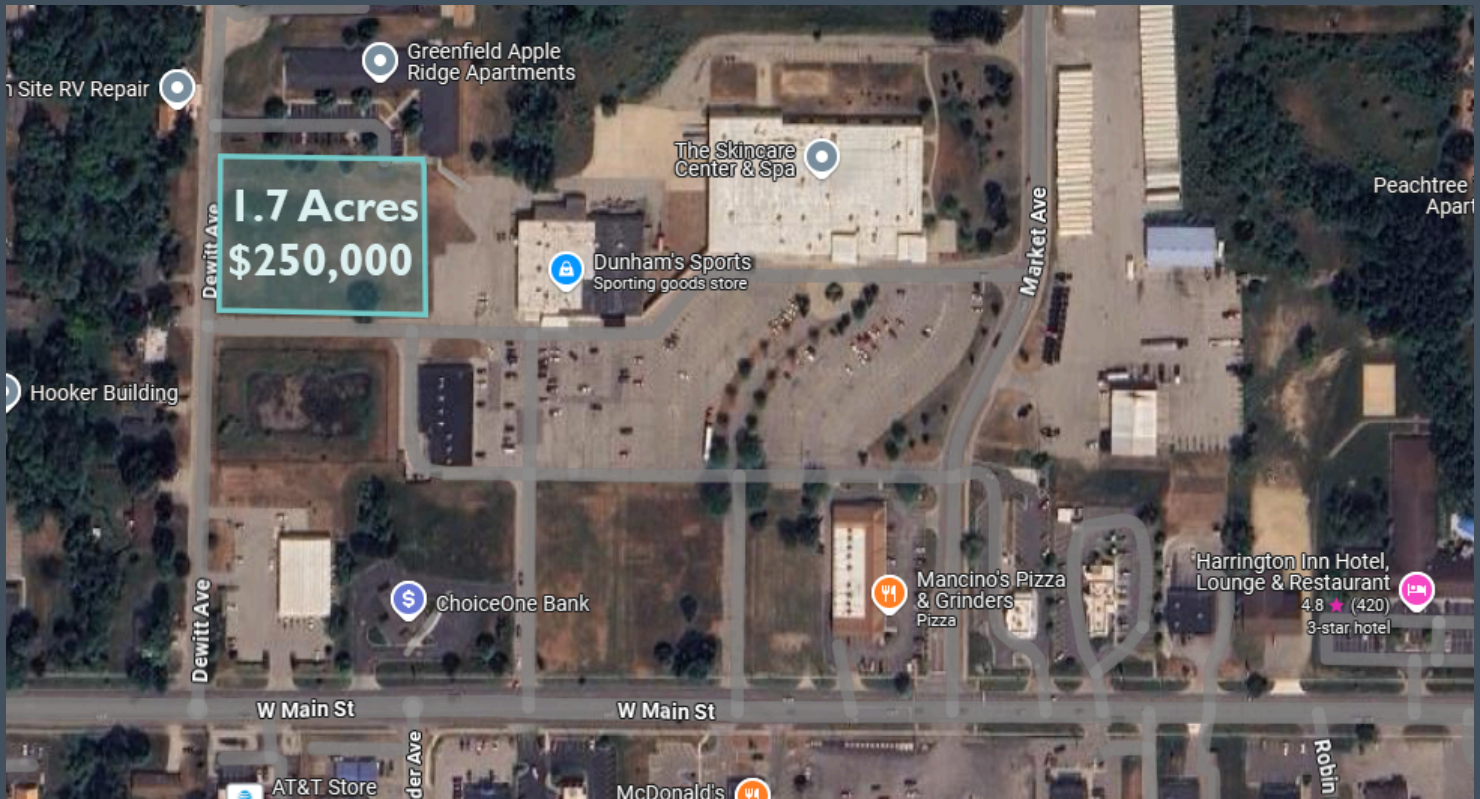


For Sale

Land



315 Market Ave

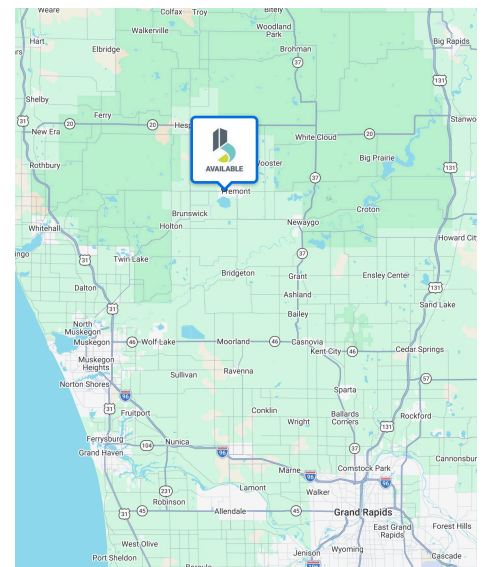
Fremont, MI, 49412

1.7-acre commercial development site in one of Fremont's primary retail corridors. Positioned just north of West Main Street (M-82), the property benefits from excellent visibility, convenient access, and proximity to established national and regional retailers. The site is well suited for a variety of commercial, office, medical, or mixed-use development opportunities (subject to municipal approvals). Surrounded by a strong retail trade area and complementary commercial uses, this property offers an exceptional opportunity for developers, owner-users, and investors seeking a well-located development site in a growing West Michigan market.

