MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE

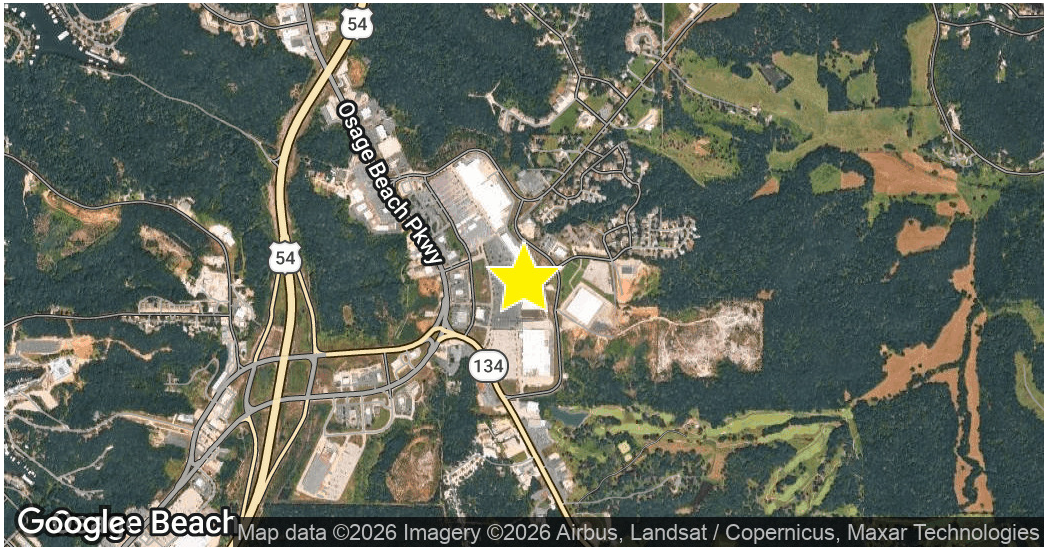
PREWITT'S POINT- UNIT 20 & UNIT 21

3980 JUNIOR PREWITT PARKWAY,
OSAGE BEACH, MO 65065

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

MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	Email for pricing: Gina@malyrealty.com
Available SF:	6,250 - 12,500 SF
Zoning:	C-1

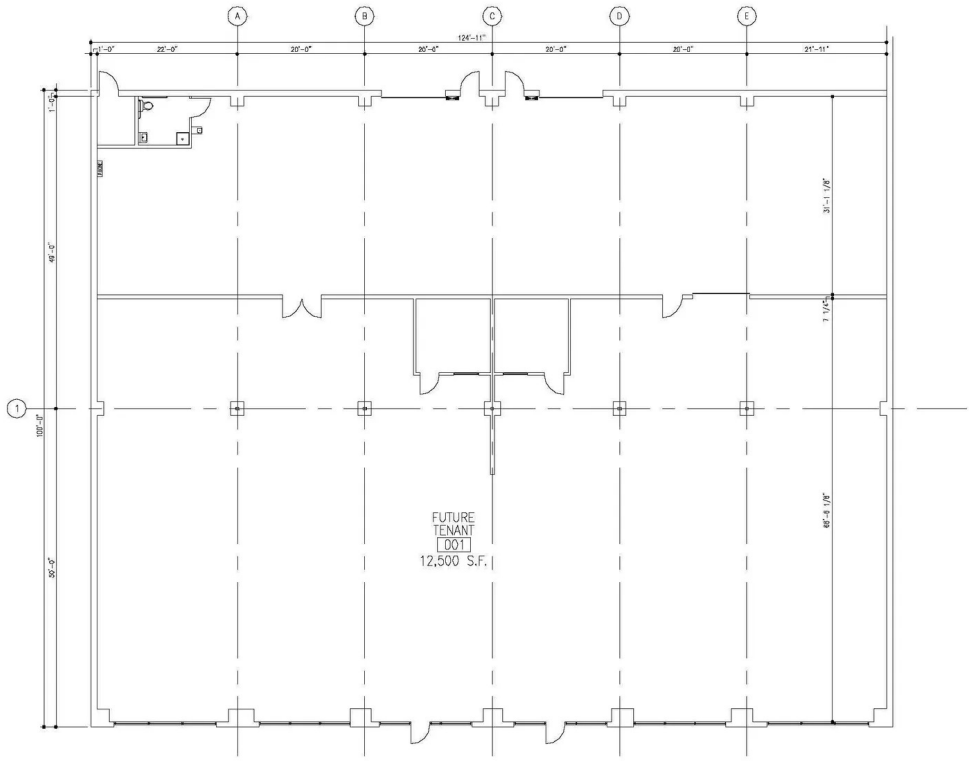
PROPERTY OVERVIEW

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
- Can be split in half 6,250-12,500 SF
- Situated adjacent to Lowe's
- Space is roughly 100 ft deep x 125 ft of frontage
- Highway 42 (9,405 AADT)
- Osage Beach Parkway (19,337 AADT)

