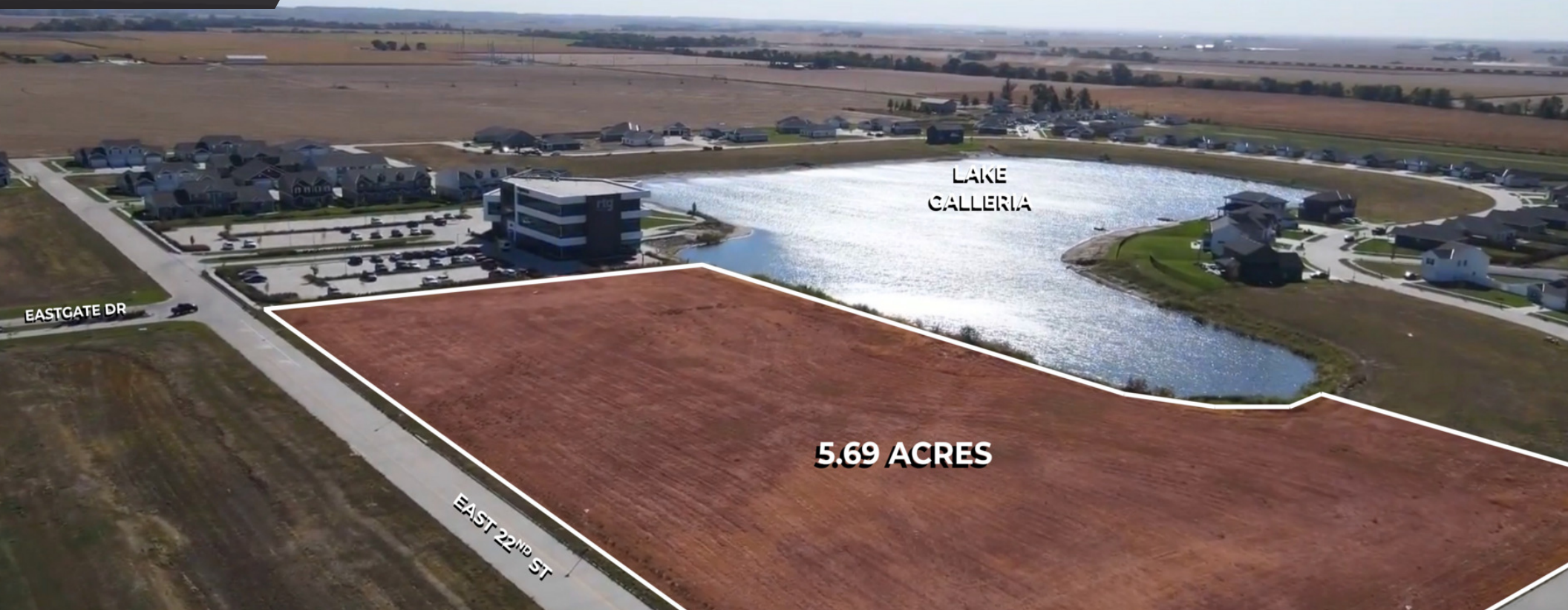


FOR SALE



GALLERY 23 EAST

4491 E 22nd St, Fremont, NE 68025

SETH V. CAMPBELL

President

402.598.9813

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Vice President

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**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE

GALLERY 23 EAST | COMMERCIAL LAND FOR SALE

4491 E 22ND ST, FREMONT, NE 68025



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DANA** | COMMERCIAL
REAL ESTATE

PROPERTY DESCRIPTION

Prime commercial lot located in a highly visible, lakefront location along Fremont's main thoroughfare. Be part of Fremont's newest mixed-use development, featuring Lake Galleria and the future Dodge County Sports Complex. Positioned next to RTG Medical's headquarters and just one mile from several national retailers, this site offers exceptional exposure and growth potential.

LOCATION DESCRIPTION

Located on the east side of Fremont, just off Highway 77 and Lincoln Highway, this lakefront commercial lot offers convenient access and excellent visibility. Situated just minutes from nearby amenities, shopping, and retail services.

PROPERTY HIGHLIGHTS

- High Visibility
- Lake Views
- Conveniently Accessible
- Located in a growing mixed-use development

OFFERING SUMMARY

Sale Price:	\$1,695,000.00
Lot Size:	5.69 Acres
Zoning:	Commercial
County:	Dodge
Parcel ID:	270140431



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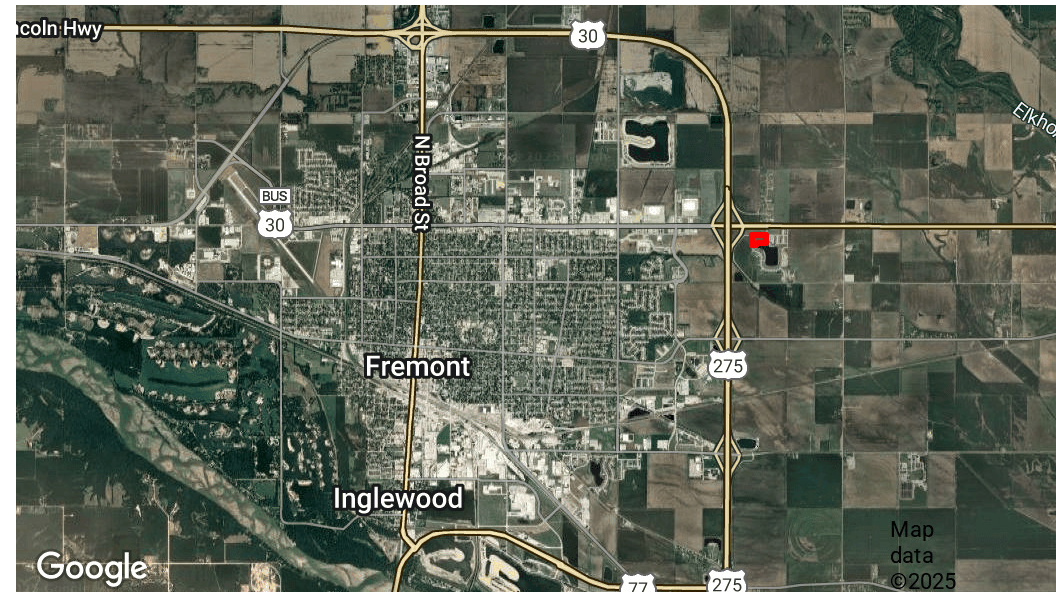


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	147	16,811	30,445
Average Age	44	41	40
Average Age (Male)	42	39	39
Average Age (Female)	46	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	59	6,679	12,005
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$120,724	\$91,532	\$88,356
Average House Value	\$313,111	\$252,471	\$248,402

Demographics data derived from AlphaMap



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