Highlights

- Located just off W. Main Street (M-82) in Fremont's primary commercial corridor
- Excellent visibility with nearby pylon signage opportunities
- Signalized intersection provides convenient ingress and egress
- Surrounded by established national, regional, and local retailers
- Approximately 19,000+ vehicles per day on W. Main Street (MDOT)
- Adjacent to major traffic generators including retail, medical, and service businesses

Sale Price	\$250,000
Lot Size	1.7 Acres



Katie Lovley
Advisor
klovley@bradleyco.com
c 616.889.9217

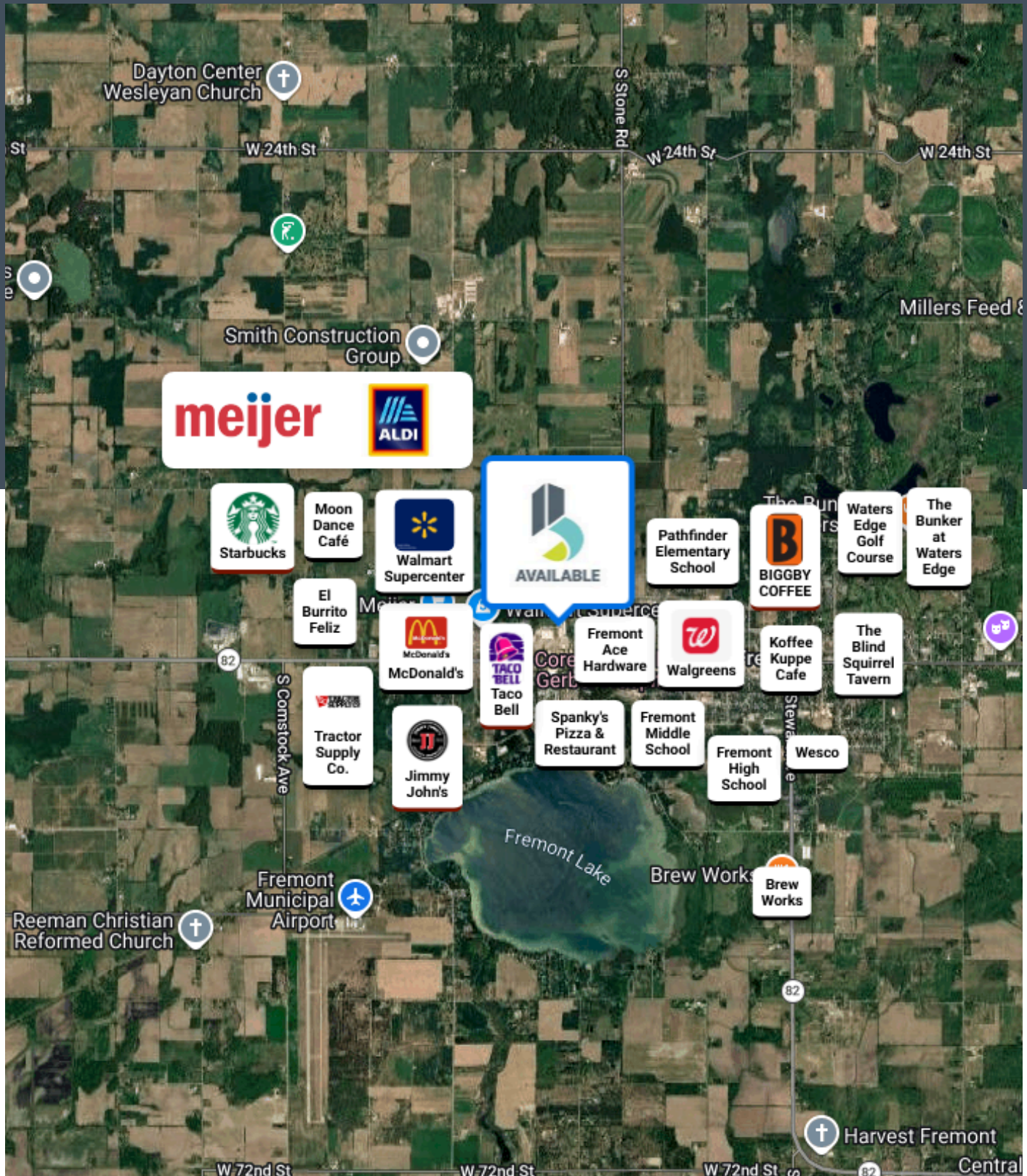
Peter Cachey
Advisor
pcachey@bradleyco.com
c 616.259.6386

