MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE

PREWITT'S POINT - UNIT 9

3924 JR. PREWITT PARKWAY, SUITE B,
OSAGE BEACH, MO 65065

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
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OFFERING SUMMARY

Lease Rate:	Email For Pricing: gina@malyrealty.com
Available SF:	6,400 SF
Zoning:	C-1

PROPERTY OVERVIEW

Turn-Key restaurant available at Prewitt Point Shopping Center located in Osage Beach off Highway 42 & Osage Beach Parkway. Anchored by Hyvee, Target and Lowe's with a great mix of tenants.

PROPERTY HIGHLIGHTS

- Rent on NNN Basis
- Sports Bar area separated by a partition wall from the large dining space.
- Tall open ceilings, stained concrete floors, and ceramic tile accents.
- Walk-in cooler and walk-in freezer. 4 Pizza ovens, 2 large hood vents, dishwasher, and lots of misc. equipment.
- 2 ADA restrooms with 2 stalls each as well as employee only ADA restroom.

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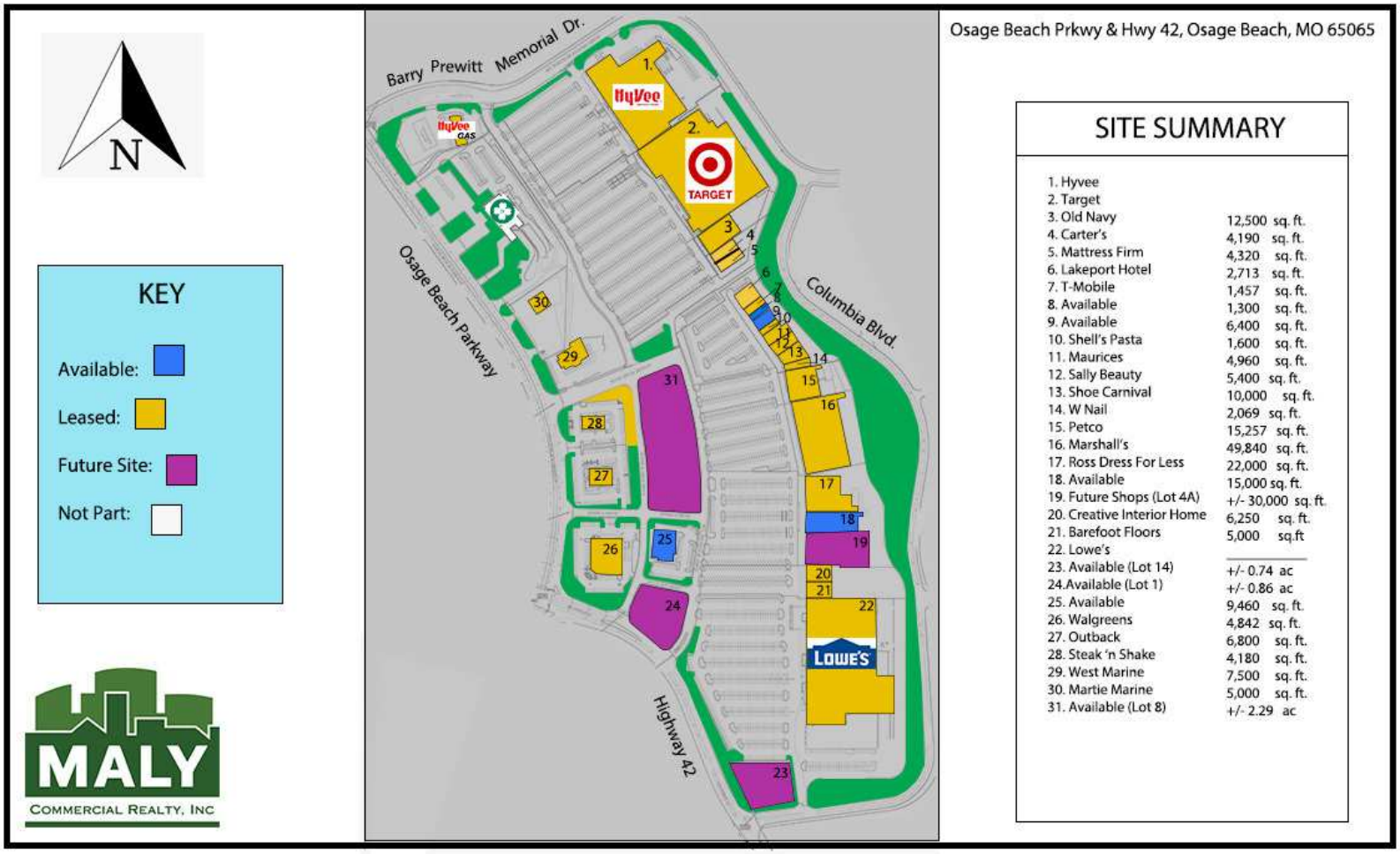
Prewitt's Point



