MALY
COMMERCIAL REALTY, INC

LAND FOR LEASE

PREWITT POINT UNIT 19-FS 30,000 SF

PREWITT POINT UNIT 19-FS 30,000 SF, OSAGE BEACH, MO 65065

GINA RENDE
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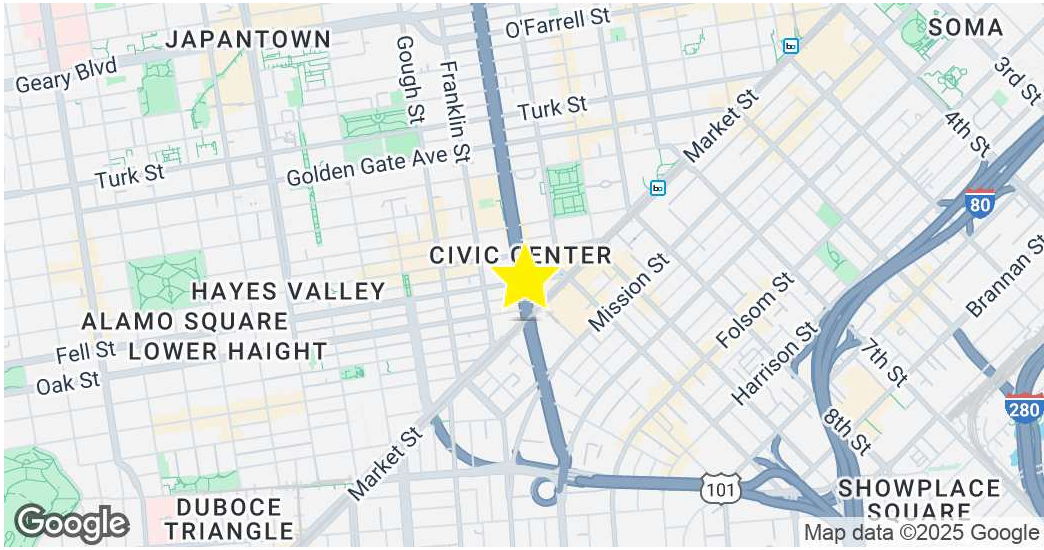

OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	30,000 SF
Lot Size:	30,000 Acres

PROPERTY OVERVIEW

Ground lease opportunities at growing Prewitt Point Shopping Center located in Osage Beach off Highway 42 (9,405 AADT) and Osage Beach Parkway (19,337 AADT), offering high daily traffic counts and highway access. Anchored by Hyvee, Target and Lowes with a great mix of tenants. n 2020 The Lake of the Ozarks saw more than 9.13 million visitors from all over the U.S.

PROPERTY HIGHLIGHTS

- Landlord will Build-to-Suit
- Landlord will white-box and provide allowance for term lease
- Located South of Jo-Ann's Fabric Store
- Lot offers 80' store front and 108' depth