Bill Bussey, CCIM
Senior Associate Broker
bbussey@bradleyco.com
c 616.291.6011

www.bradleyco.com

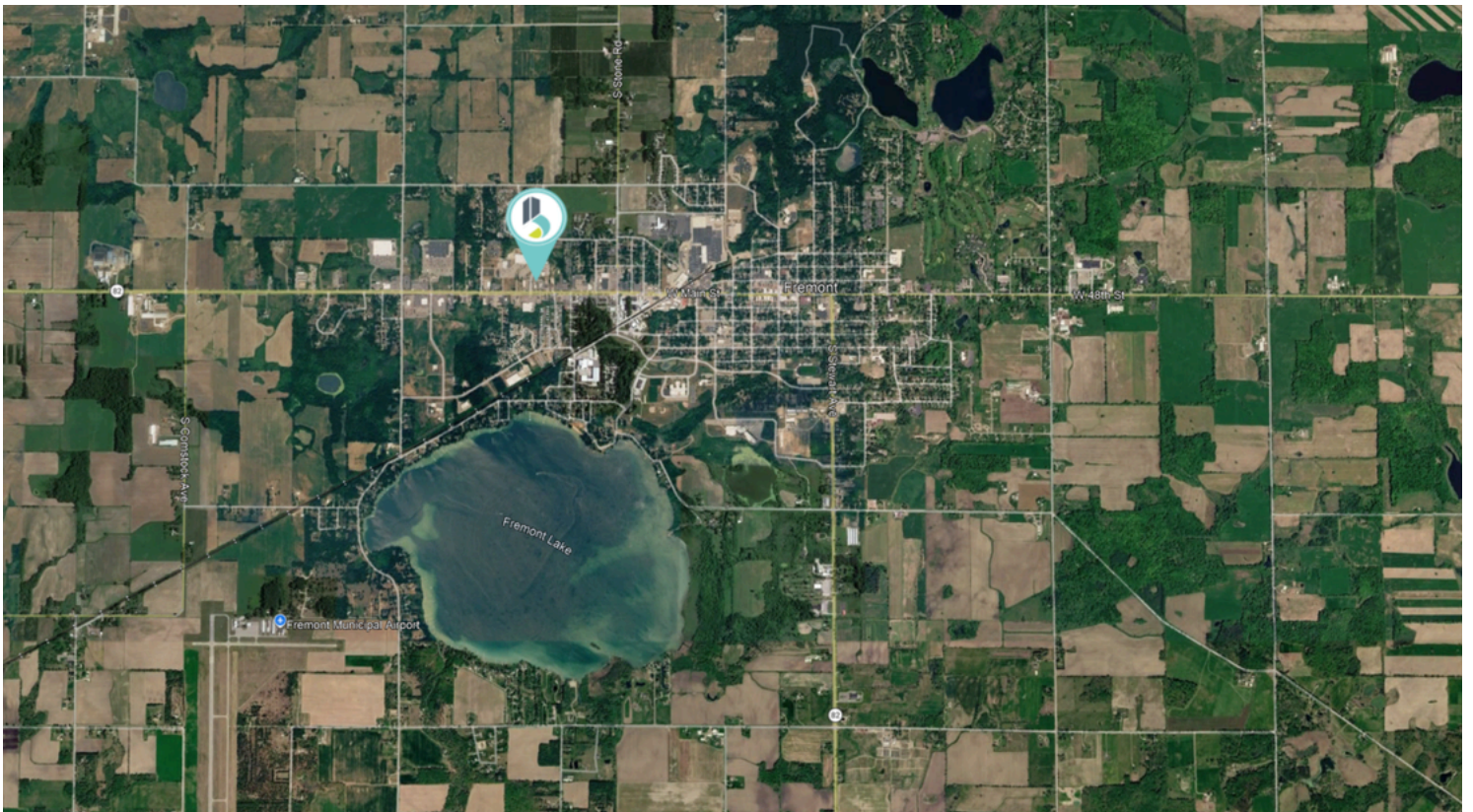
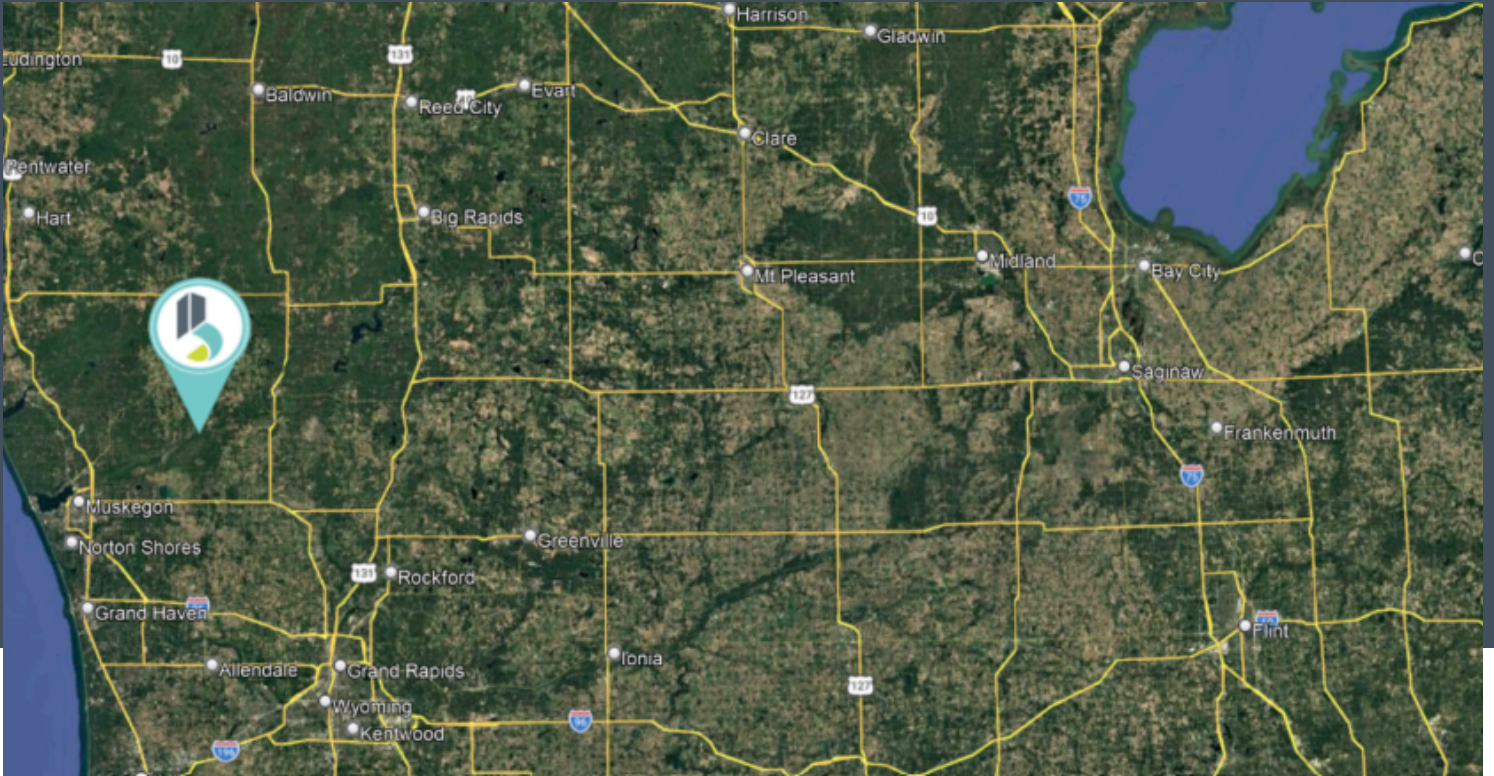
Retailer Map

