



EAGLES LANDING LOT E-1 1.44 AC

400 KRESTEL LANE, LAKE OZARK, MO
65049

GINA RENDE

GINA@MALYREALTY.COM
O: 573.443.3200
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OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	1.44 Acres
Lot Size:	1.44 Acres

PROPERTY OVERVIEW

Ground lease opportunity at growing Eagles Landing Shopping Center located in Lake Ozark off Highway 54 (10,919 AADT) and Osage Beach Parkway (8,144 AADT), offering high daily traffic counts and great visibility from the highway. Anchored by Menard's, Kohl's, and other mixed tenants. In 2020 The Lake of the Ozarks saw more than 9.13 million visitors from all over the U.S.

PROPERTY HIGHLIGHTS

- Ground Lease or Build-to-Suit
- Rent on NNN basis
- Located North of CVS

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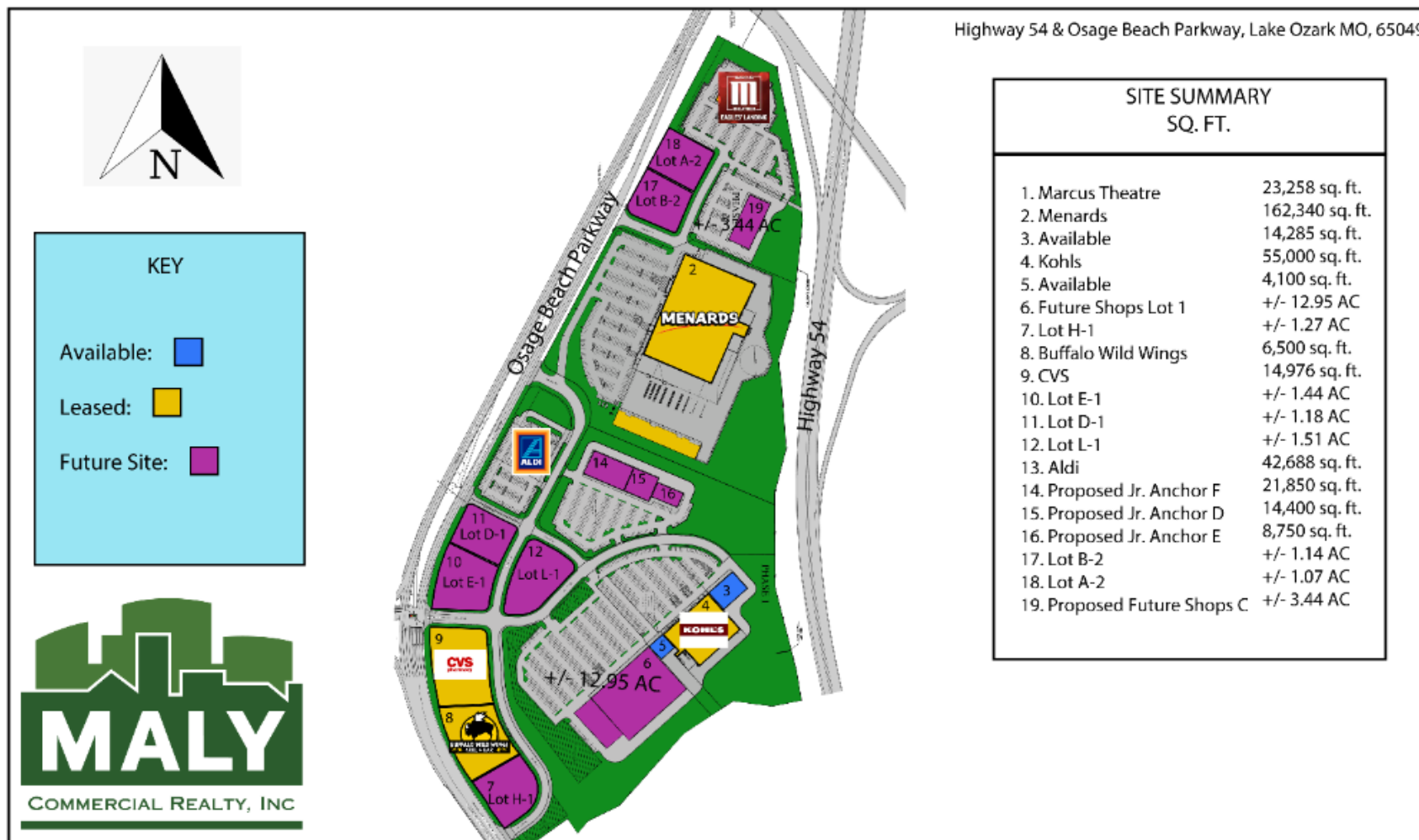
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Eagles Landing Shopping Center

