

3924 JR. PREWITT PARKWAY, SUITE A1

PREWITT POINT UNIT 5, OSAGE
BEACH, MO 65065



GINA RENDE

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OFFERING SUMMARY

Lease Rate:	Call for pricing
Building Size:	1,600 SF
Available SF:	1,600 SF
Zoning:	M-C

PROPERTY OVERVIEW

Prewitt Point Shopping Center is located in Osage Beach off Highway 42 (9,405 AADT) and Osage Beach Parkway (19,337 AADT), offering high daily traffic counts and great visibility from the highway. Anchored by Hyvee, Target and Lowes with a great mix of tenants. In 2020 The Lake of the Ozarks saw more than 9.13 million visitors from all over the U.S.

PROPERTY HIGHLIGHTS

- Rent on NNN basis
- End cap space available with patio
- Good fit for a restaurant
- Landlord will combine with adjacent 1,050 SF for a total of 2,650 SF

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Rentable Area Legend

- COMMON
- EXIT PASSAGEWAY
- NYC BAGEL
- T-MOBILE
- VACANT



 **1** Main Floor
3/16" = 1'-0"

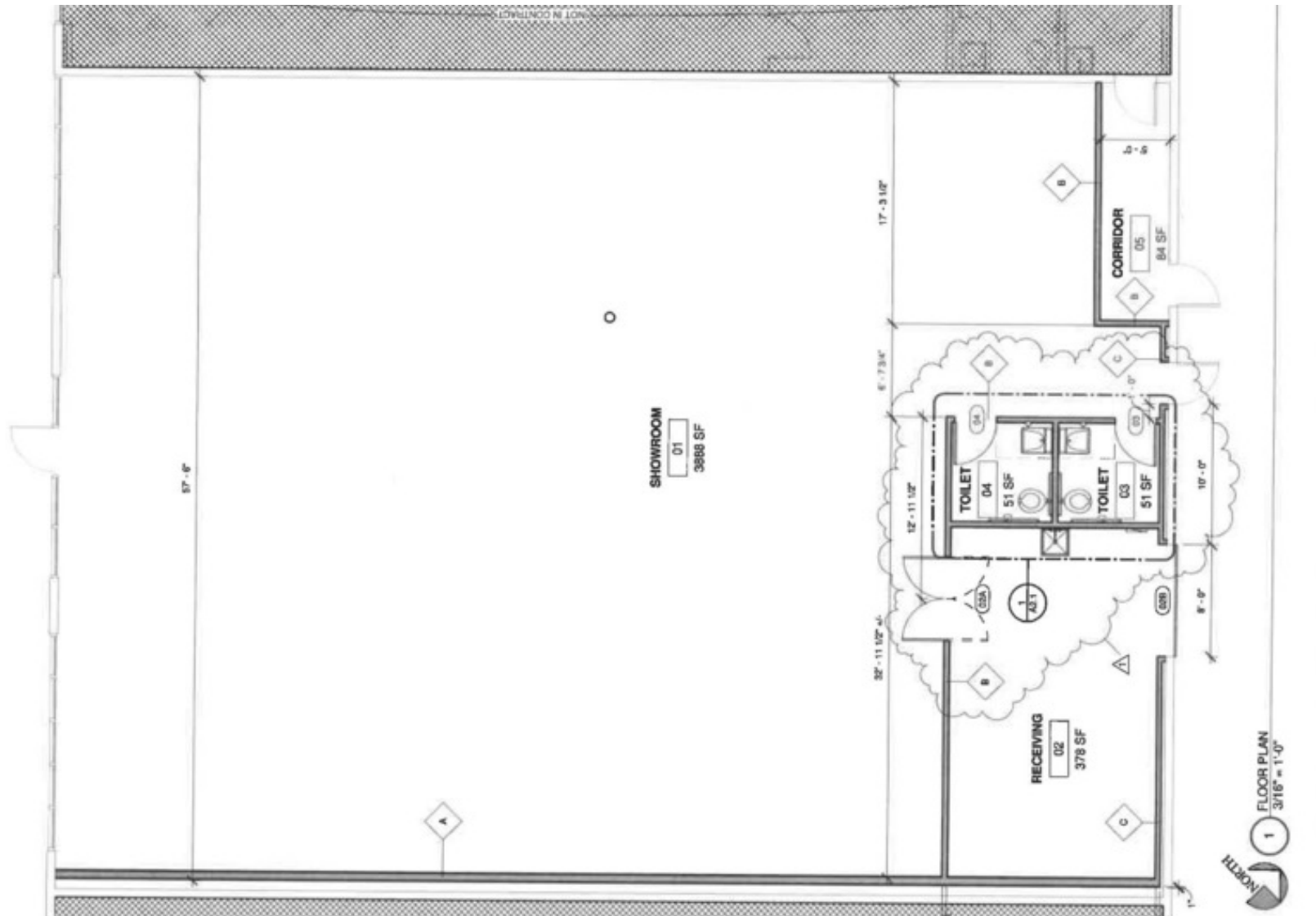
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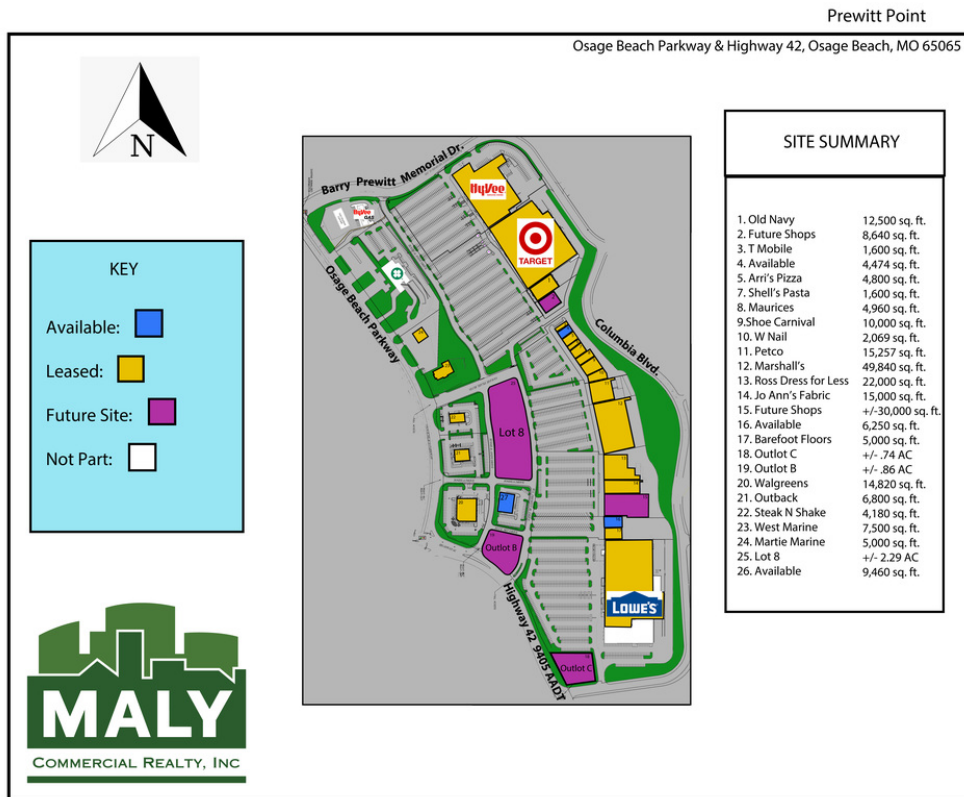
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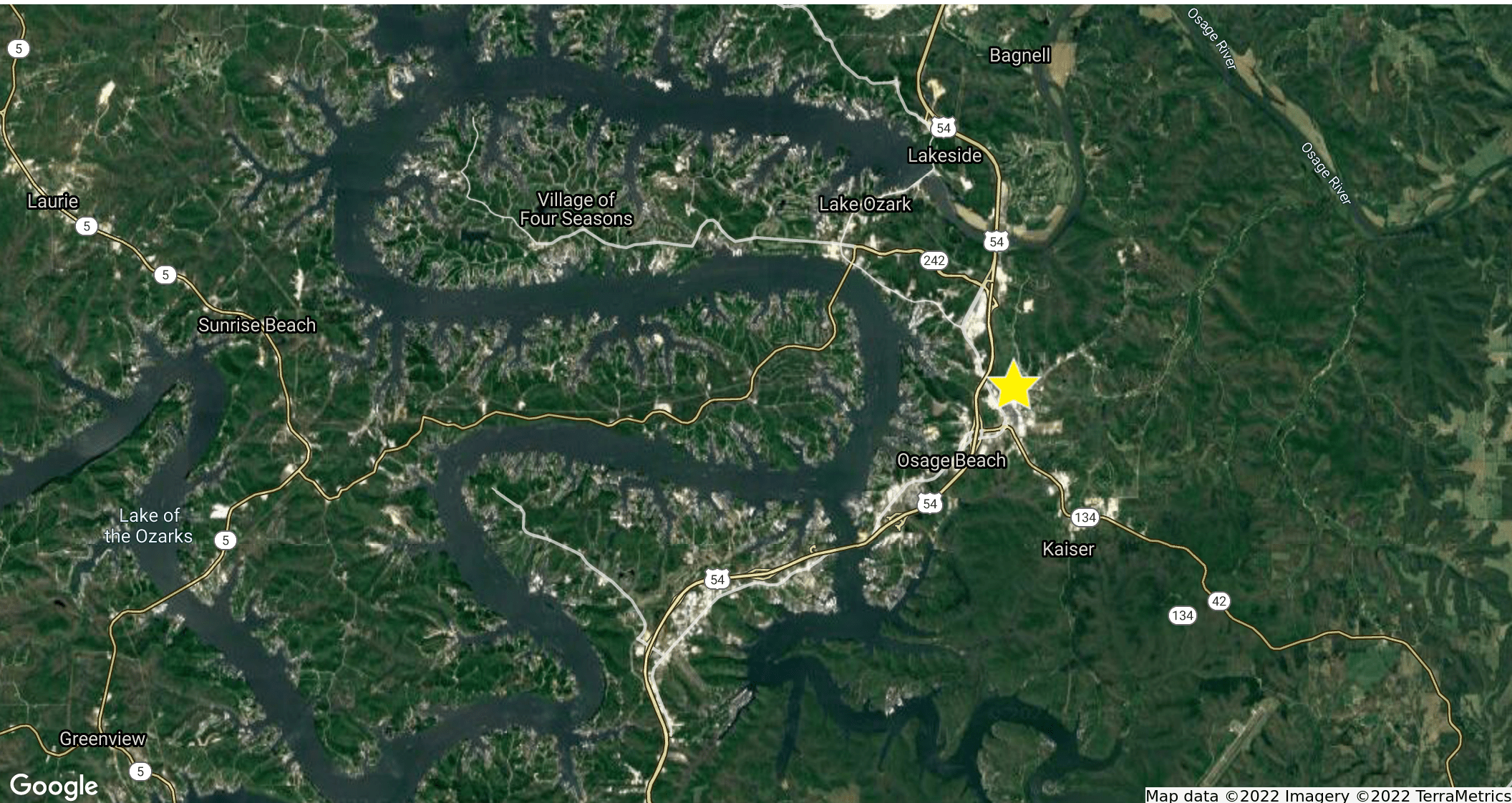
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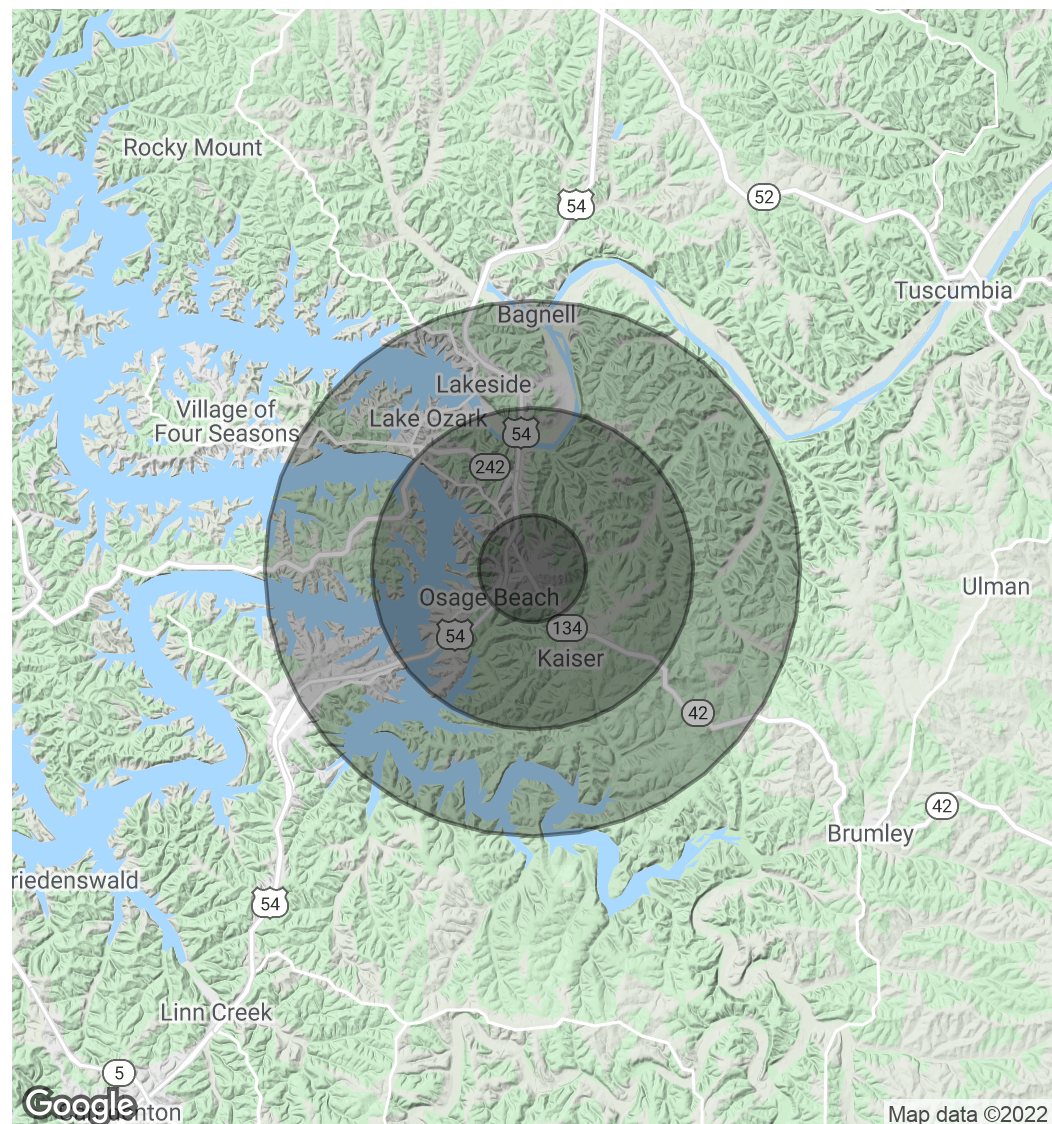
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RETAIL PROPERTY FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,815	91,472	178,752
Average age	25.9	31.1	34.3
Average age (Male)	26.6	30.3	33.1
Average age (Female)	25.3	32.2	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,058	38,079	78,334
# of persons per HH	2.6	2.4	2.3
Average HH income	\$27,563	\$37,580	\$41,636
Average house value	\$119,323	\$116,659	\$117,695

* Demographic data derived from 2010 US Census



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