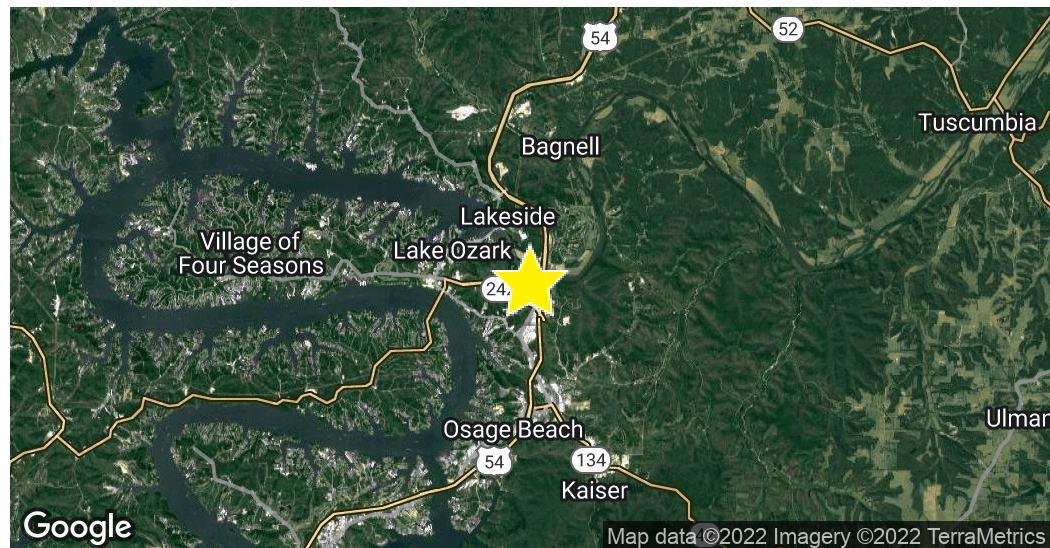




EAGLES LANDING SHOPPING CENTER FUTURE SHOPS F, D, & E - 8.29AC

3000 GOLDIE PREWITT MEMORIAL
PARKWAY, LAKE OZARK, MO 65049

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



OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	8,750 - 45,000 SF
Zoning:	M-C

PROPERTY OVERVIEW

Opportunity at Eagles Landing Shopping Center - Future Shops F, D, and E - 8.29AC, located in Lake Ozark off Highway 54 and Osage Beach Parkway. Situated between Aldi and Kohl's, just South of Menard's.

PROPERTY HIGHLIGHTS

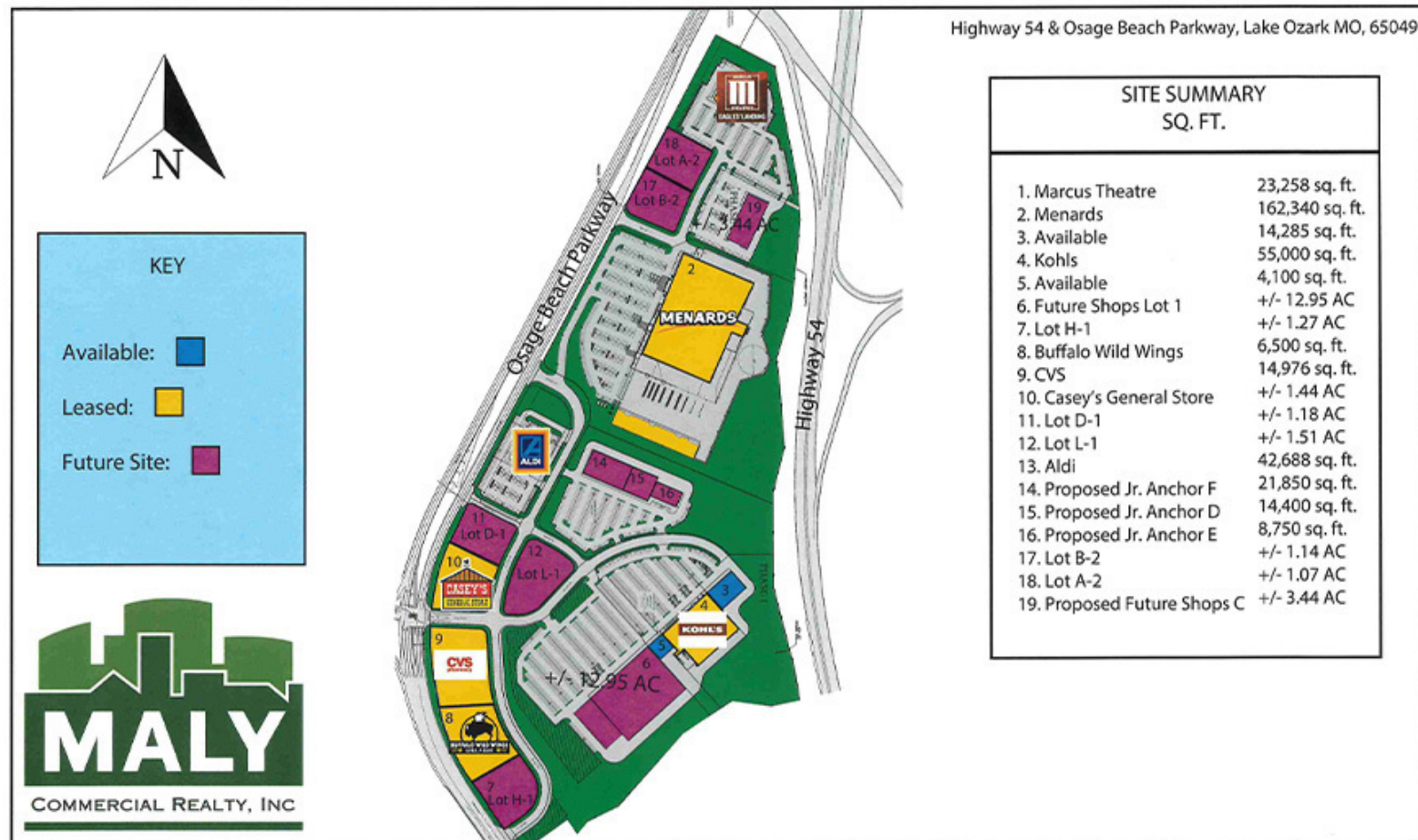
- Land for Sale or Landlord will Build-To-Suit
- Landlord will white-box or provide allowance for term lease
- 8.29AC - can accommodate Jr. Anchor F (21,850SF), Jr. Anchor D (14,400SF), and Jr. Anchor E (8,750SF)
- Eagles Landing Shopping Center is anchored by Aldi, Kohl's and Menards
- Highway 54 (10,919 AADT) and Osage Beach Parkway (8,144 AADT)