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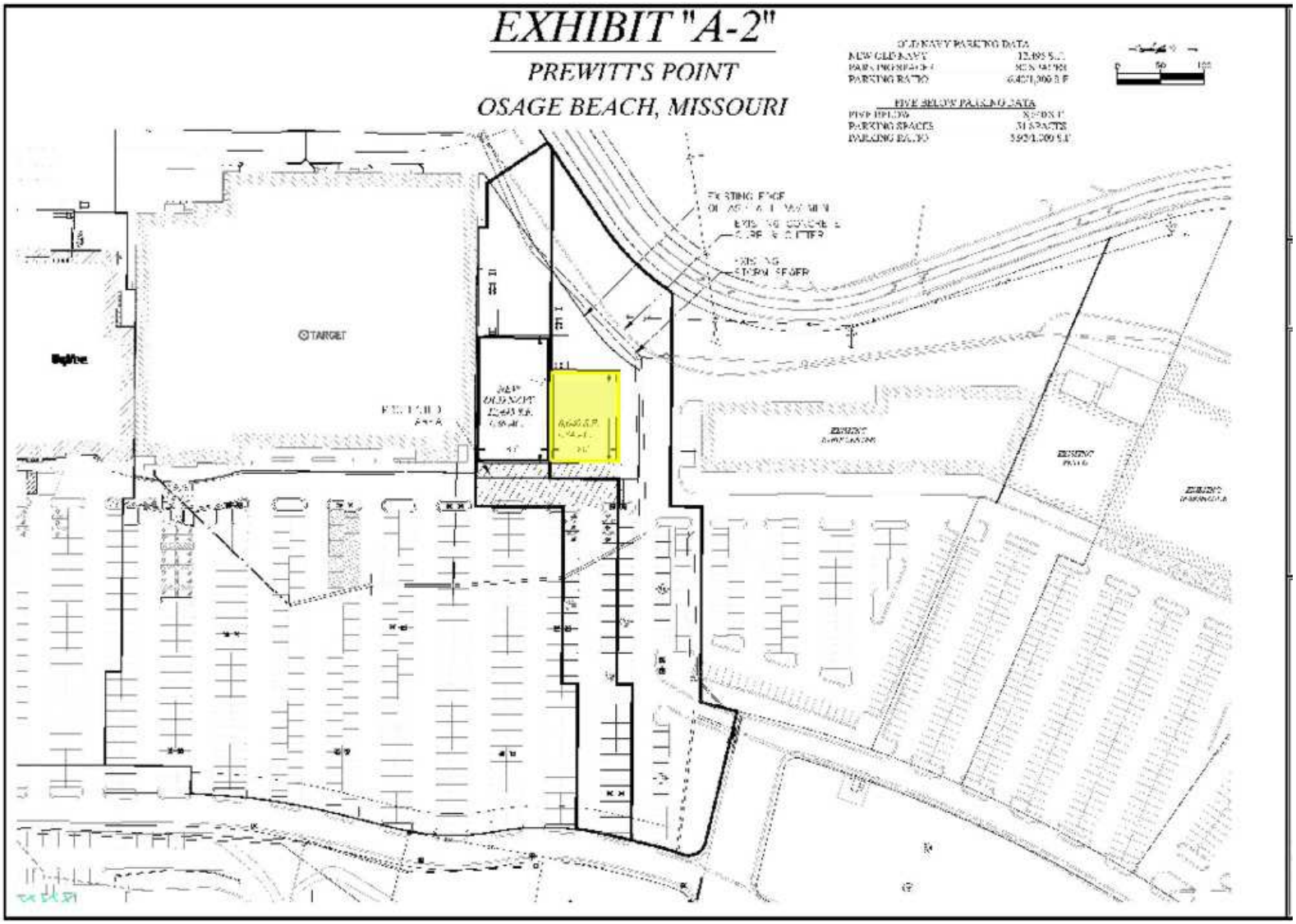

