MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE

PREWITT'S POINT

3975 JUNIOR PREWITT PARKWAY,
OSAGE BEACH, MO 65065

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

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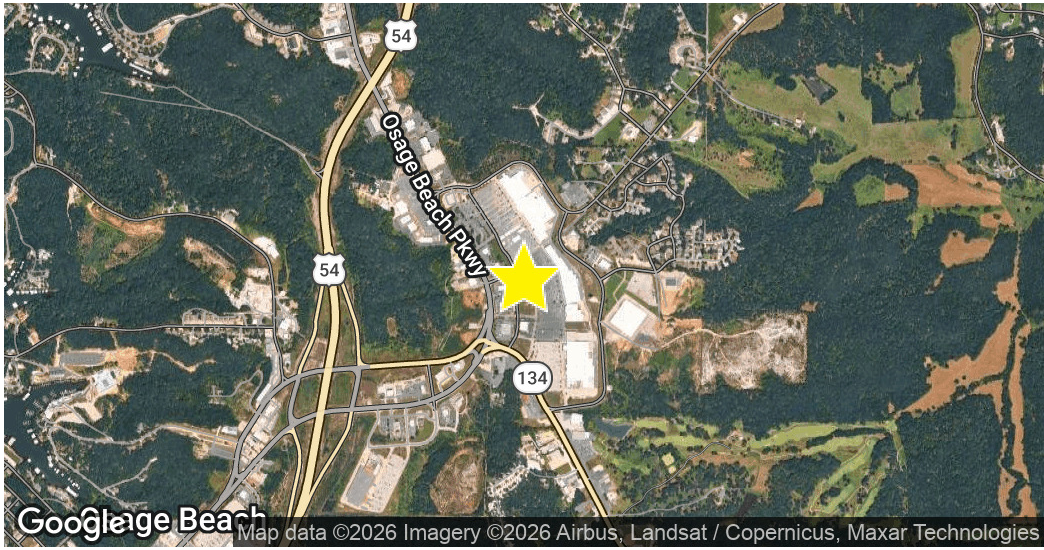

OFFERING SUMMARY

Lease Rate:	Email for pricing: Gina@malyrealty.com
Available SF:	2,500 SF
Zoning:	C-1

PROPERTY OVERVIEW

Prewitt's Point Shopping Center is located in Osage Beach off Highway 42 and Osage Beach Parkway. Anchored by Hyvee, Target and Lowe's.

PROPERTY HIGHLIGHTS

- Rent on NNN basis
- Space available on the North side of the building
- Landlord will demise to desired SF
- Family Focus Eyecare and Retuva Medical Spa coming soon
- Situated East of Walgreens, between Joshua Dr. and Blue Sky Dr.
- Double entrance to parking lot
- Highway 42 (9,405 AADT)
- Osage Beach Parkway (19,337 AADT)

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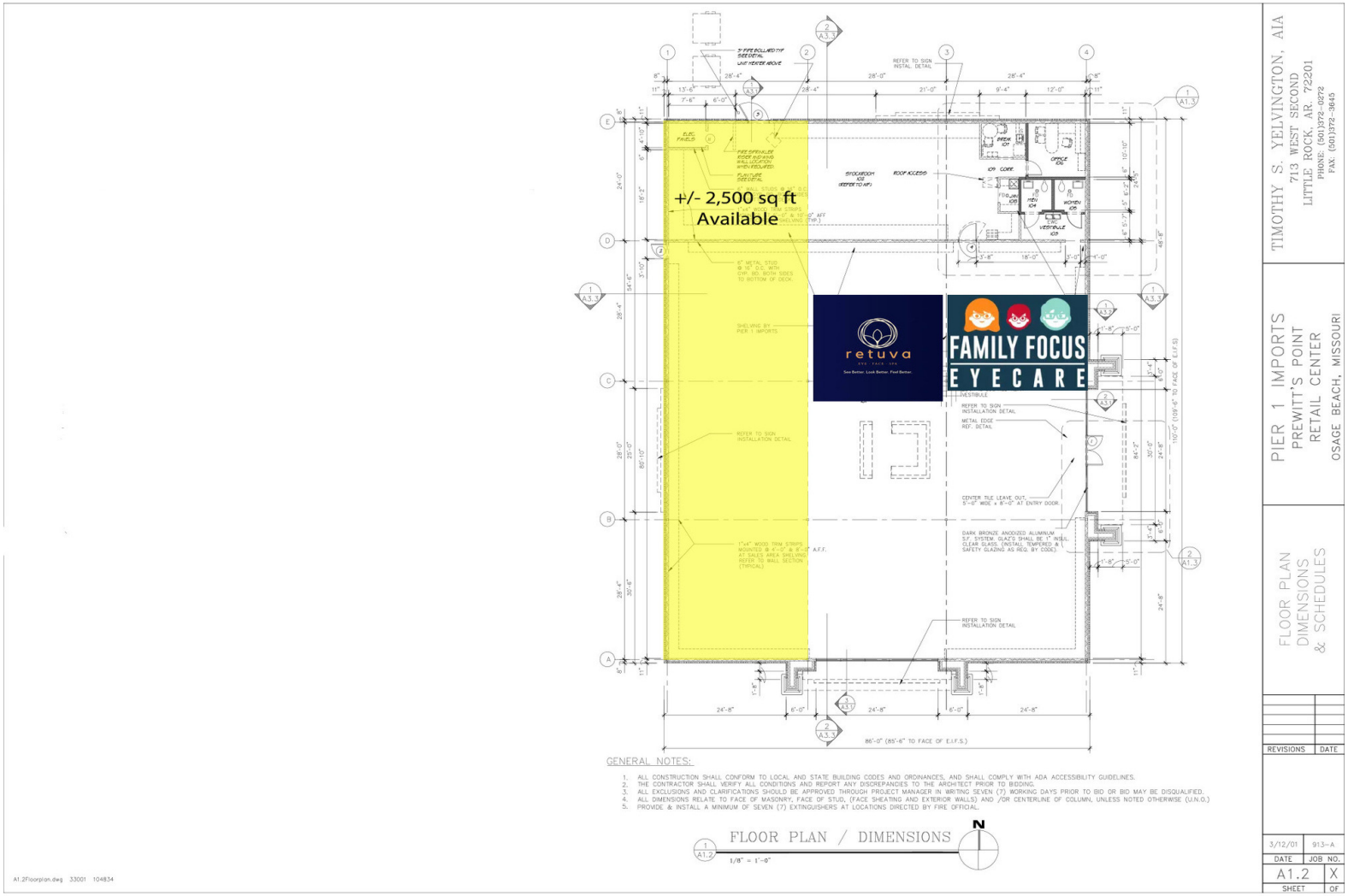

