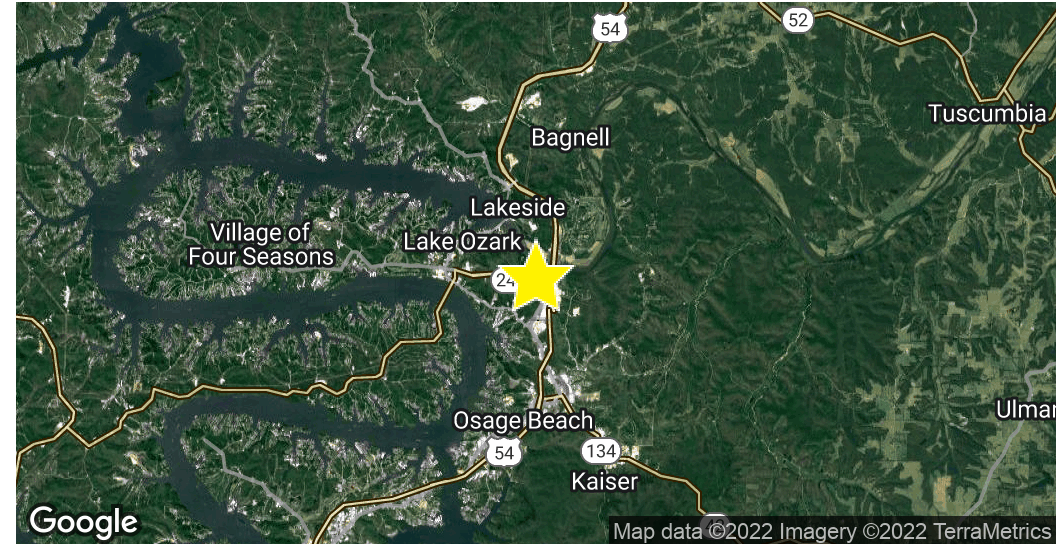




EAGLES LANDING SHOPPING CENTER LOT L-1 1.51AC

500 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:	1.51 Acres
Zoning:	M-C

PROPERTY OVERVIEW

For Sale or Lease, +/-1.51 AC opportunity at Eagles Landing Shopping Center located in Lake Ozark off Highway 54 and Osage Beach Parkway, just South of Casey's.

PROPERTY HIGHLIGHTS

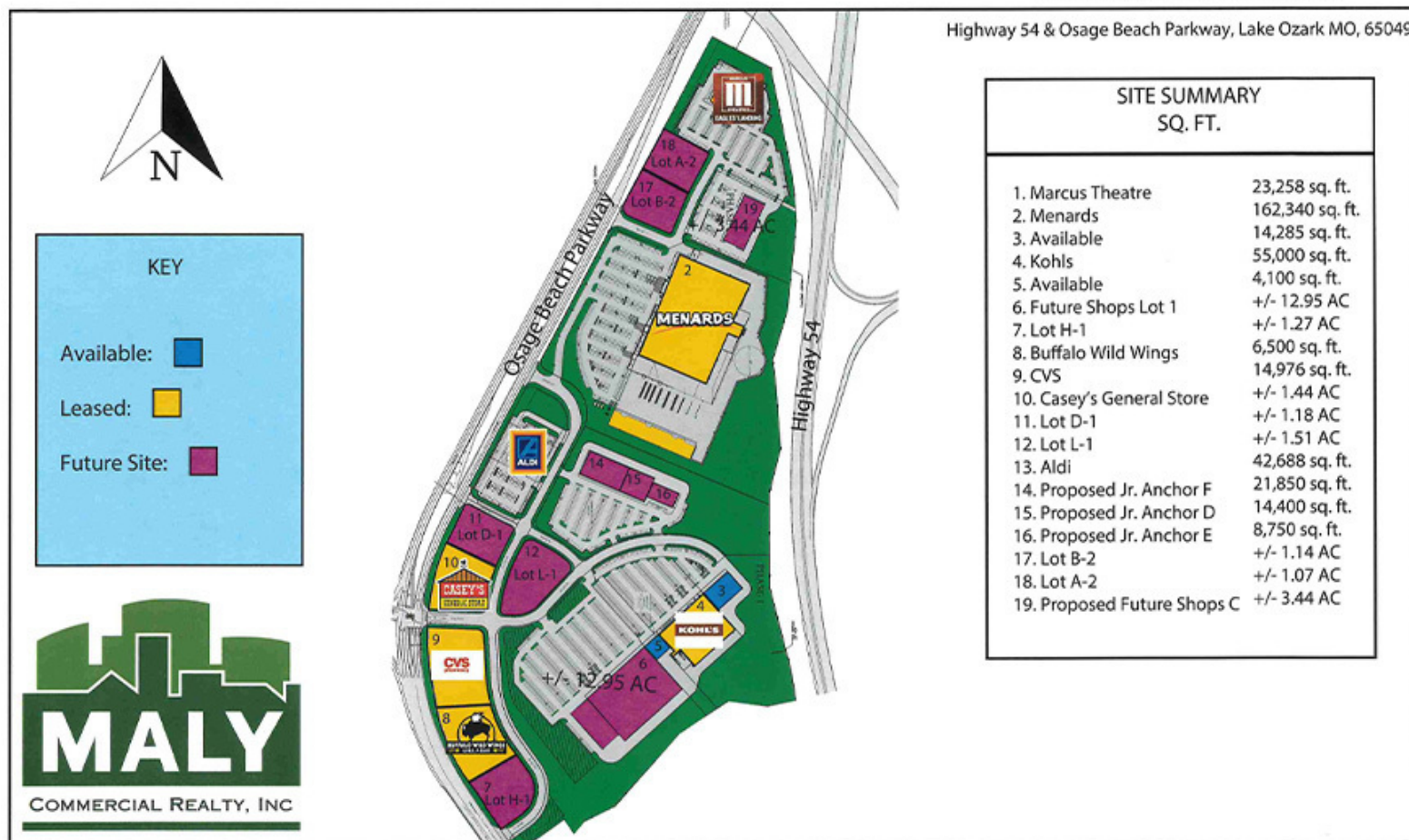
- For Sale or Lease on a NNN Basis
- Ground Lease or Landlord will Build-To-Suit
- Landlord will white-box or provide allowance for term lease
- Eagles Landing Shopping Center is anchored by Aldi, Kohl's and Menards
- Highway 54 (10,919 AADT) and Osage Beach Parkway (8,144 AADT)