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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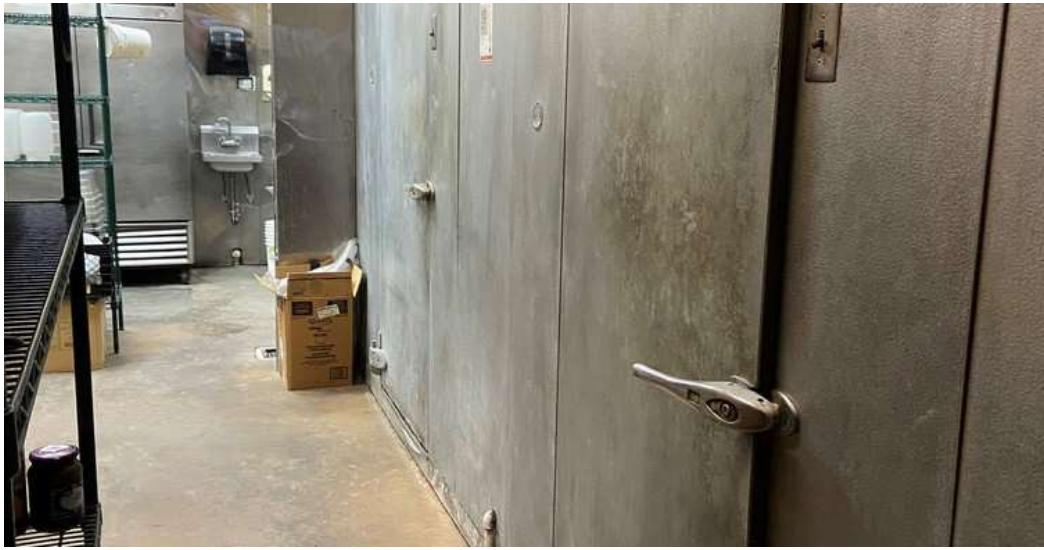