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



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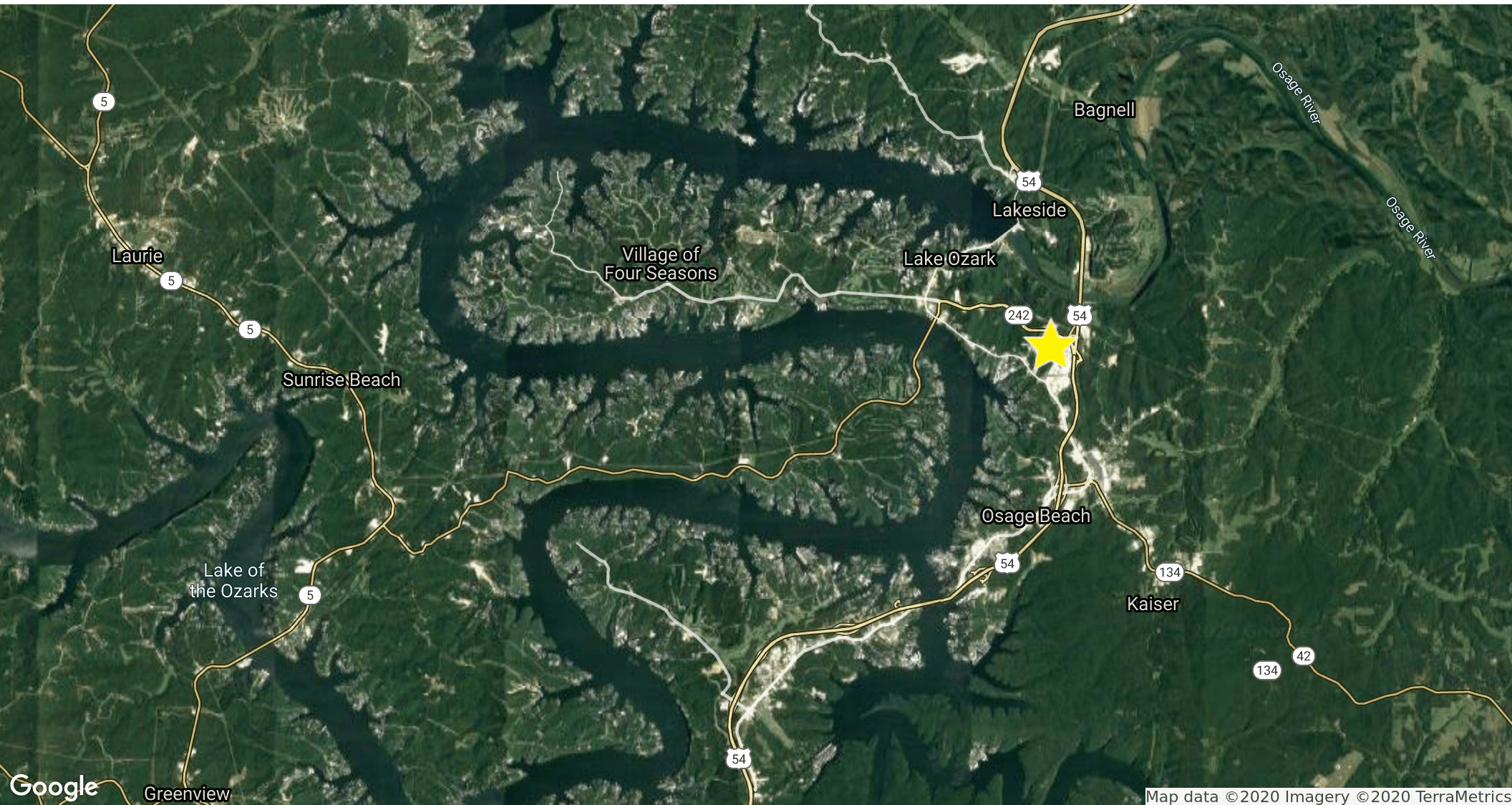