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Eagles Landing Shopping Center

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



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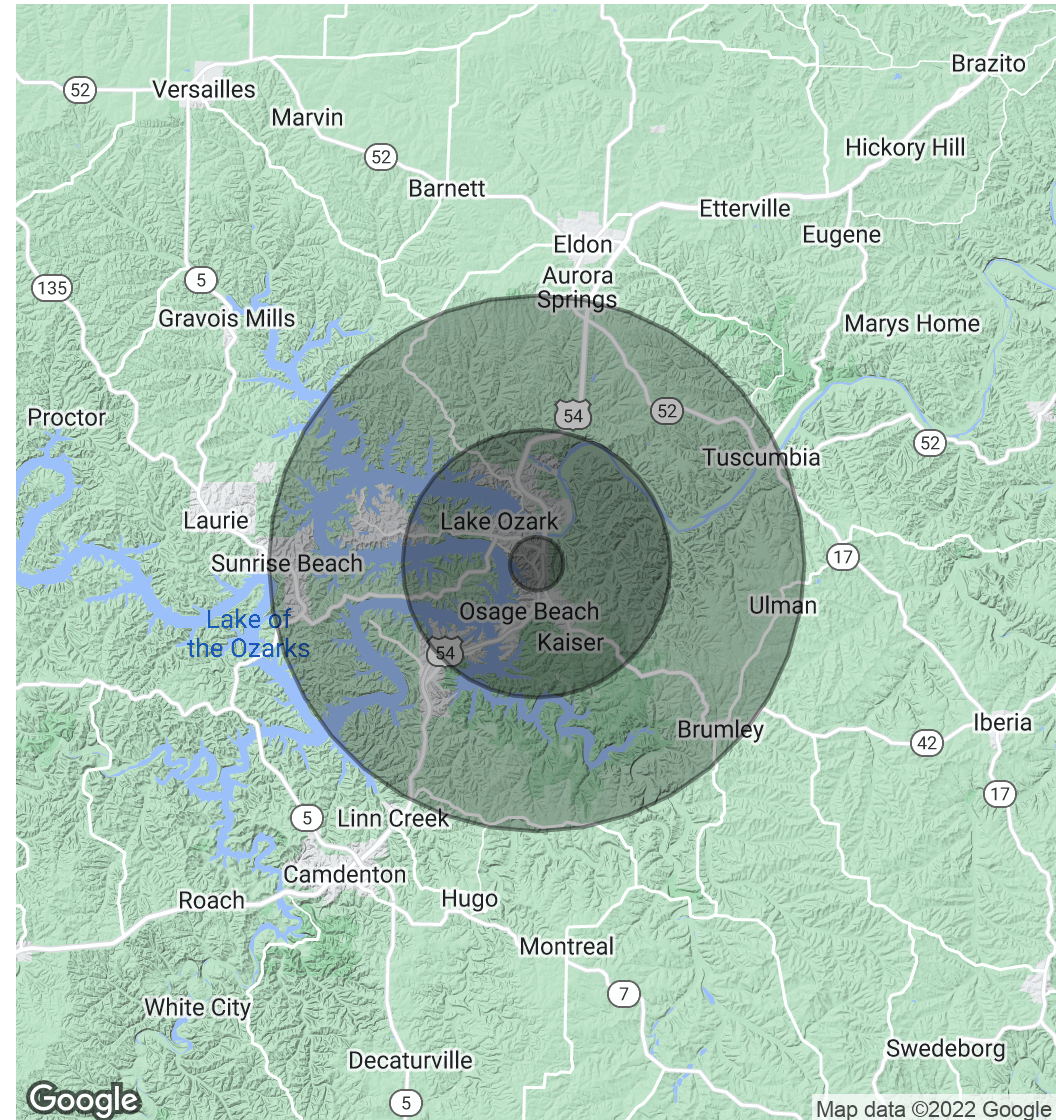
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	783	11,851	31,692
Average age	51.6	52.4	50.4
Average age (Male)	51.6	52.1	50.0
Average age (Female)	51.7	52.5	50.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	354	5,464	14,224
# of persons per HH	2.2	2.2	2.2
Average HH income	\$73,896	\$65,813	\$61,026
Average house value	\$318,418	\$302,193	\$245,530

* Demographic data derived from 2020 ACS - US Census



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