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



FLOOR PLAN
SCALE 1/16"=1'-0"

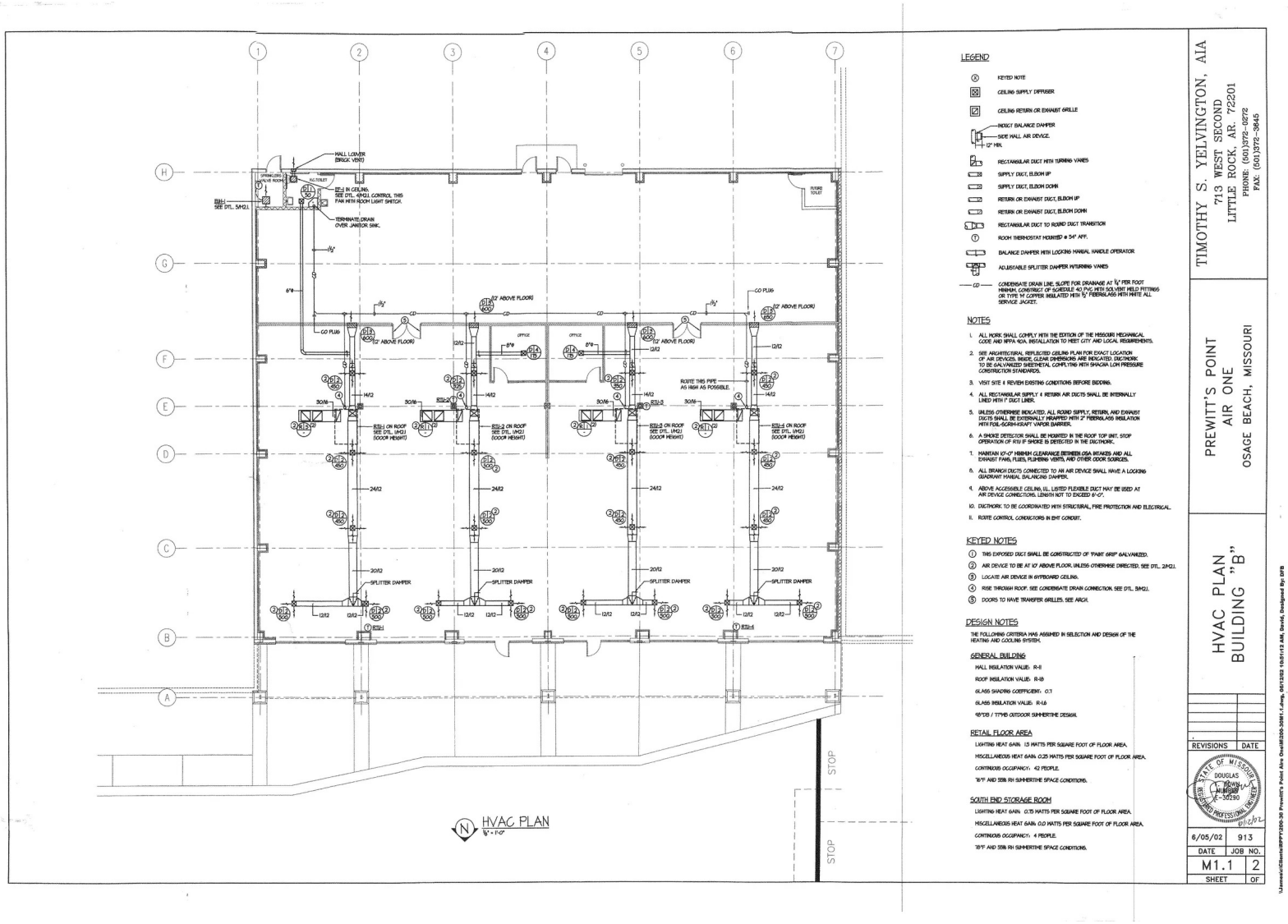
FUTURE TENANT 001
PREWITT POINT

OSAGE BEACH,
08-213

MISSOURI
12-08-08

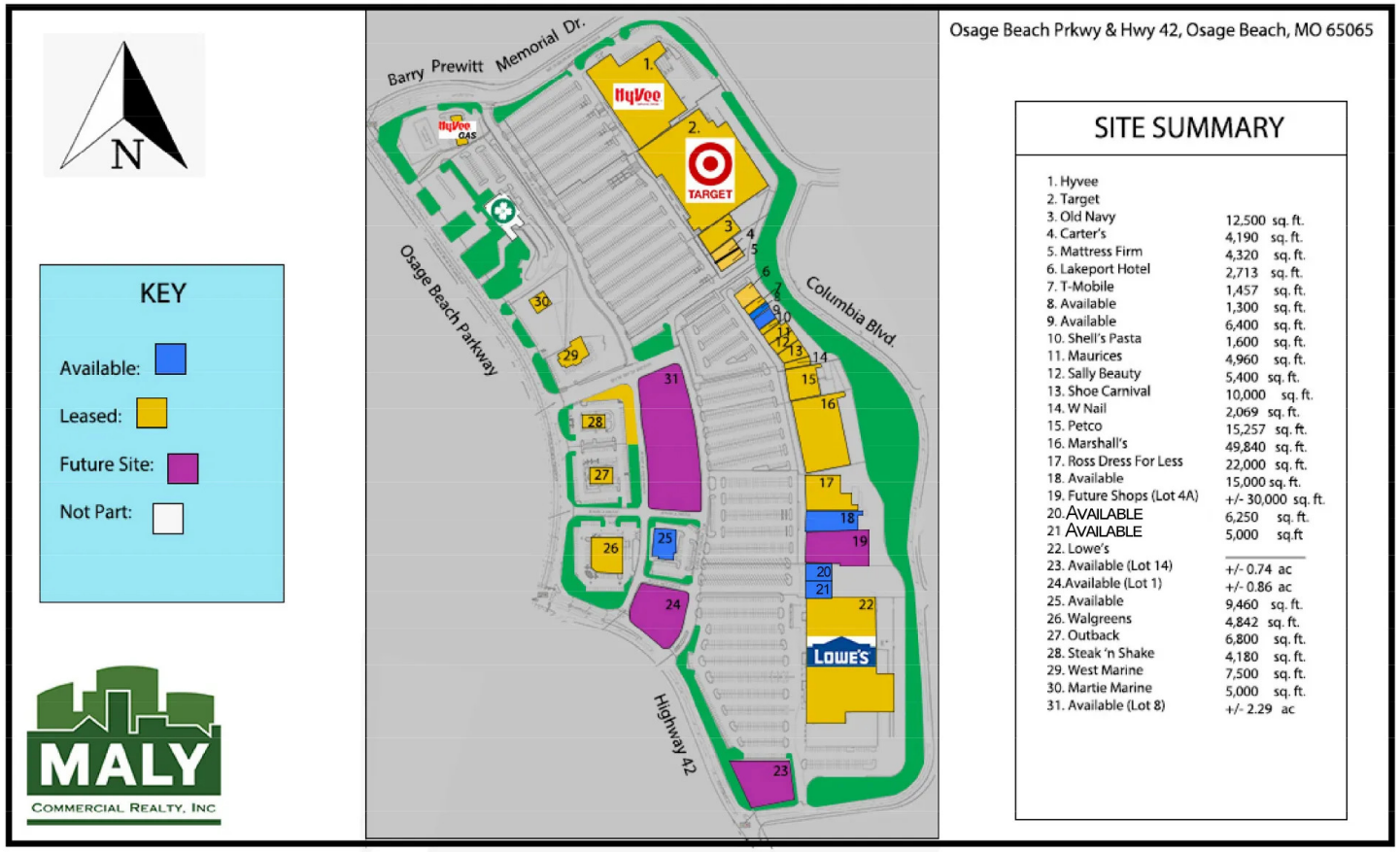
Architects of the Possible®
8251 Maryland Suite 300
St. Louis, Missouri 63105
© Copyright 2008

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



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

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. AVAILABLE	6,250 sq. ft.
21 AVAILABLE	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