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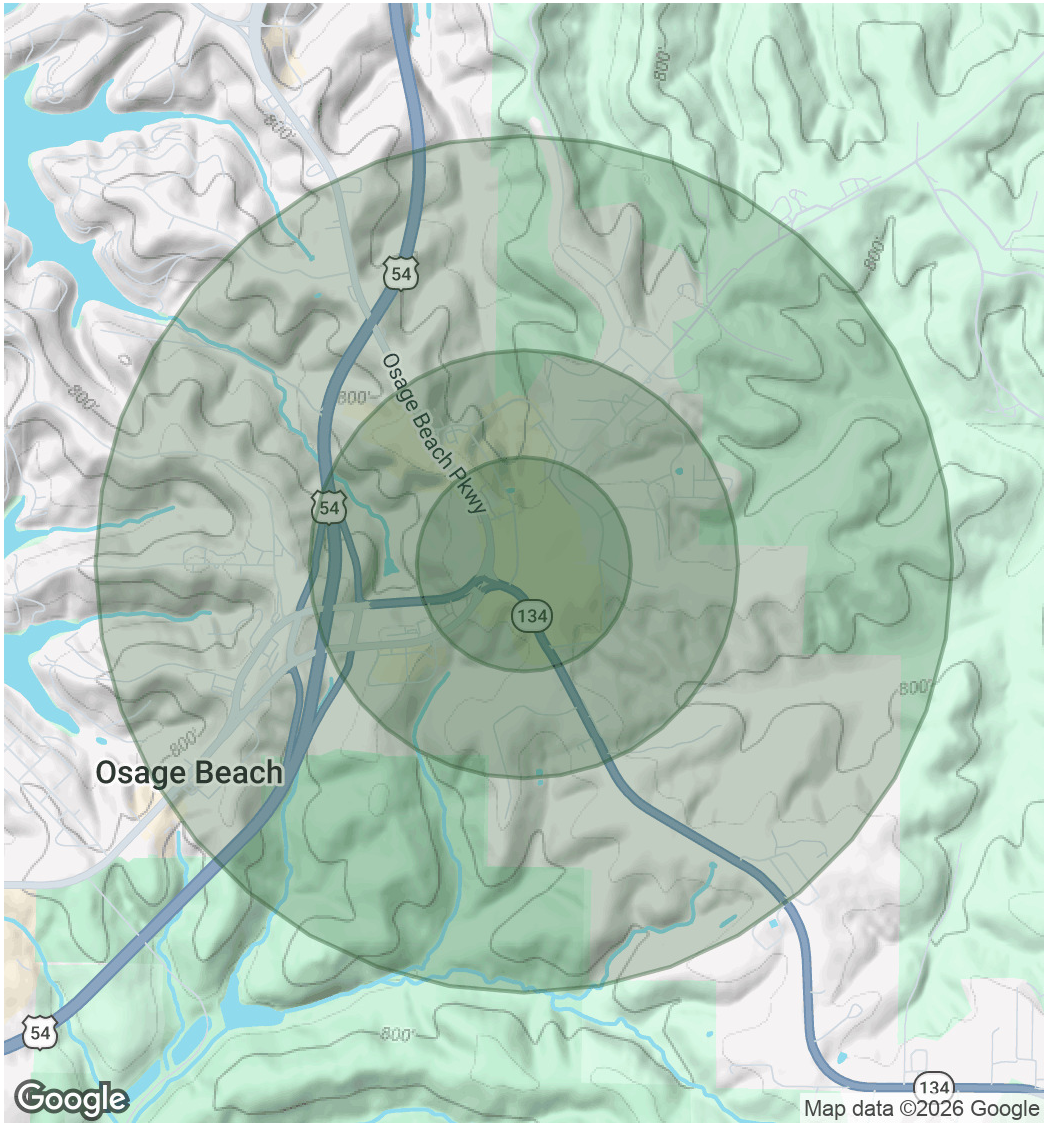
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	29	157	714
Average Age	40.1	38.2	37.5
Average Age (Male)	37.6	36.2	35.7
Average Age (Female)	50.6	48.0	46.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	12	62	285
# of Persons per HH	2.4	2.5	2.5
Average HH Income	$64,083	$66,204	$65,112
Average House Value	$299,423	$274,592	$271,721

2023 American Community Survey (ACS)



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