MALY
COMMERCIAL REALTY, INC

LAND FOR SALE OR LEASE



EAGLES LANDING FUTURE ANCHOR SHOPS - 3.44AC

EAGLES LANDING SHOPPING CENTER - 3.44AC, LAKE OZARK, MO 65049

GINA RENDE
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OFFERING SUMMARY

Sale Rate:	Call for pricing
Lot Size:	3.44 Acres
Zoning:	M-C

PROPERTY OVERVIEW

For Sale or Lease, 3.44AC opportunity at Eagles Landing Shopping Center located in Lake Ozark off Highway 54 and Osage Beach Parkway. Situated between Marcus Theatre and Menard's.

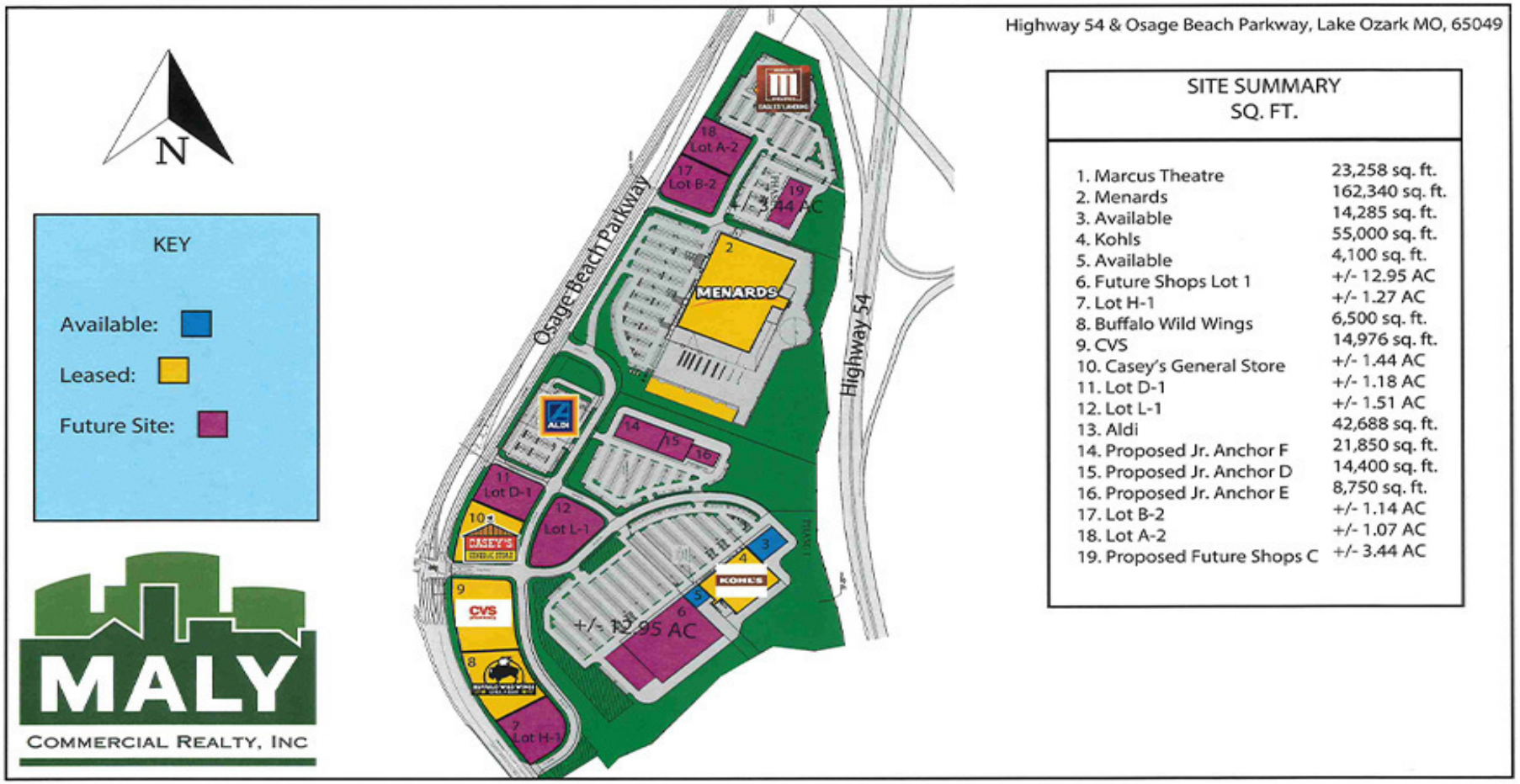
PROPERTY HIGHLIGHTS

- 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 is anchored by Aldi, Kohl's and Menards
- Highway54 (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



