MALY
COMMERCIAL REALTY, INC

LAND FOR LEASE

PREWITT POINT-LOT 1

OSAGE BEACH, MO 65065



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OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	0.74 Acres
Lot Size:	0.74 Acres

PROPERTY OVERVIEW

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

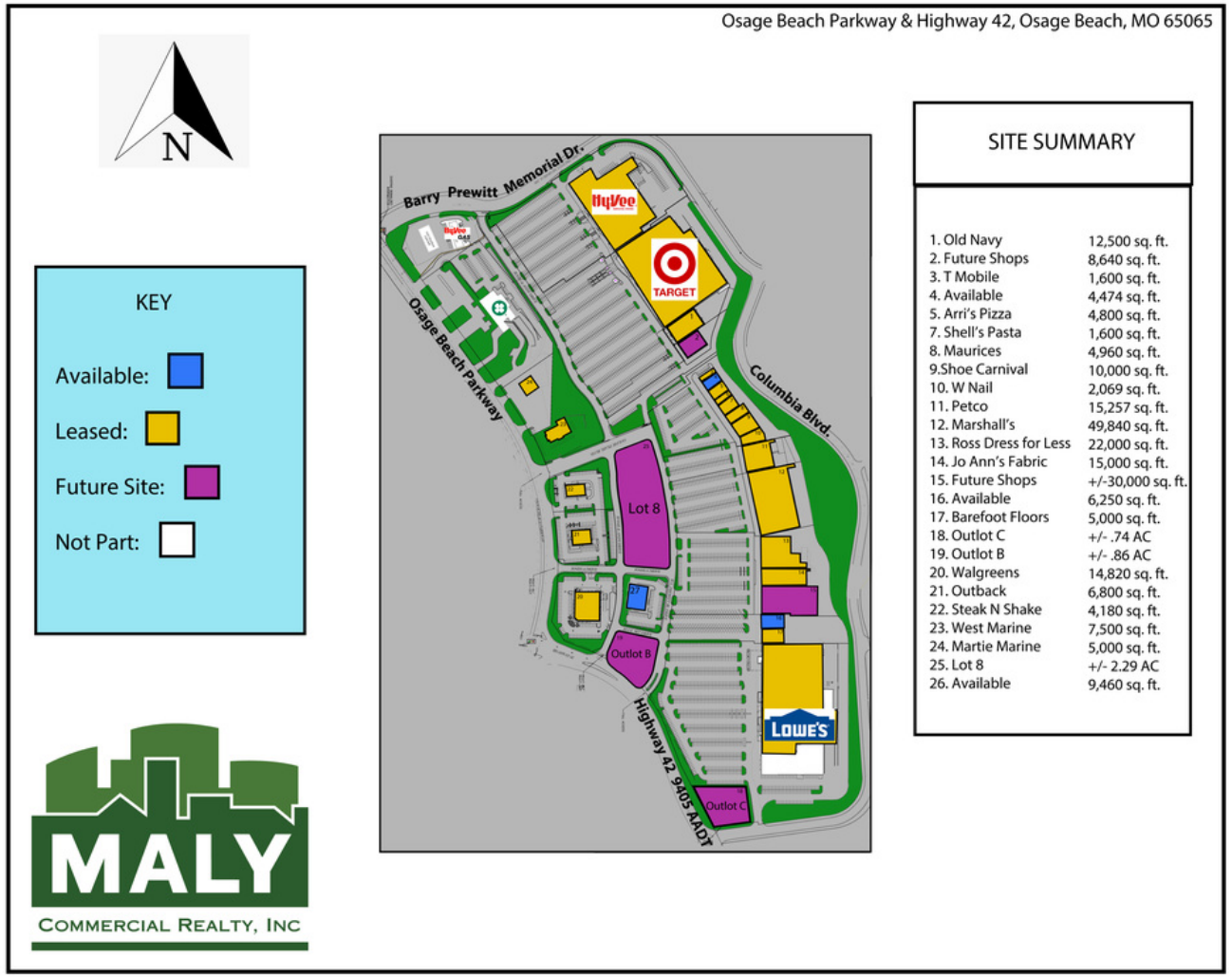
PROPERTY HIGHLIGHTS

- Ground lease or build to suit
- Rent on NNN basis
- Located South of Lowes

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Prewitt Point

Osage Beach Parkway & Highway 42, Osage Beach, MO 65065



SITE SUMMARY

1. Old Navy	12,500 sq. ft.
2. Future Shops	8,640 sq. ft.
3. T Mobile	1,600 sq. ft.
4. Available	4,474 sq. ft.
5. Arri's Pizza	4,800 sq. ft.
7. Shell's Pasta	1,600 sq. ft.
8. Maurices	4,960 sq. ft.
9.Shoe Carnival	10,000 sq. ft.
10. W Nail	2,069 sq. ft.
11. Petco	15,257 sq. ft.
12. Marshall's	49,840 sq. ft.
13. Ross Dress for Less	22,000 sq. ft.
14. Jo Ann's Fabric	15,000 sq. ft.
15. Future Shops	+/-30,000 sq. ft.
16. Available	6,250 sq. ft.
17. Barefoot Floors	5,000 sq. ft.
18. Outlot C	+/- .74 AC
19. Outlot B	+/- .86 AC
20. Walgreens	14,820 sq. ft.
21. Outback	6,800 sq. ft.
22. Steak N Shake	4,180 sq. ft.
23. West Marine	7,500 sq. ft.
24. Martie Marine	5,000 sq. ft.
25. Lot 8	+/- 2.29 AC
26. Available	9,460 sq. ft.

