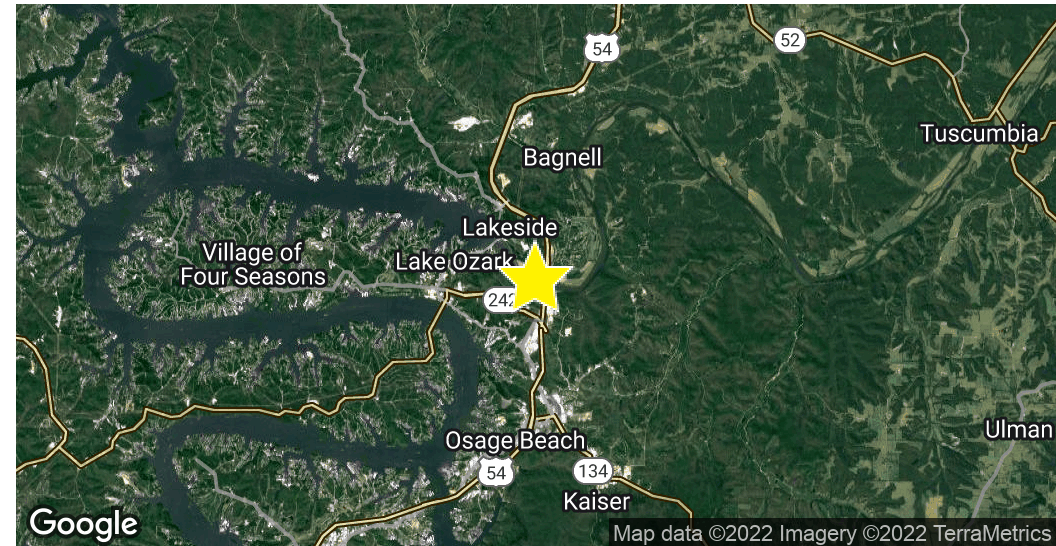


EAGLES LANDING LOT A-2 1.07AC

1200 BARRED OWL LN, 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:	1.07 Acres
Zoning:	M-C

PROPERTY OVERVIEW

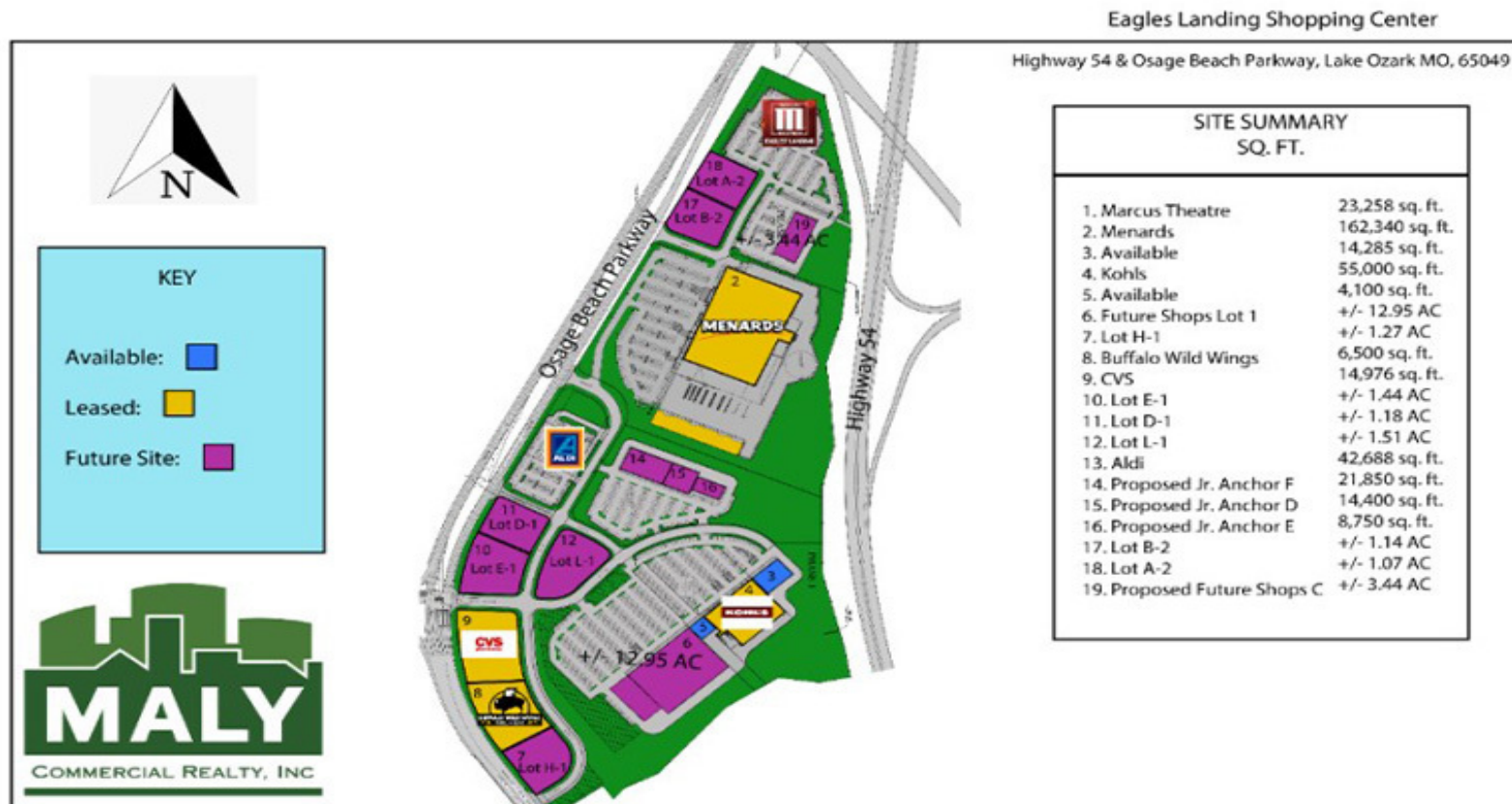
Ground lease, 1.07AC opportunity at Eagles Landing Shopping Center located in Lake Ozark off Highway 54 and Osage Beach Parkway, South of Marcus Theatre.