SITE SUMMARY SQ. FT.	
1. Marcus Theatre	23,258 sq. ft.
2. Menards	162,340 sq. ft.
3. Available	14,285 sq. ft.
4. Kohls	55,000 sq. ft.
5. Available	4,100 sq. ft.
6. Future Shops Lot 1	+/- 12.95 AC
7. Lot H-1	+/- 1.27 AC
8. Buffalo Wild Wings	6,500 sq. ft.
9. CVS	14,976 sq. ft.
10. Casey's General Store	+/- 1.44 AC
11. Lot D-1	+/- 1.18 AC
12. Lot L-1	+/- 1.51 AC
13. Aldi	42,688 sq. ft.
14. Proposed Jr. Anchor F	21,850 sq. ft.
15. Proposed Jr. Anchor D	14,400 sq. ft.
16. Proposed Jr. Anchor E	8,750 sq. ft.
17. Lot B-2	+/- 1.14 AC
18. Lot A-2	+/- 1.07 AC
19. Proposed Future Shops C	+/- 3.44 AC

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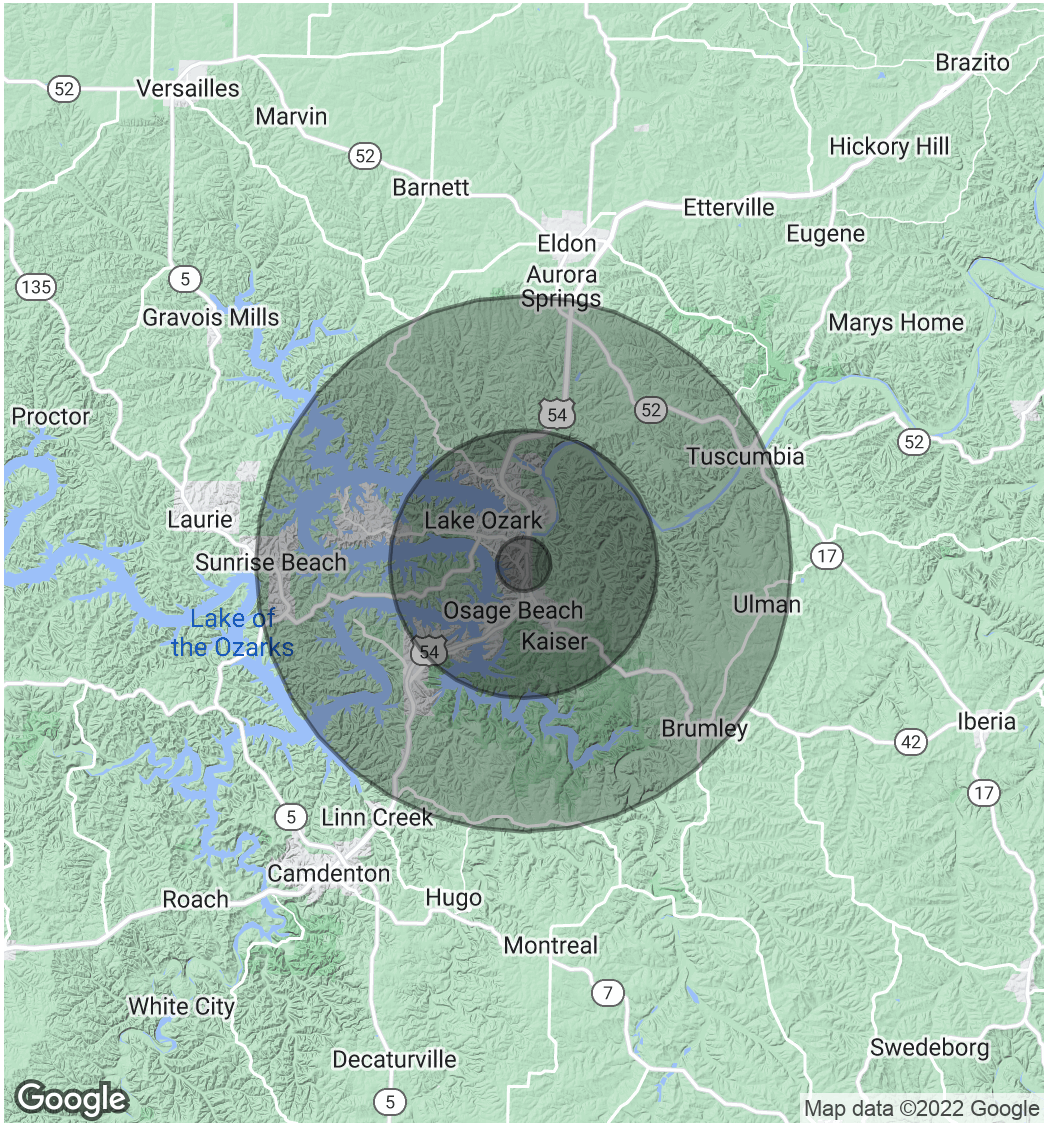
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	151	7,283	28,099
Average age	45.4	48.2	47.5
Average age (Male)	44.9	47.8	47.2
Average age (Female)	45.8	48.4	47.7

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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