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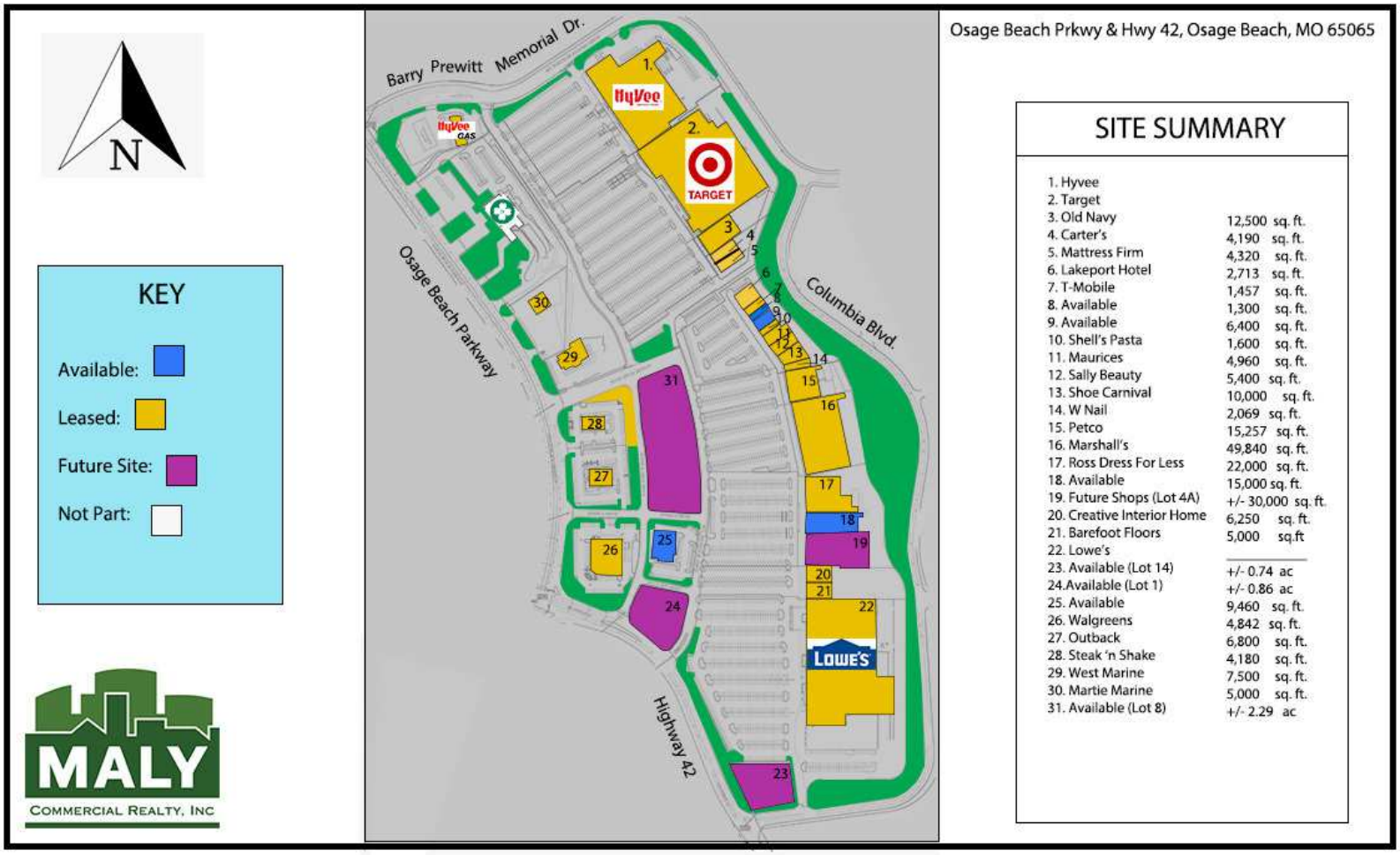
Prewitt's Point



Osage Beach Prkwy & Hwy 42, Osage Beach, MO 65065

SITE SUMMARY

1. Hyvee	
2. Target	
3. Old Navy	12,500 sq. ft.
4. Carter's	4,190 sq. ft.
5. Mattress Firm	4,320 sq. ft.
6. Lakeport Hotel	2,713 sq. ft.
7. T-Mobile	1,457 sq. ft.
8. Available	1,300 sq. ft.
9. Available	6,400 sq. ft.
10. Shell's Pasta	1,600 sq. ft.
11. Maurices	4,960 sq. ft.
12. Sally Beauty	5,400 sq. ft.
13. Shoe Carnival	10,000 sq. ft.
14. W Nail	2,069 sq. ft.
15. Petco	15,257 sq. ft.
16. Marshall's	49,840 sq. ft.
17. Ross Dress For Less	22,000 sq. ft.
18. Available	15,000 sq. ft.
19. Future Shops (Lot 4A)	+/- 30,000 sq. ft.
20. Creative Interior Home	6,250 sq. ft.
21. Barefoot Floors	5,000 sq.ft
22. Lowe's	
23. Available (Lot 14)	+/- 0.74 ac
24.Available (Lot 1)	+/- 0.86 ac
25. Available	9,460 sq. ft.
26. Walgreens	4,842 sq. ft.
27. Outback	6,800 sq. ft.
28. Steak 'n Shake	4,180 sq. ft.
29. West Marine	7,500 sq. ft.
30. Martie Marine	5,000 sq. ft.
31. Available (Lot 8)	+/- 2.29 ac

