



905 HWY D

PREWITT POINT UNIT 2-FS 8,640 SF,
OSAGE BEACH, MO 65065

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

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OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	8,640 SF
Zoning:	C-1

PROPERTY OVERVIEW

Ground lease opportunities at Prewitt's Point Shopping Center located in Osage Beach off Highway 42 and Osage Beach Parkway. Anchored by Hyvee, Target and Lowe's.

PROPERTY HIGHLIGHTS

- Ground lease
- Build to Suit
- Landlord willing to white-box or provide tenant allowance for term lease

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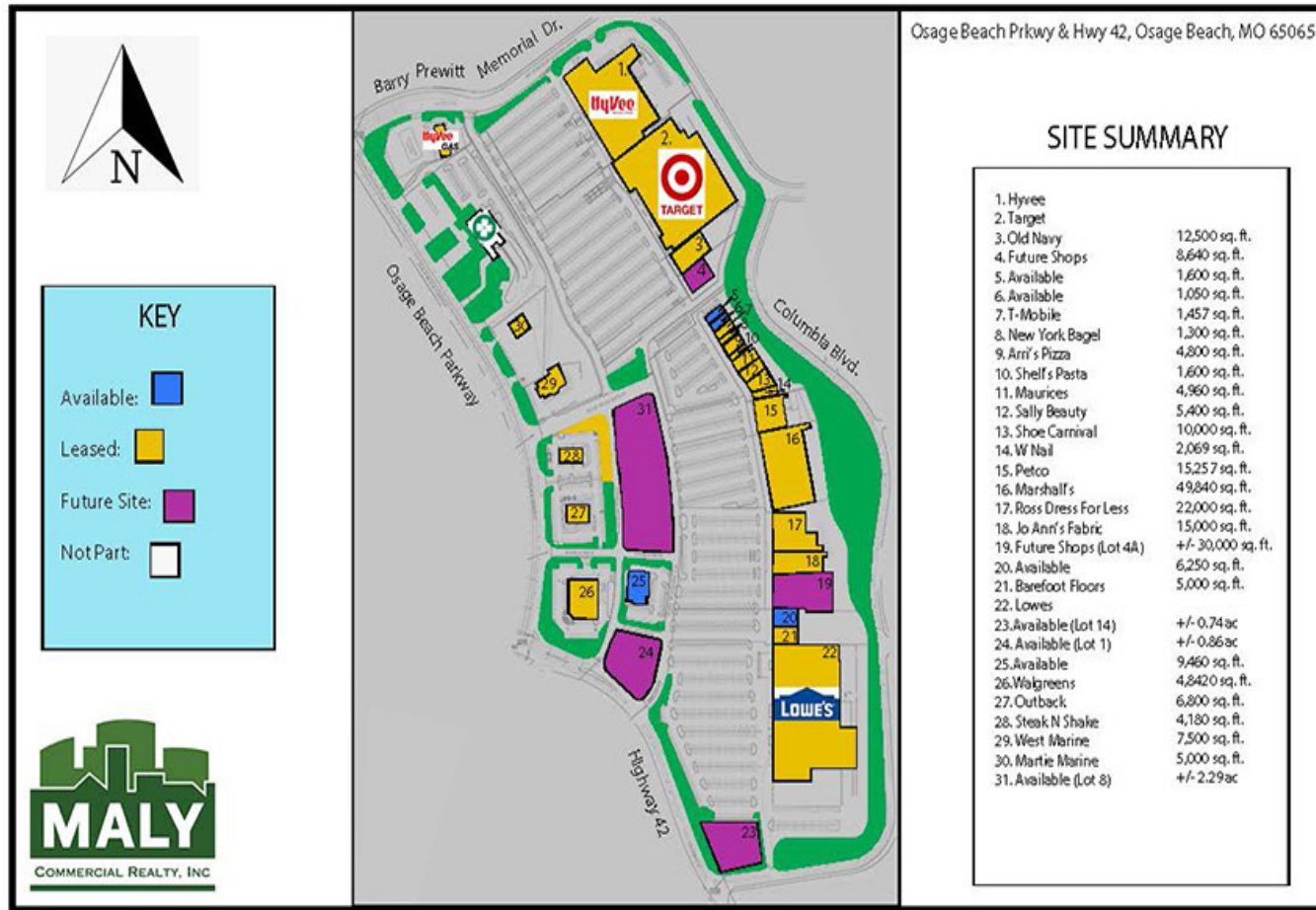
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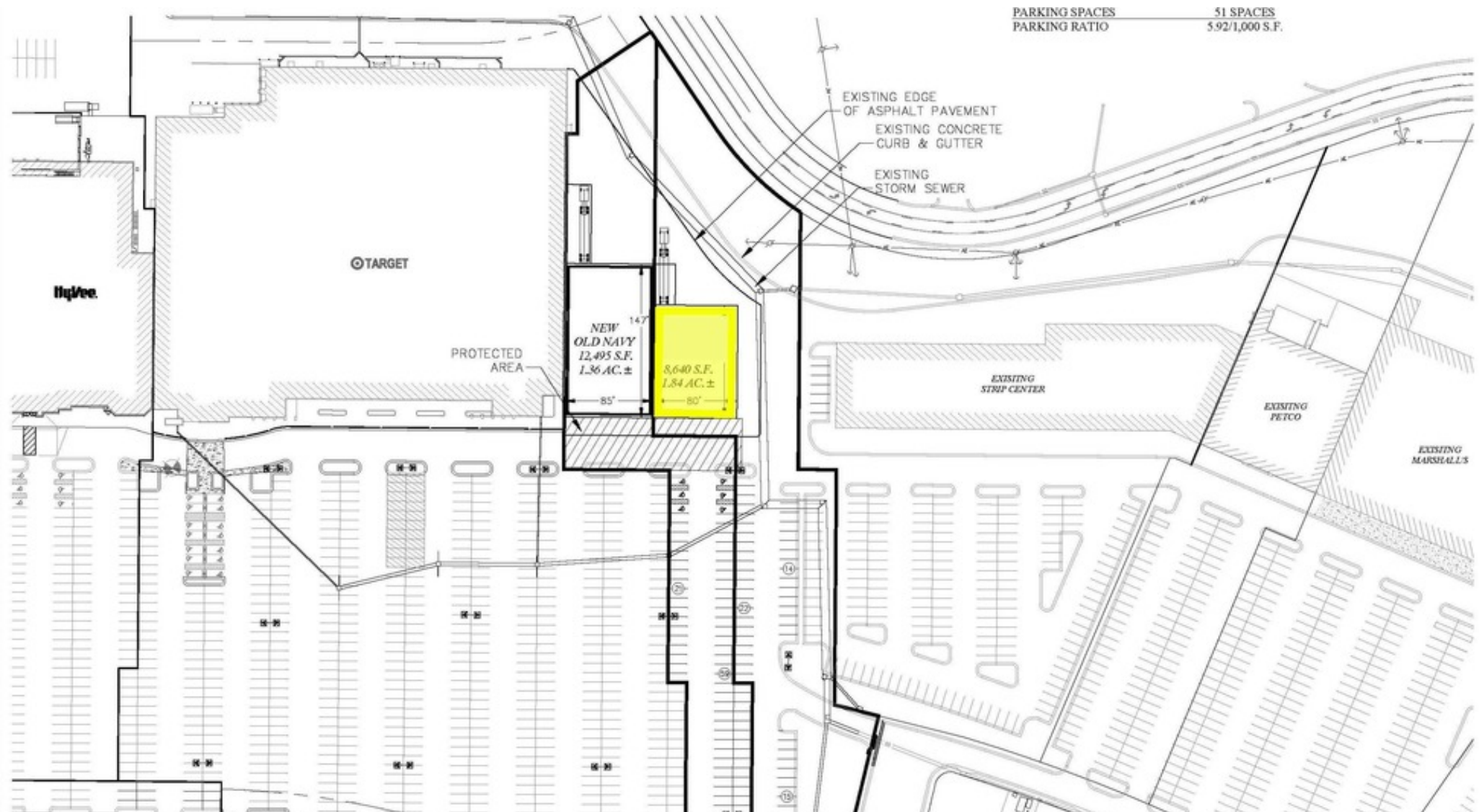
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Prewitt's Point

