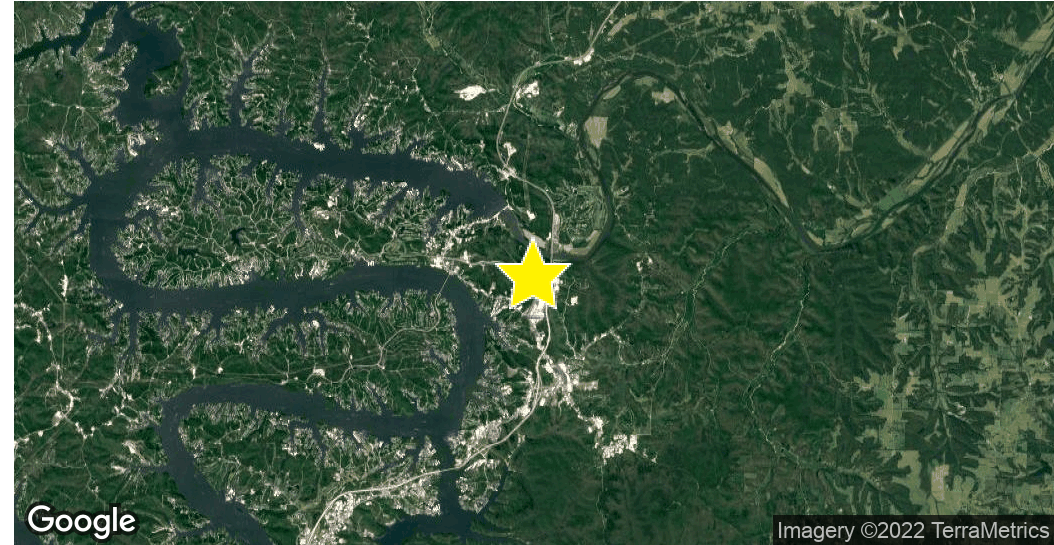




EAGLES LANDING LOT H-1 1.27AC

100 KRESTEL LANE, LAKE OZARK, MO
65049

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



OFFERING SUMMARY

Lease Rate:	Call for pricing
Lot Size:	1.27 Acres

PROPERTY OVERVIEW

Ground lease, +/-1.27 AC opportunity at Eagles Landing Shopping Center located in Lake Ozark off Highway 54 and Osage Beach Parkway, just South of CVS and Buffalo Wild Wings.

PROPERTY HIGHLIGHTS

- Ground Lease or Build-to-Suit
- Rent on NNN basis
- Anchored by Aldi, Kohl's and Menards
- Highway 54 (10,919 AADT) and Osage Beach Parkway (8,144 AADT)

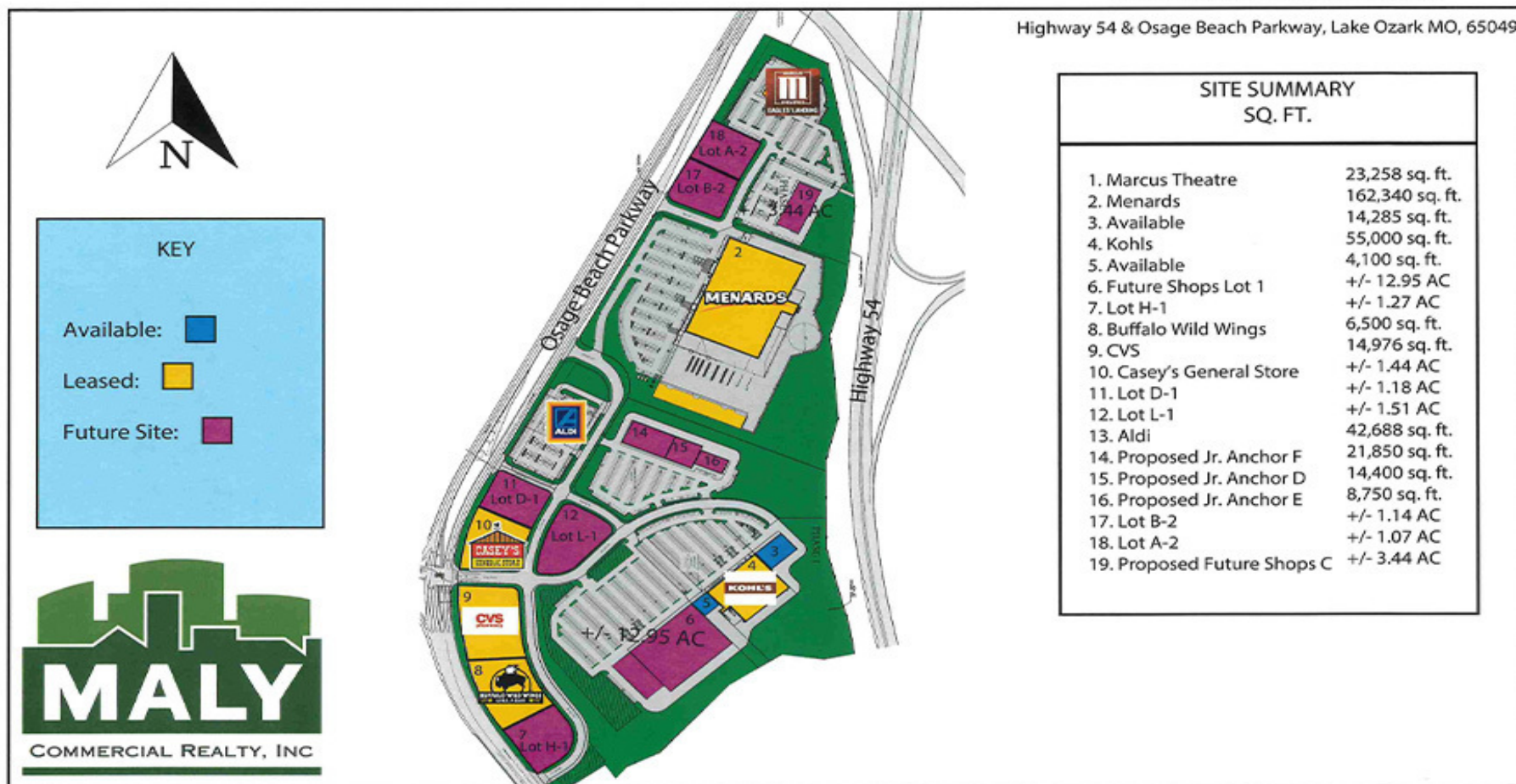
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Eagles Landing Shopping Center