315 Market Ave, Fremont, MI 49412



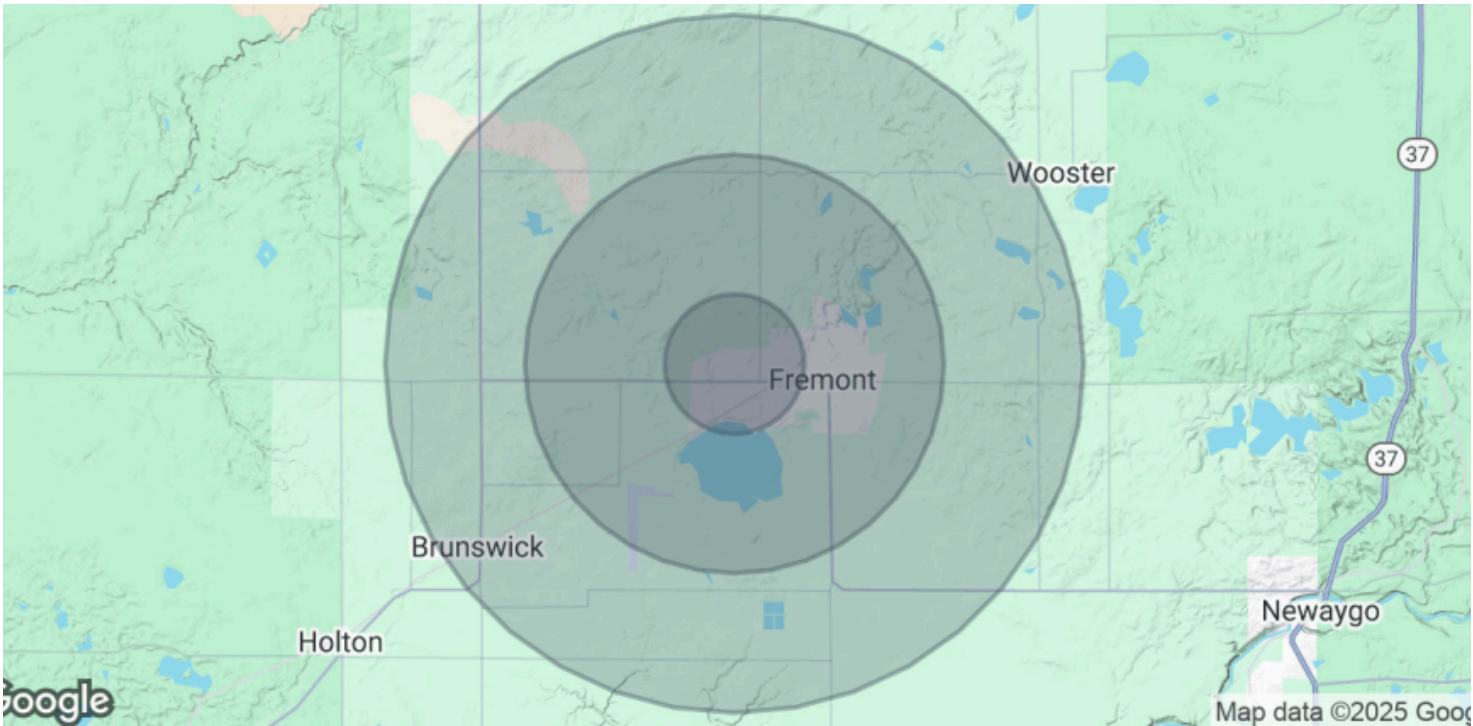
Aerial Map

315 Market Ave, Fremont, MI 49412



Demographics

315 Market Ave, Fremont, MI 49412



Demographics

	1 Miles	3 Miles	5 Miles
Total Population	2,318	7,285	10,415
Average Age	43	43	43
Average Age (Male)	40	41	41
Average Age (Female)	45	44	44
Total Households	1,030	3,016	4,109
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$70,835	\$76,494	\$80,203
Average House Value	\$154,162	\$197,940	\$211,908