PROPERTY HIGHLIGHTS

- Ground Lease or Build-To-Suit
- Rent on NNN basis
- Located South of Marcus Theatre
- Anchored by Aldi, Menard's and Kohl's, South of Marcus Theatre
- Highway 54 (10,919 AADT) and Osage Beach Parkway (8,144 AADT)

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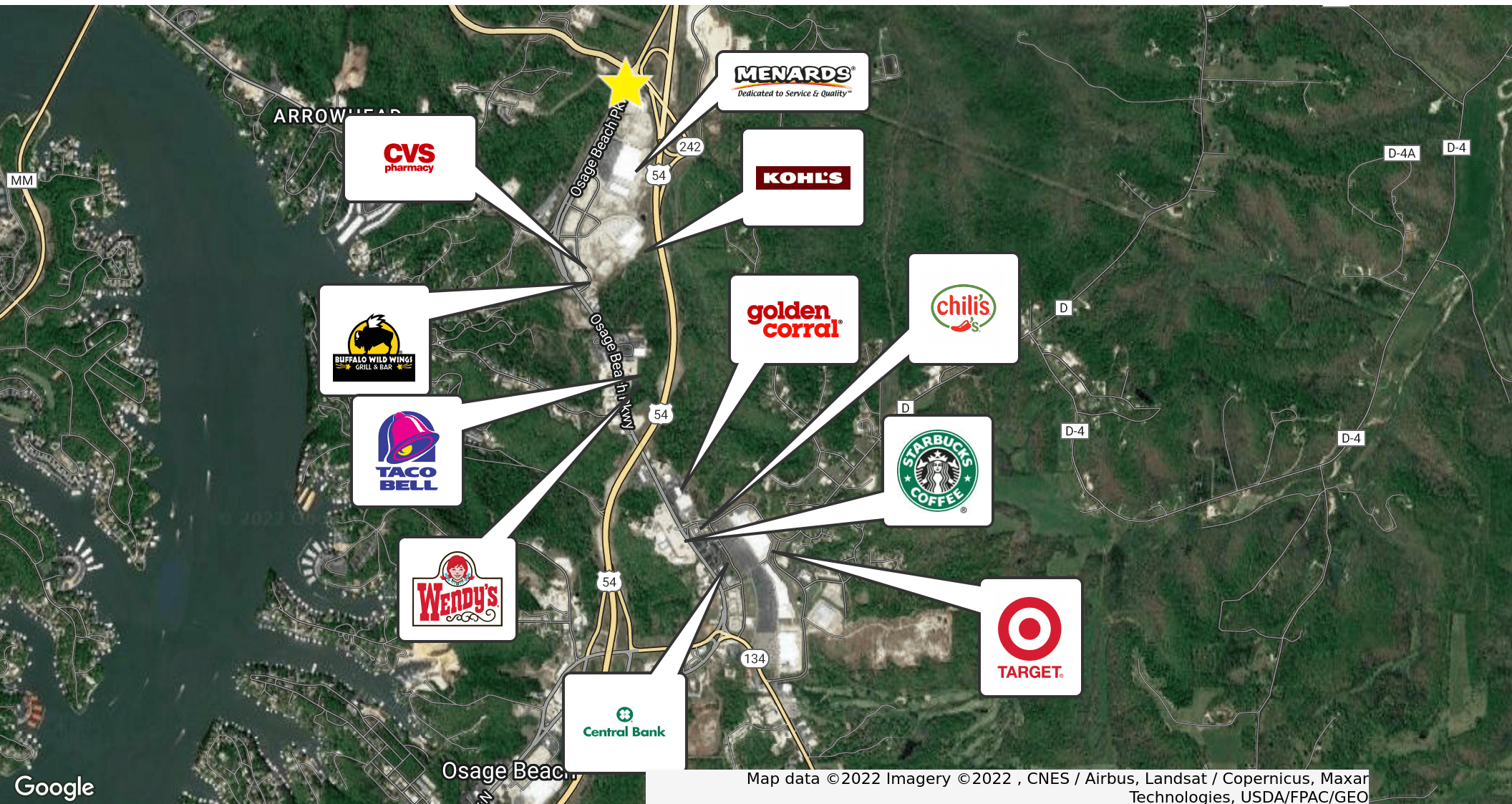
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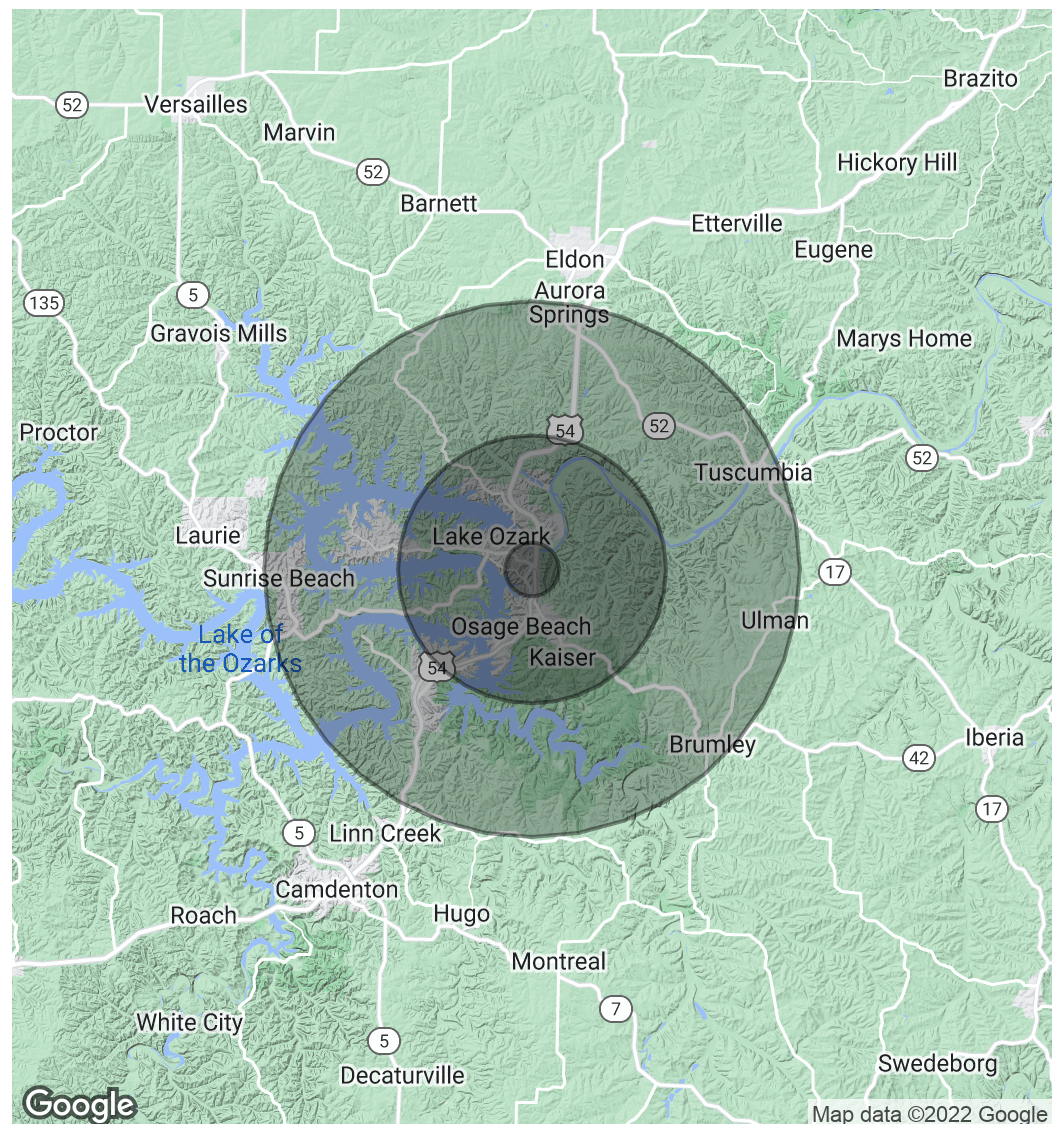
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	206	7,451	28,183
Average age	46.3	48.3	47.6
Average age (Male)	45.6	47.9	47.3
Average age (Female)	46.8	48.5	47.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	88	3,290	12,292
# of persons per HH	2.3	2.3	2.3
Average HH income	\$61,561	\$63,185	\$61,870
Average house value	\$137,736	\$228,407	\$221,673

* Demographic data derived from 2020 ACS - US Census



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