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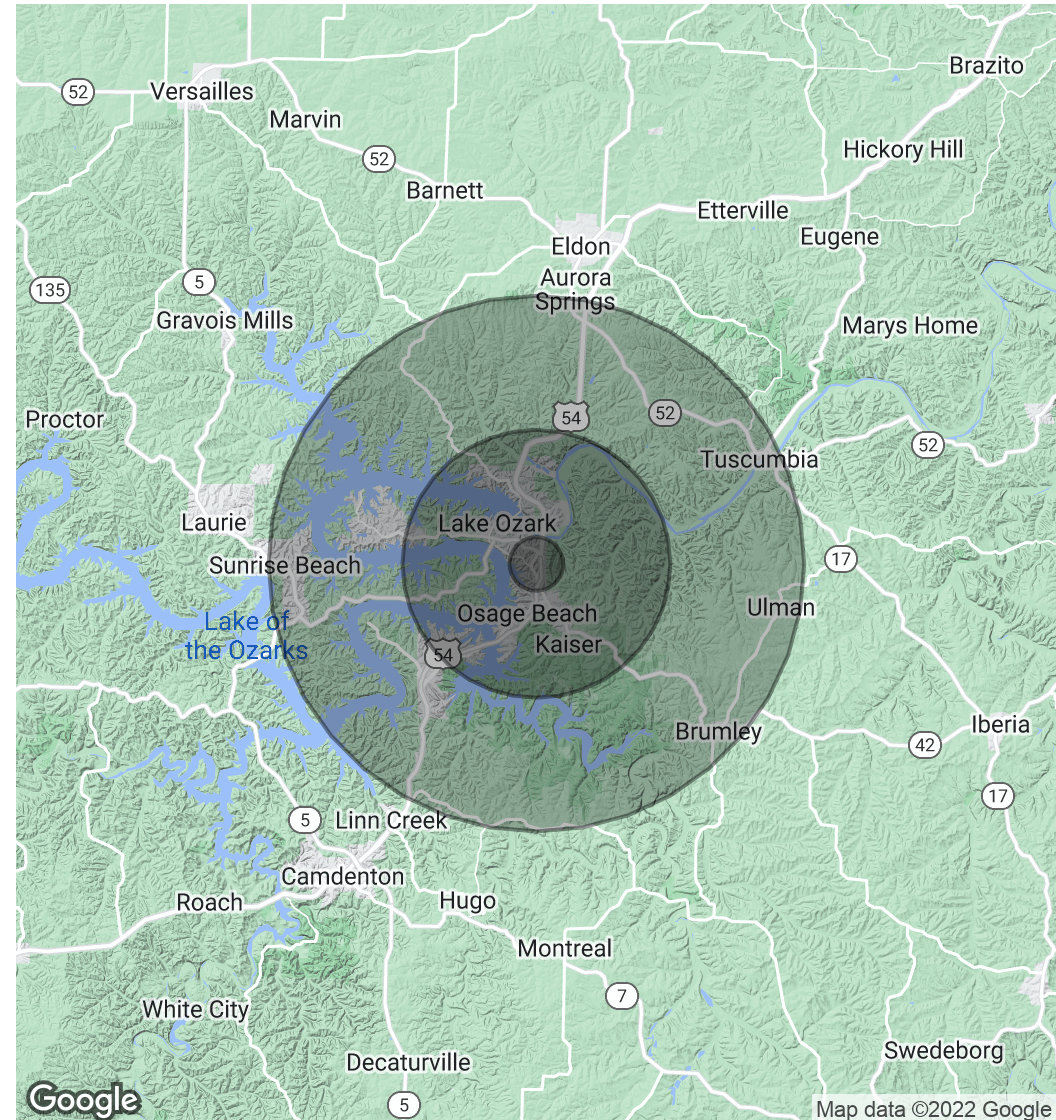
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	314	7,730	28,261
Average age	47.2	48.5	47.7
Average age (Male)	46.3	48.1	47.4
Average age (Female)	47.8	48.7	47.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	138	3,418	12,329
# of persons per HH	2.3	2.3	2.3
Average HH income	\$66,841	\$63,719	\$61,927
Average house value	\$141,187	\$230,555	\$221,533

* Demographic data derived from 2020 ACS - US Census



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