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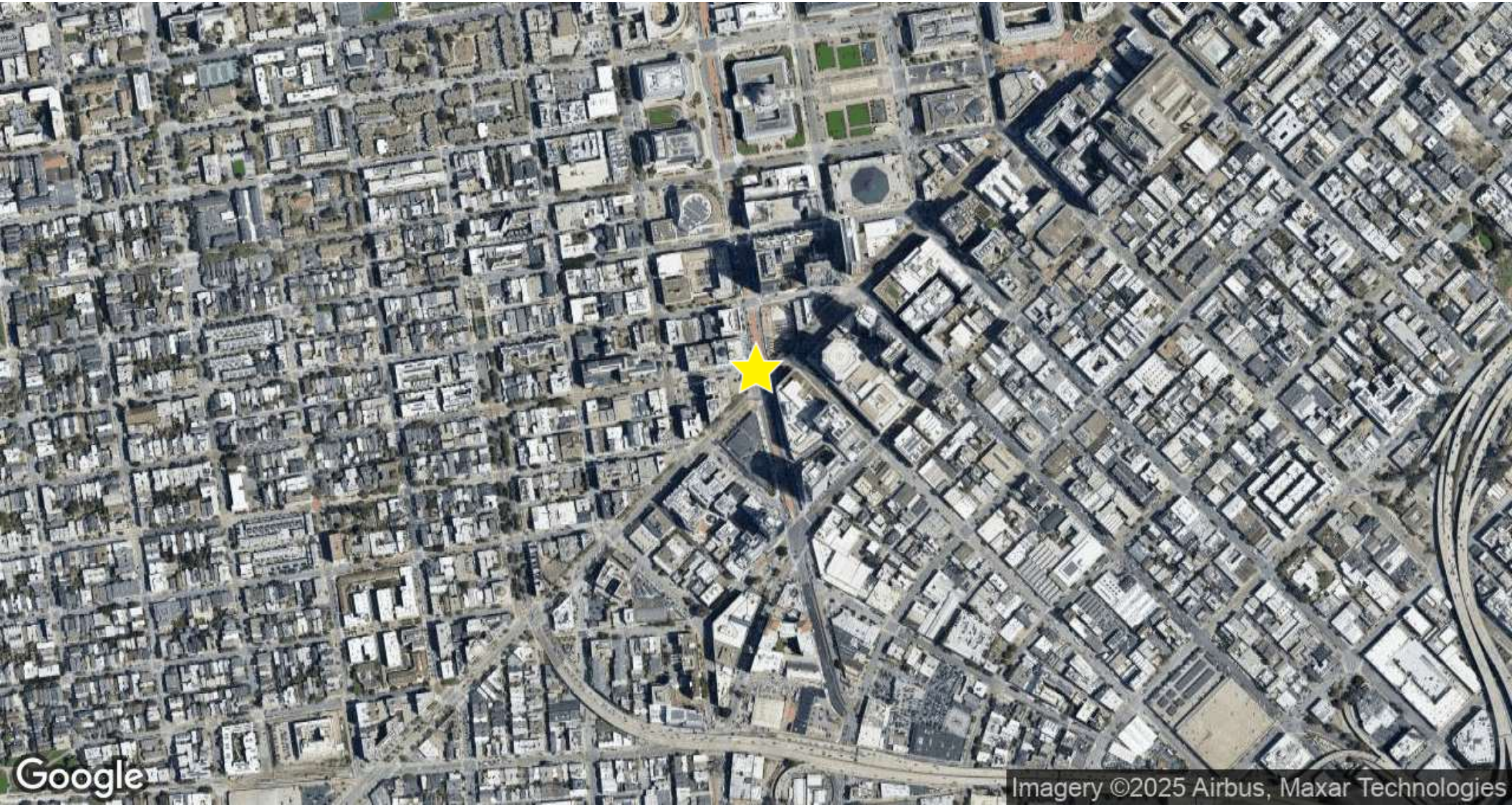

