MALY
COMMERCIAL REALTY, INC

LAND FOR LEASE

PREWITT'S POINT- LOT 8, 2.29AC

PREWITT'S POINT LOT 8 - 2.29AC,
OSAGE BEACH, MO 65065

GINA RENDE
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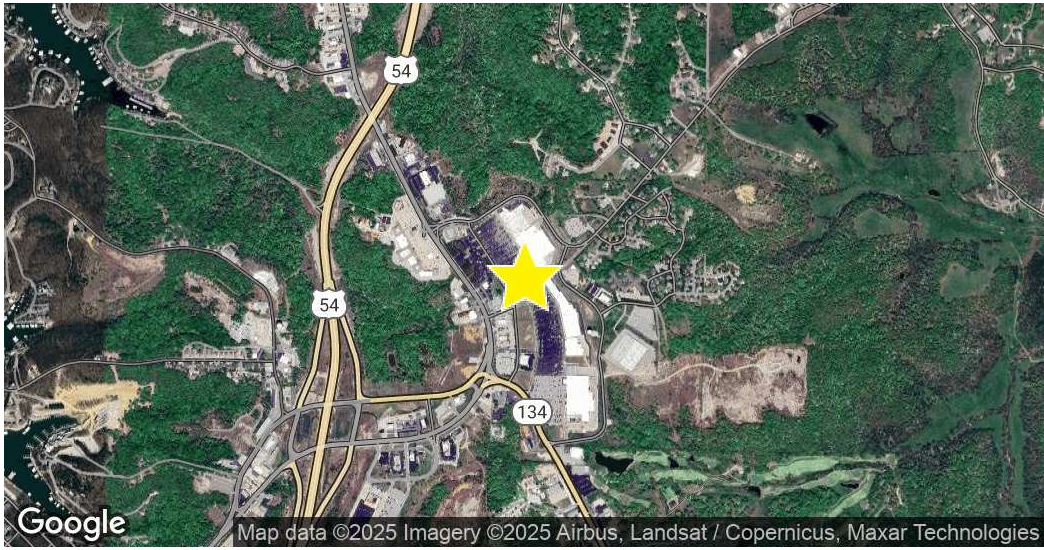

OFFERING SUMMARY

Lease Rate:	Call for pricing
Lot Size:	2.29 Acres
Available Square Feet:	+/- 2,000-20,000 sq ft

PROPERTY OVERVIEW

Ground lease opportunities at growing Prewitt Point Shopping Center located in Osage Beach off Highway 42 and Osage Beach Parkway. Anchored by Hyvee, Target and Lowe's.

PROPERTY HIGHLIGHTS

- Ground lease or build to suit
- +/- 2,000-20,000 sq ft
- Rent on NNN basis
- Possiblity for a double endcap drive-thru
- Located East of Outback and Steak N Shake across the Marshall's parking lot