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

MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE

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

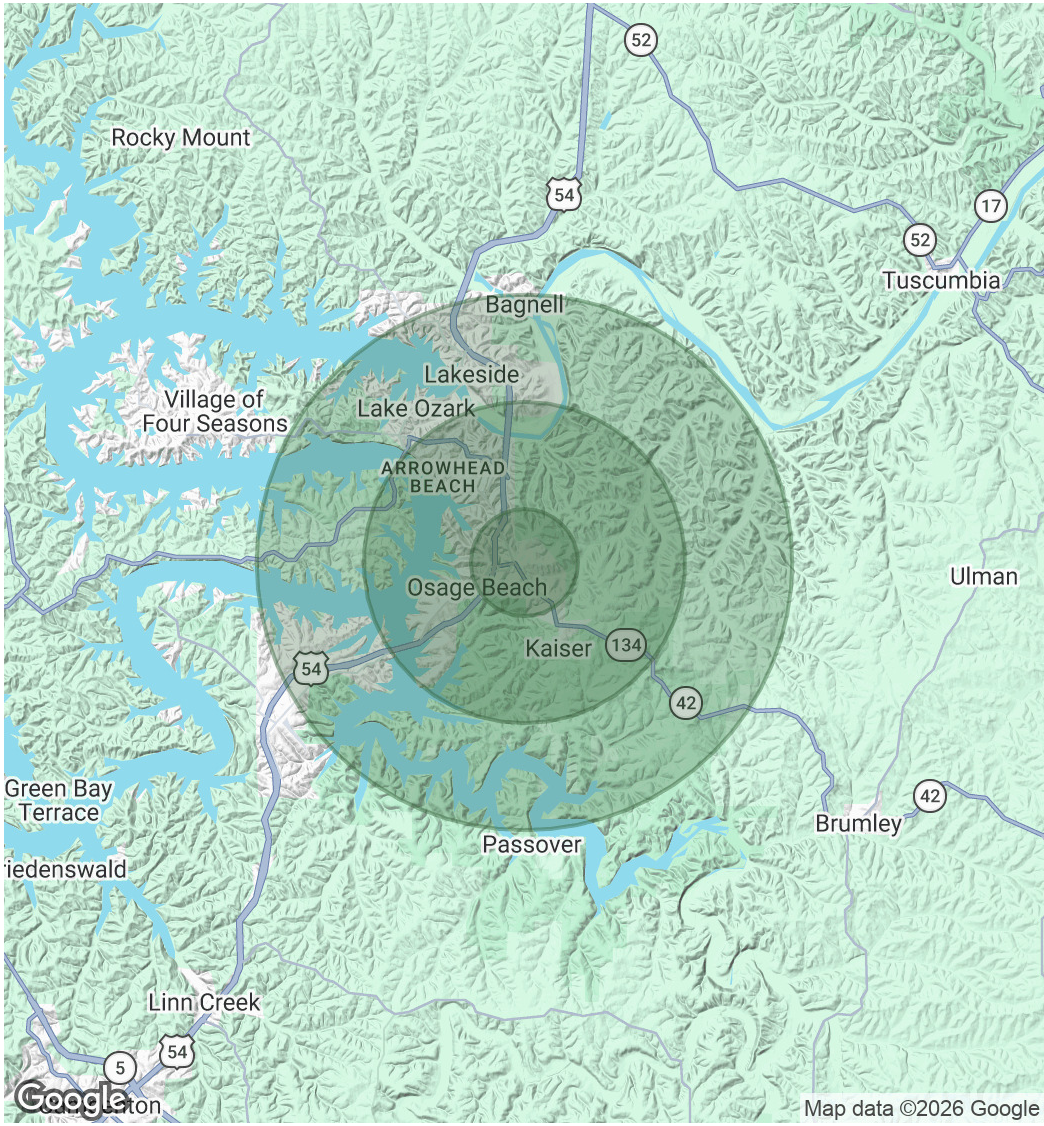
MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	634	4,282	9,279
Average Age	37.8	43.8	50.5
Average Age (Male)	35.9	42.6	49.2
Average Age (Female)	46.9	47.8	52.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	255	1,752	3,931
# of Persons per HH	2.5	2.4	2.4
Average HH Income	$64,380	$69,960	$82,798
Average House Value	$267,492	$266,522	$302,765

2023 American Community Survey (ACS)



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