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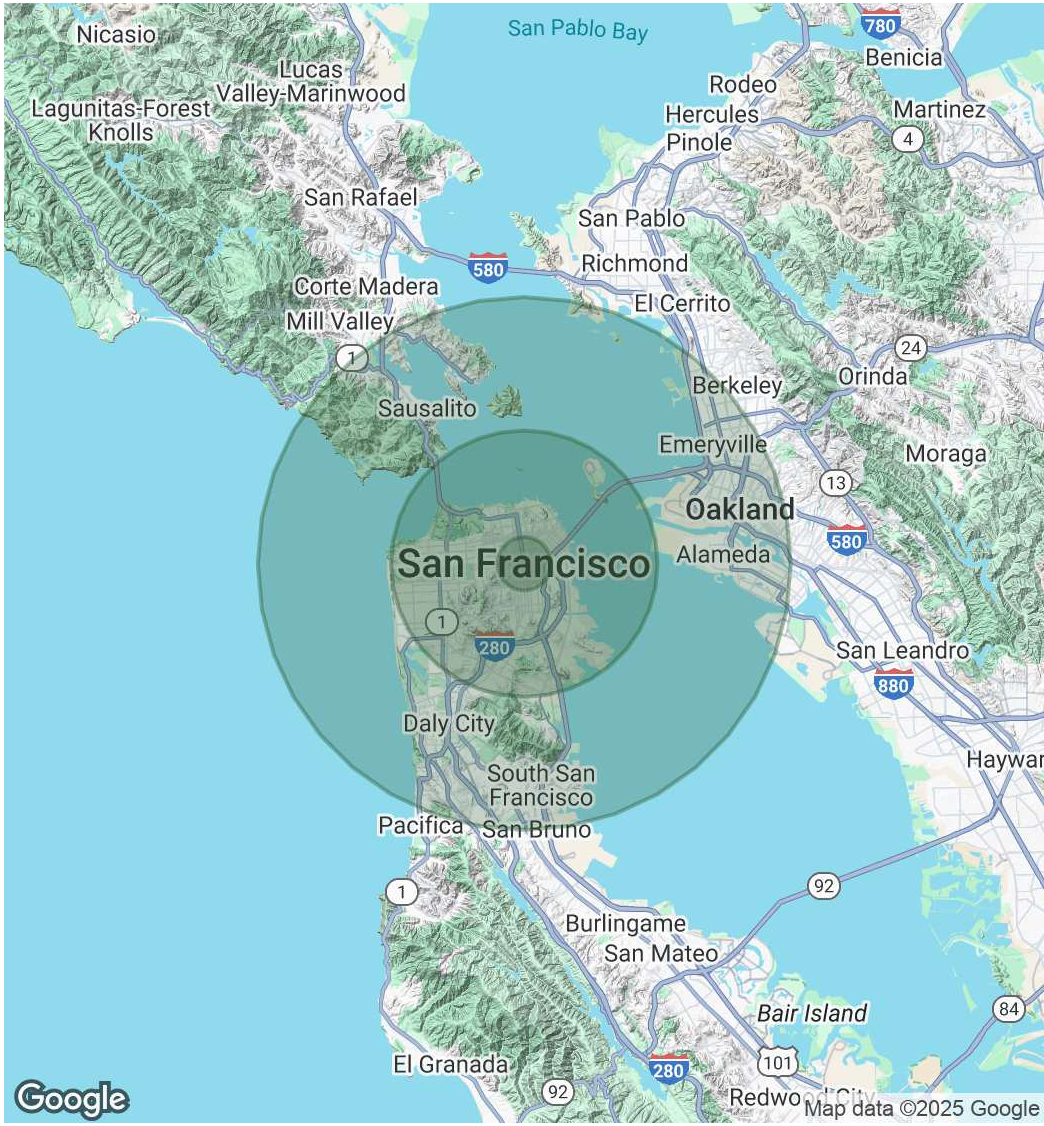
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	212	15,440	37,594
Average age	40.4	28.0	31.2
Average age (Male)	40.0	26.8	29.7
Average age (Female)	40.8	33.4	35.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	81	5,241	13,981
# of persons per HH	2.6	2.9	2.7
Average HH income	$62,865	$45,803	$52,064
Average house value	$148,954	$144,499	$142,453

** Demographic data derived from 2020 ACS - US Census*



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