Highway 54 & Osage Beach Parkway, Lake Ozark MO, 65049



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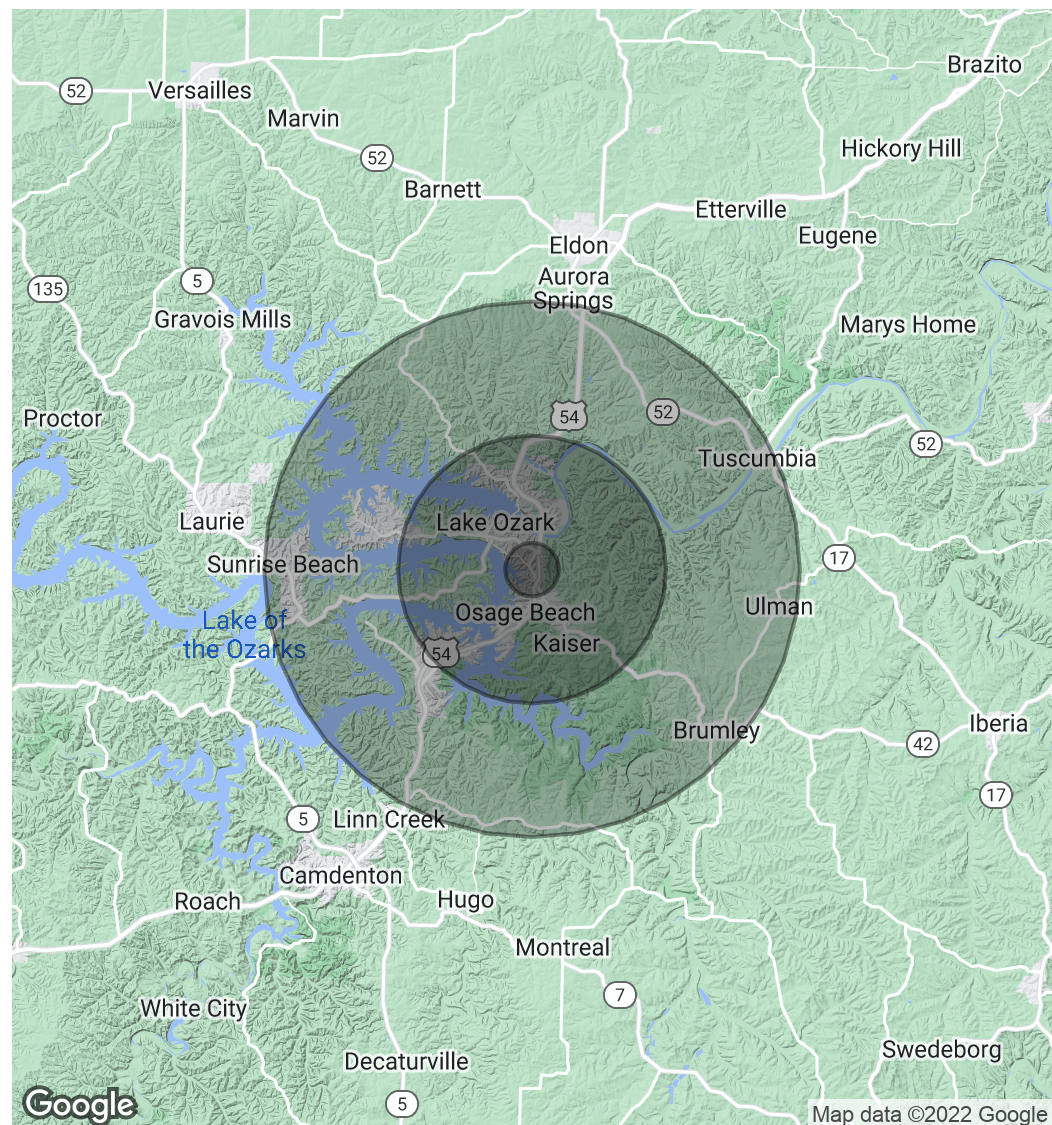
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	151	7,283	28,099
Average age	45.4	48.2	47.5
Average age (Male)	44.9	47.8	47.2
Average age (Female)	45.8	48.4	47.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	62	3,212	12,261
# of persons per HH	2.4	2.3	2.3
Average HH income	\$56,295	\$62,749	\$61,689
Average house value	\$138,933	\$226,850	\$220,660

* Demographic data derived from 2020 ACS - US Census



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