Osage Beach Pkwy & Hwy 42, Osage Beach, MO 65065



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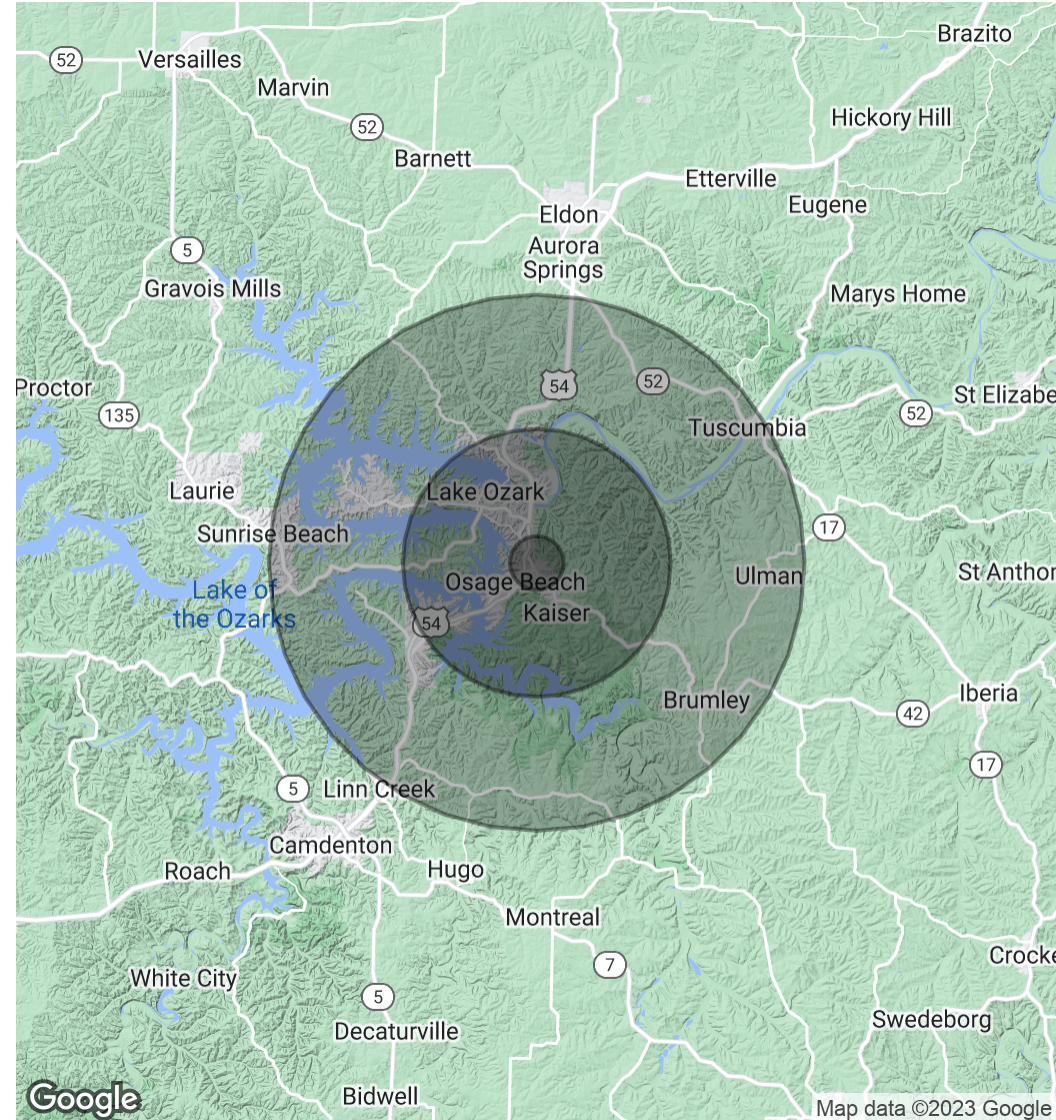
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	212	15,440	37,594
Average age	40.4	28.0	31.2
Average age (Male)	40.0	26.8	29.7
Average age (Female)	40.8	33.4	35.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	81	5,241	13,981
# of persons per HH	2.6	2.9	2.7
Average HH income	\$62,865	\$45,803	\$52,064
Average house value	\$148,954	\$144,499	\$142,453

* Demographic data derived from 2020 ACS - US Census



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