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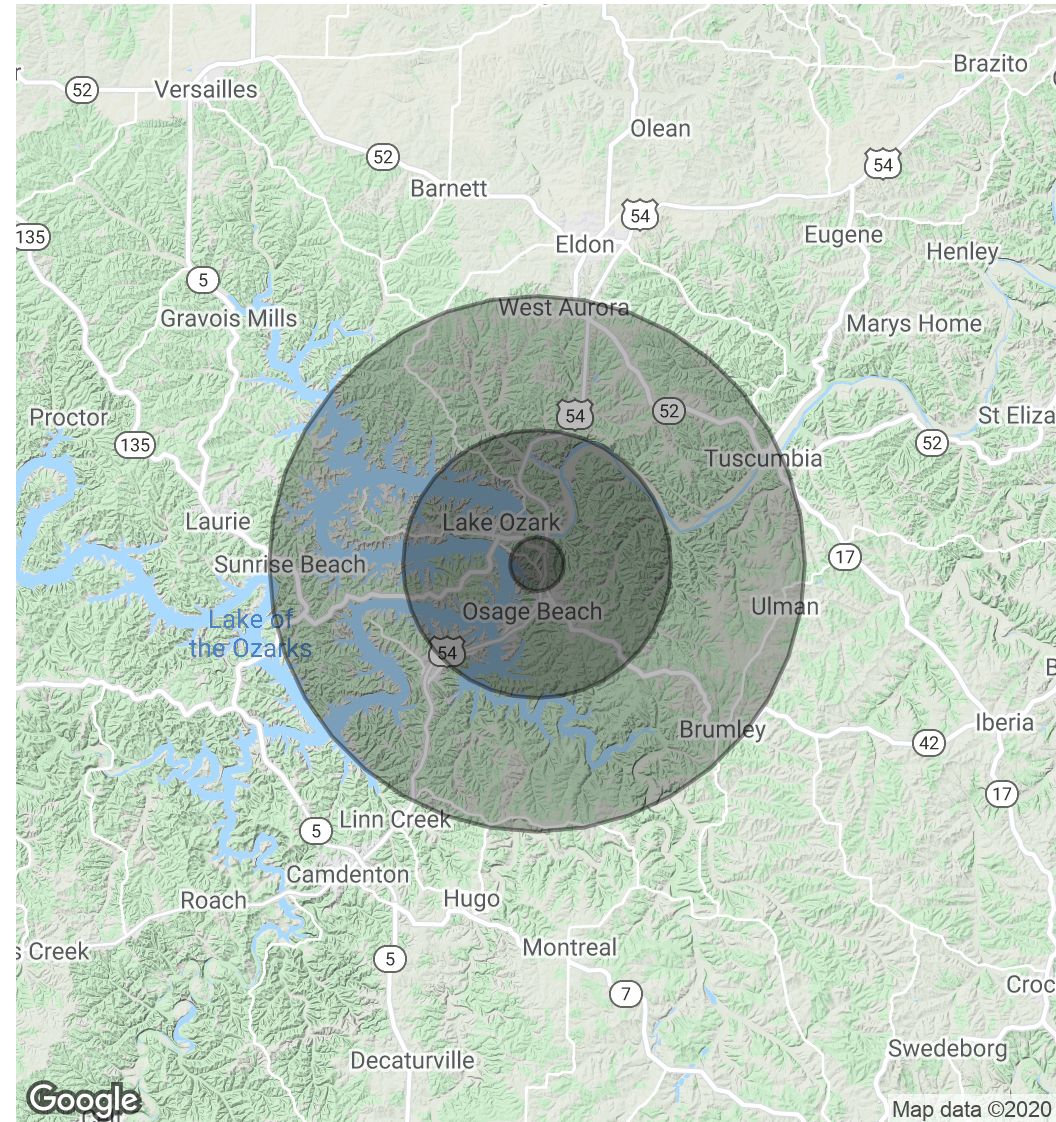
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	151	7,283	28,099
Average age	45.4	48.2	47.5
Average age (Male)	44.9	47.8	47.2
Average age (Female)	45.8	48.4	47.7

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 2010 US Census



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