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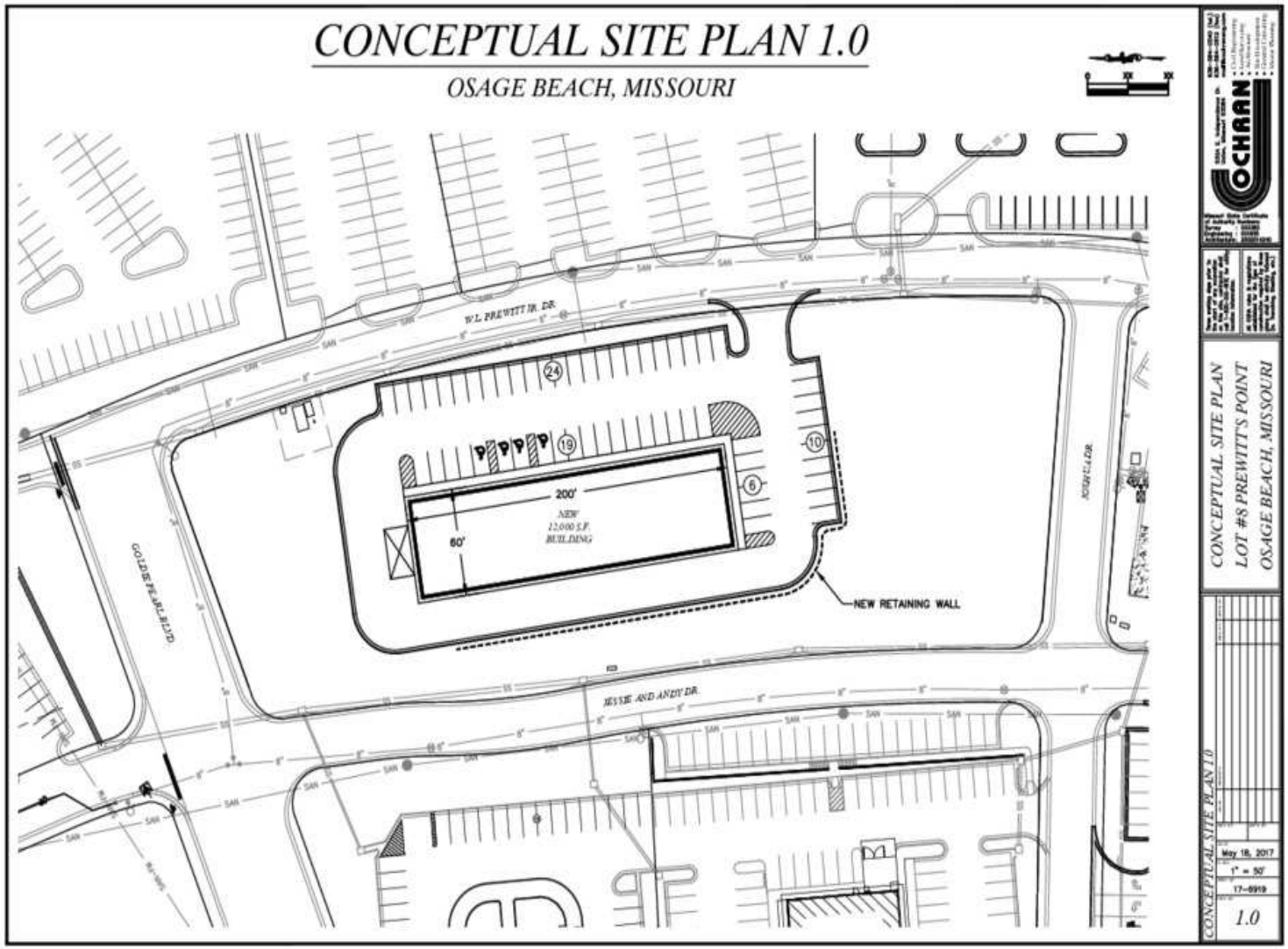