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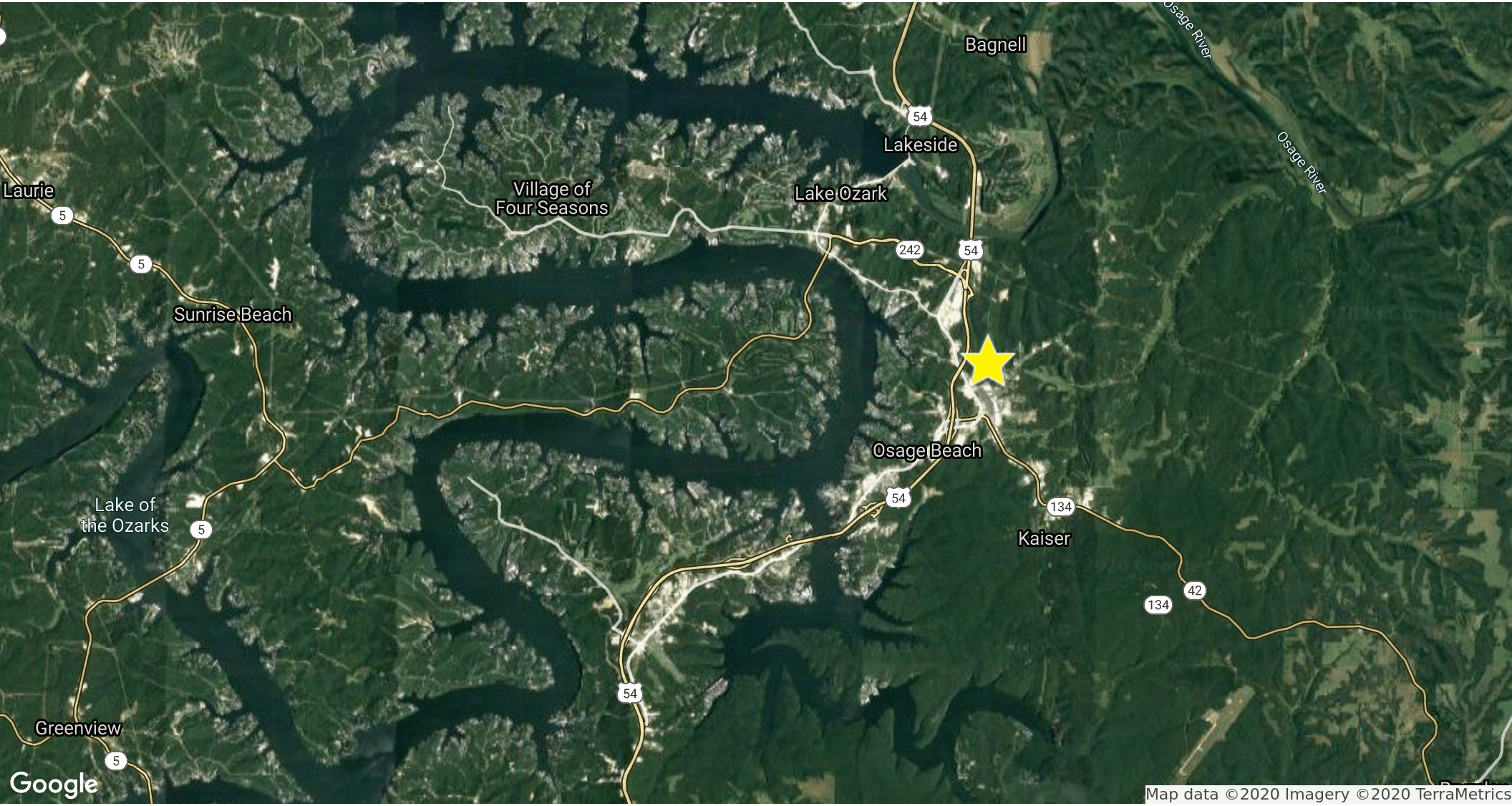
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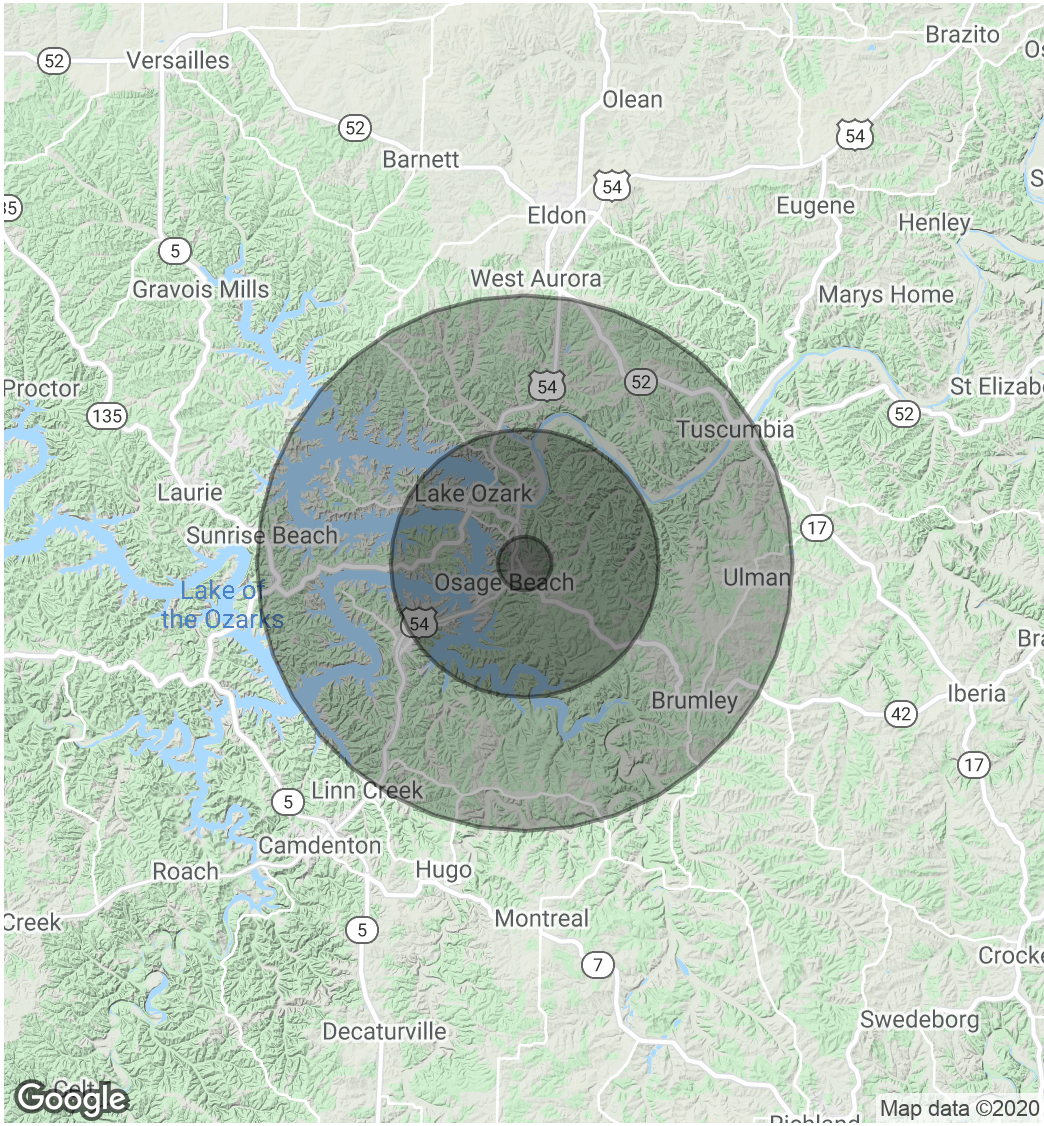
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	212	15,440	37,594
Average age	40.4	28.0	31.2
Average age (Male)	40.0	26.8	29.7
Average age (Female)	40.8	33.4	35.1

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 2010 US Census*



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