



RETAIL PROPERTY FOR LEASE

# EAGLES LANDING SHOPPING CENTER

HIGHWAY 54 & OSAGE BEACH  
PARKWAY, LAKE OZARK, MO 65049

GINA RENDE

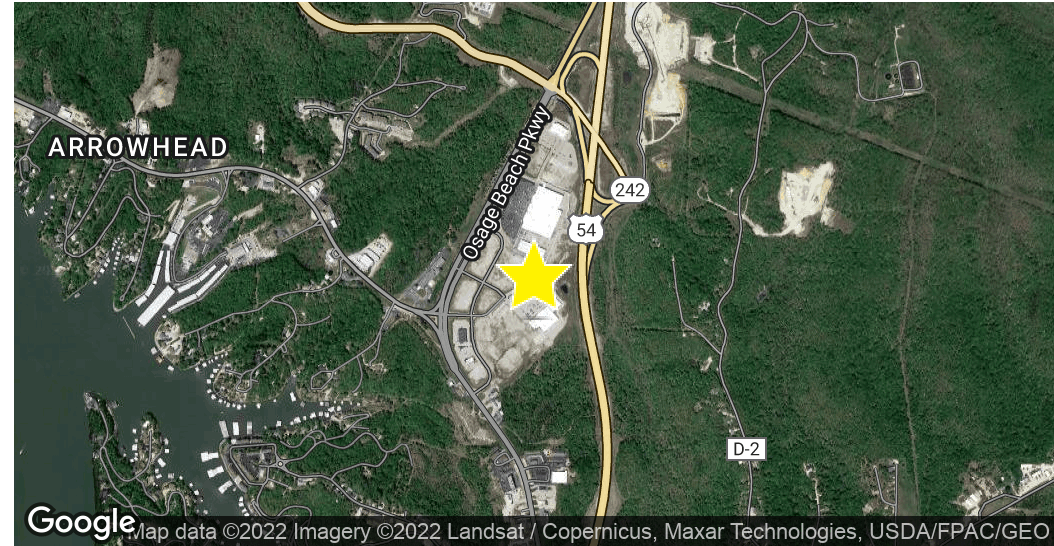
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## OFFERING SUMMARY

Lease Rate:	Call For Pricing
Building Size:	1,500-14,285 SF
Zoning:	M-C

## PROPERTY OVERVIEW

Eagles Landing Shopping Center is located in Lake Ozark off Highway 54 and Osage Beach Parkway. Anchored by Aldi, Menard's and Kohl's.

## PROPERTY HIGHLIGHTS

- Rent on NNN basis
- Located on the North side of Kohl's
- Space is currently in shell condition. Landlord will white-box or provide allowance for a term lease
- Can be demised as small as 1,500 SF
- This suite has a front and rear door
- Great visibility from Highway 54 (10,919 AADT) and Osage Beach Parkway (8,144 AADT)