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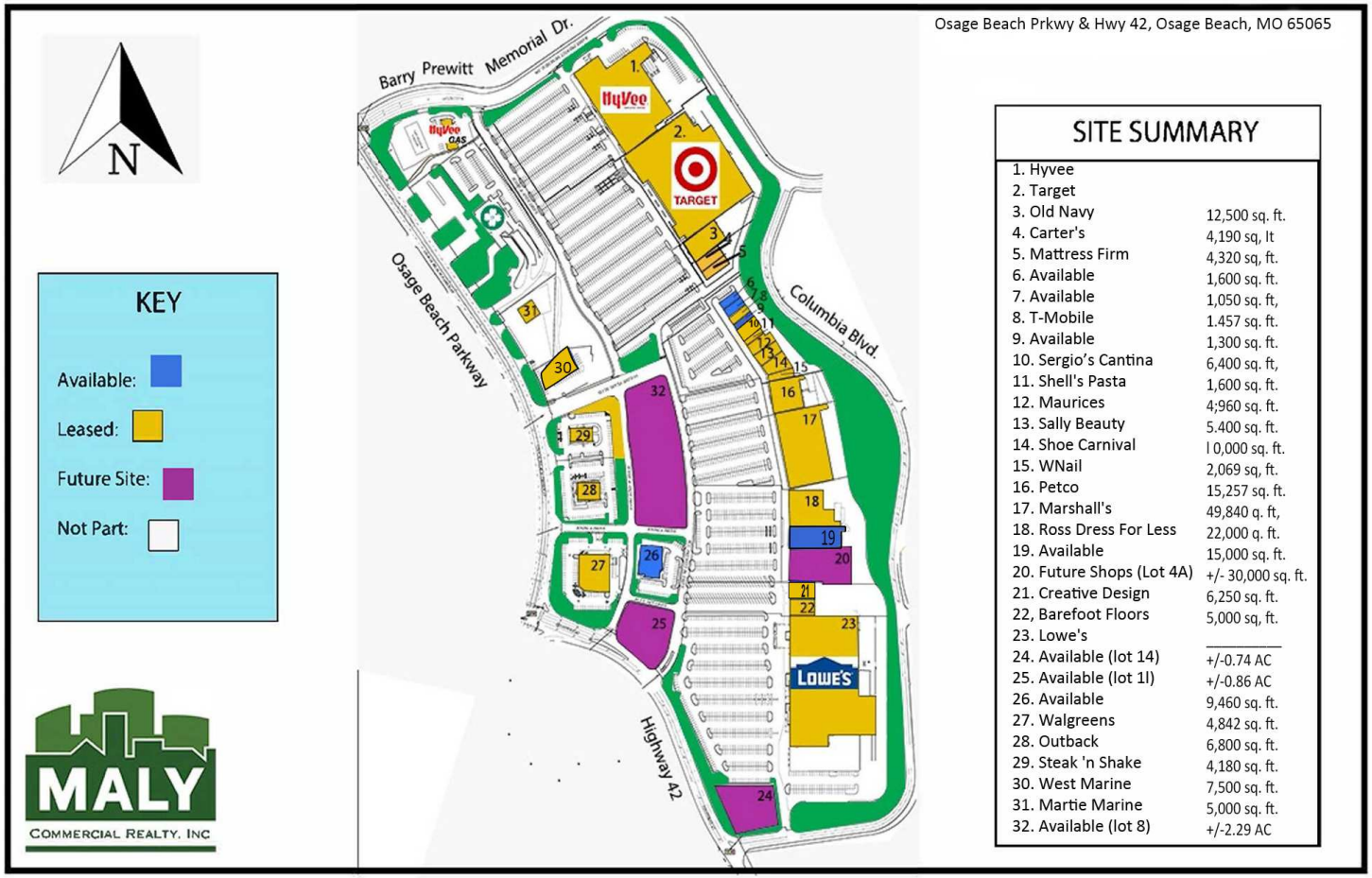
Prewitt's Point



SITE SUMMARY

1. Hyvee	
2. Target	
3. Old Navy	12,500 sq. ft.
4. Carter's	4,190 sq, lt
5. Mattress Firm	4,320 sq, ft.
6. Available	1,600 sq. ft.
7. Available	1,050 sq. ft,
8. T-Mobile	1.457 sq. ft.
9. Available	1,300 sq. ft.
10. Sergio's Cantina	6,400 sq. ft,
11. Shell's Pasta	1,600 sq. ft.
12. Maurices	4;960 sq. ft.
13. Sally Beauty	5.400 sq. ft.
14. Shoe Carnival	l 0,000 sq. ft.
15. WNail	2,069 sq, ft.
16. Petco	15,257 sq. ft.
17. Marshall's	49,840 q. ft,
18. Ross Dress For Less	22,000 q. ft.
19. Available	15,000 sq. ft.
20. Future Shops (Lot 4A)	+/- 30,000 sq. ft.
21. Creative Design	6,250 sq. ft.
22, Barefoot Floors	5,000 sq, ft.
23. Lowe's	_____
24. Available (lot 14)	+/-0.74 AC
25. Available (lot 1l)	+/-0.86 AC
26. Available	9,460 sq. ft.
27. Walgreens	4,842 sq. ft.
28. Outback	6,800 sq. ft.
29. Steak 'n Shake	4,180 sq. ft.
30. West Marine	7,500 sq. ft.
31. Martie Marine	5,000 sq. ft.
32. Available (lot 8)	+/-2.29 AC