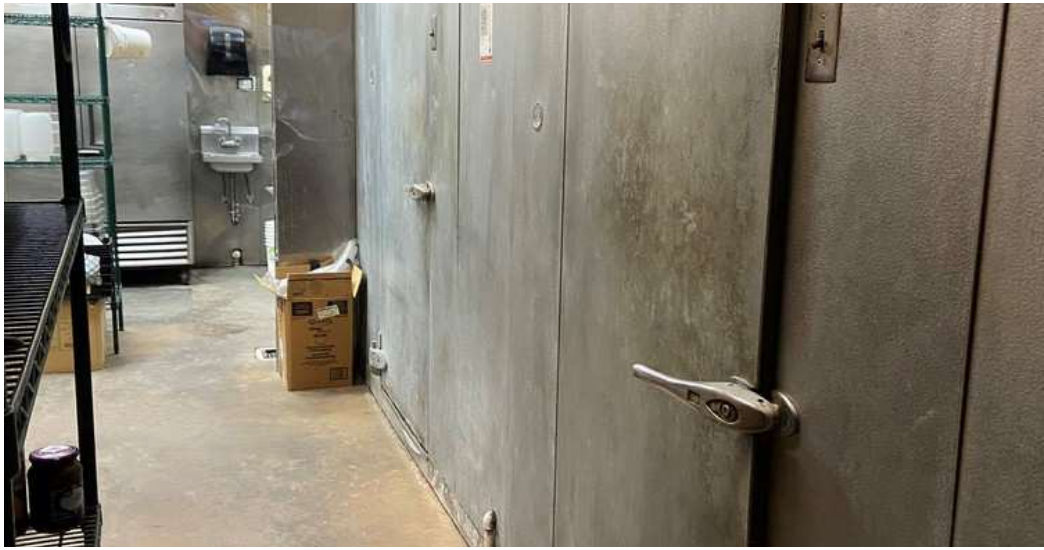

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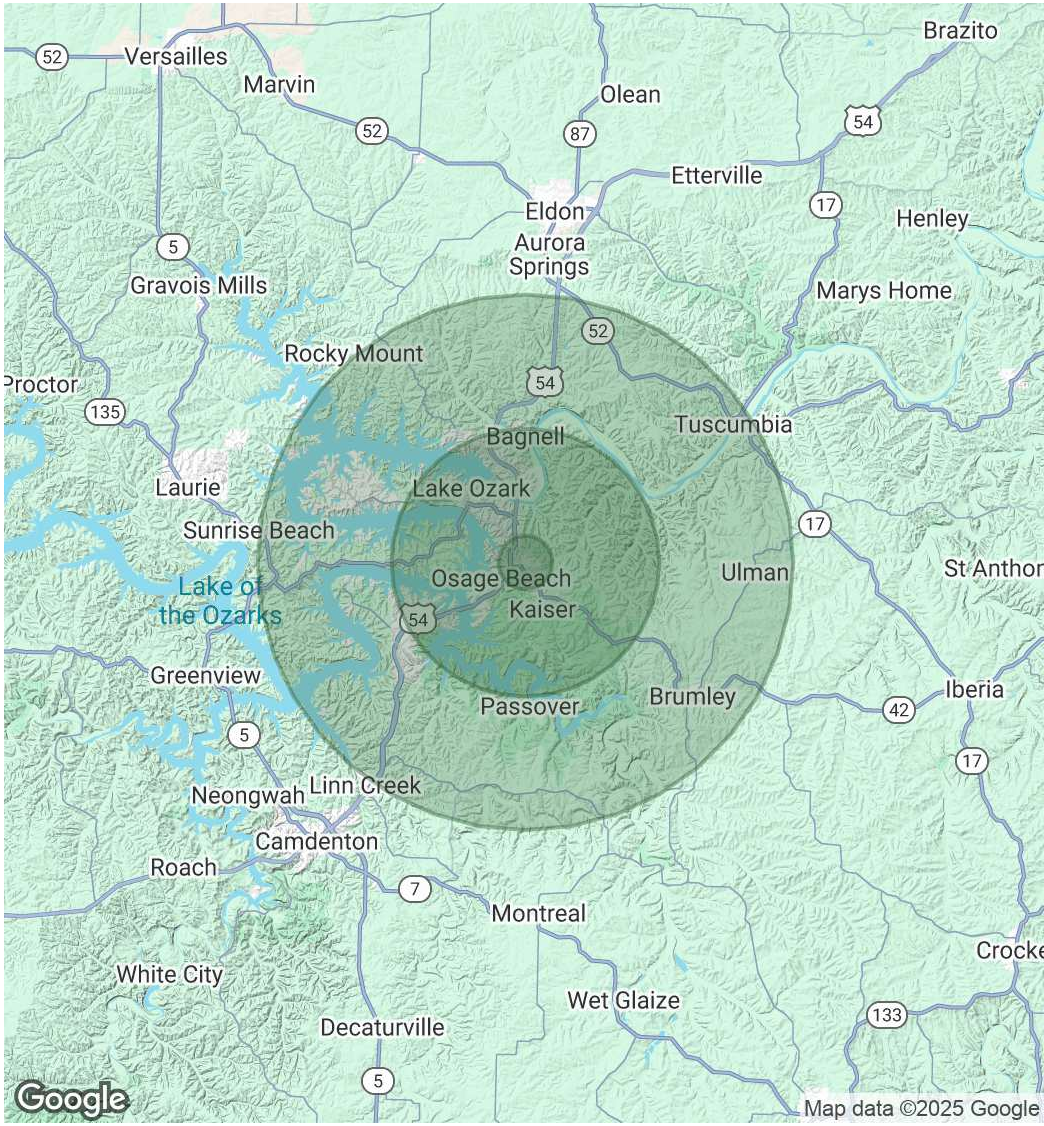
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	368	6,733	26,903
Average Age	47.6	47.8	47.4
Average Age (Male)	46.6	47.4	47.1
Average Age (Female)	48.2	47.9	47.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	163	2,935	11,664
# of Persons per HH	2.3	2.3	2.3
Average HH Income	$68,359	$63,267	$62,281
Average House Value	$139,866	$200,941	$215,874

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



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