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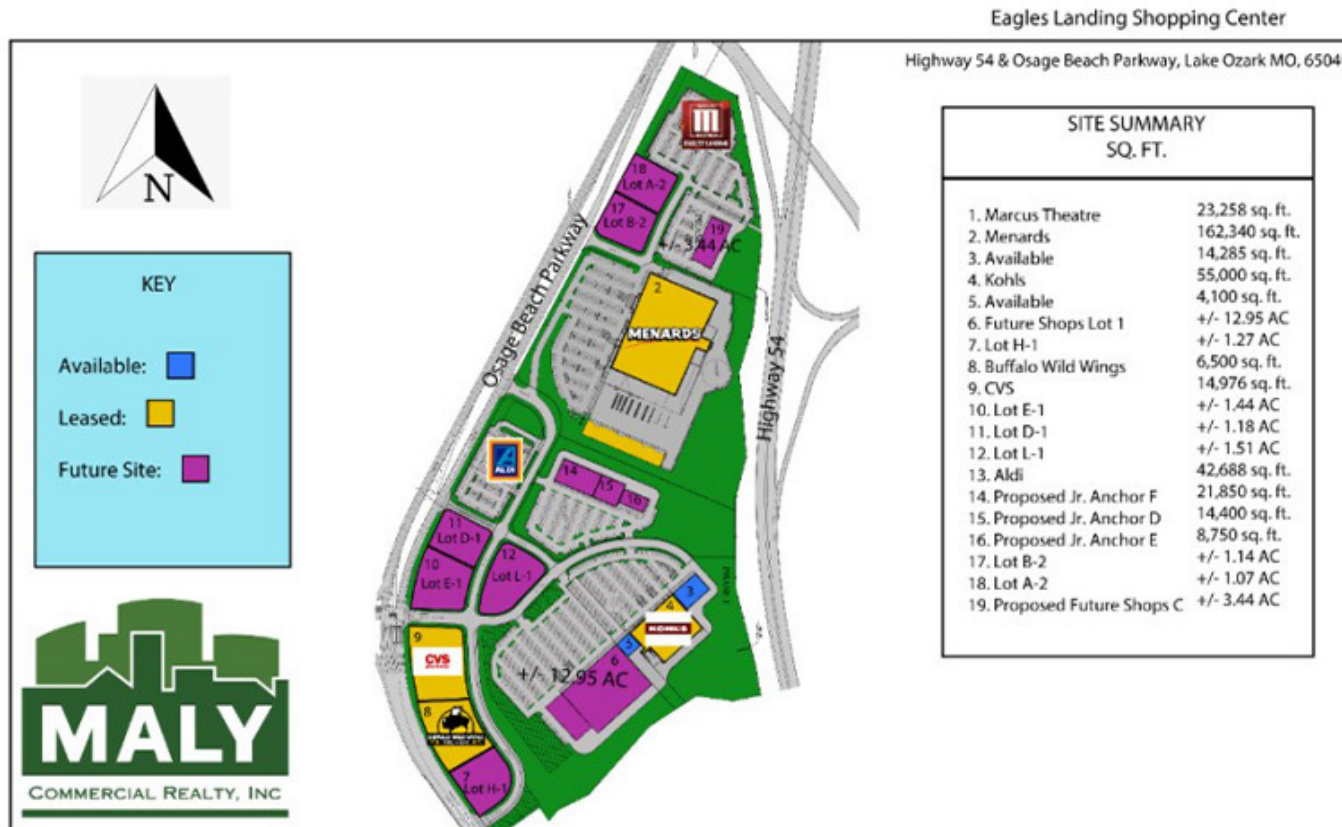
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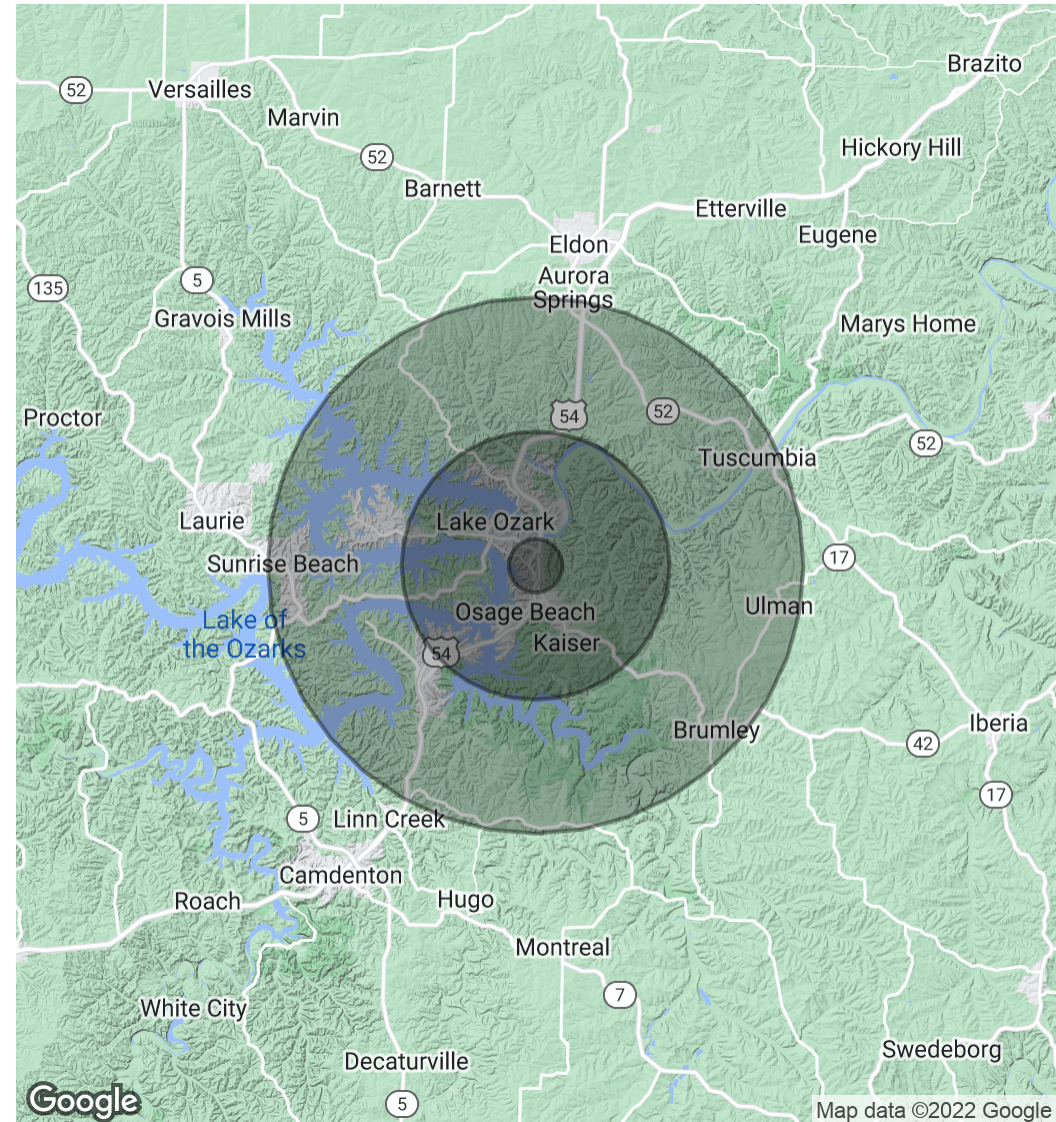


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	295	7,496	28,043
Average age	47.3	48.4	47.6
Average age (Male)	46.4	48.0	47.3
Average age (Female)	47.8	48.6	47.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	130	3,307	12,222
# of persons per HH	2.3	2.3	2.3
Average HH income	\$66,035	\$63,535	\$61,922
Average house value	\$139,524	\$227,344	\$220,993

\* Demographic data derived from 2020 ACS - US Census



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