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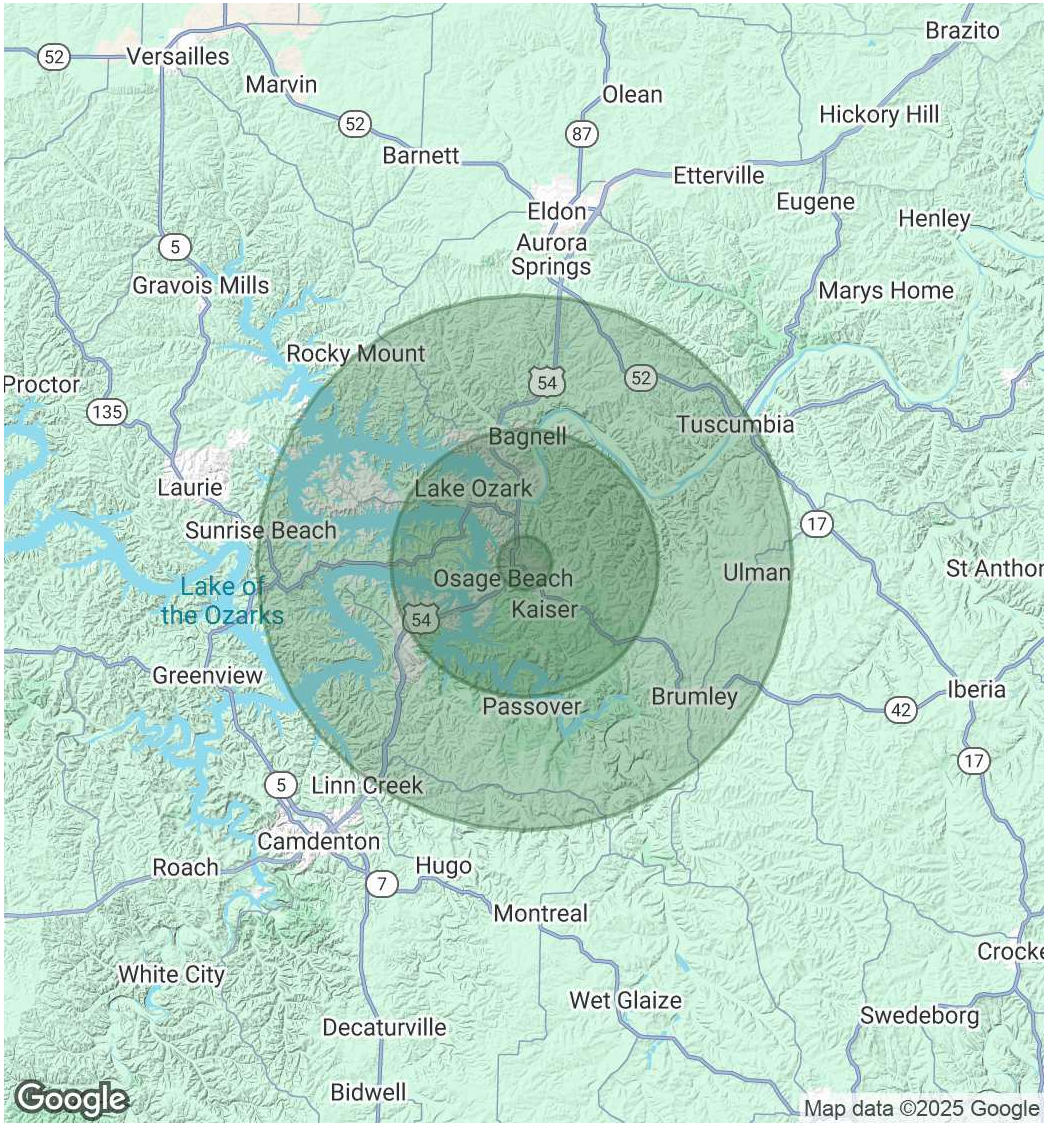
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	212	15,440	37,594
Average age	40.4	28.0	31.2
Average age (Male)	40.0	26.8	29.7
Average age (Female)	40.8	33.4	35.1

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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