

PREWITT'S POINT-
UNIT 20

3980 JR. PREWITT PRKWY, 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:	2,000-6,250 SF
Zoning:	C-1

PROPERTY OVERVIEW

Formerly Good and Perfect Patio Furniture located at Prewitt's Point Shopping Center. Located North of Lowe's, anchored by Target and Hyvee off of Highway 42 and Osage Beach Parkway.

PROPERTY HIGHLIGHTS

- Rent on NNN basis
- Space offers 65' store front and 100' depth
- Highway 42 (9,405 AADT) and Osage Beach Parkway (19,337 AADT)

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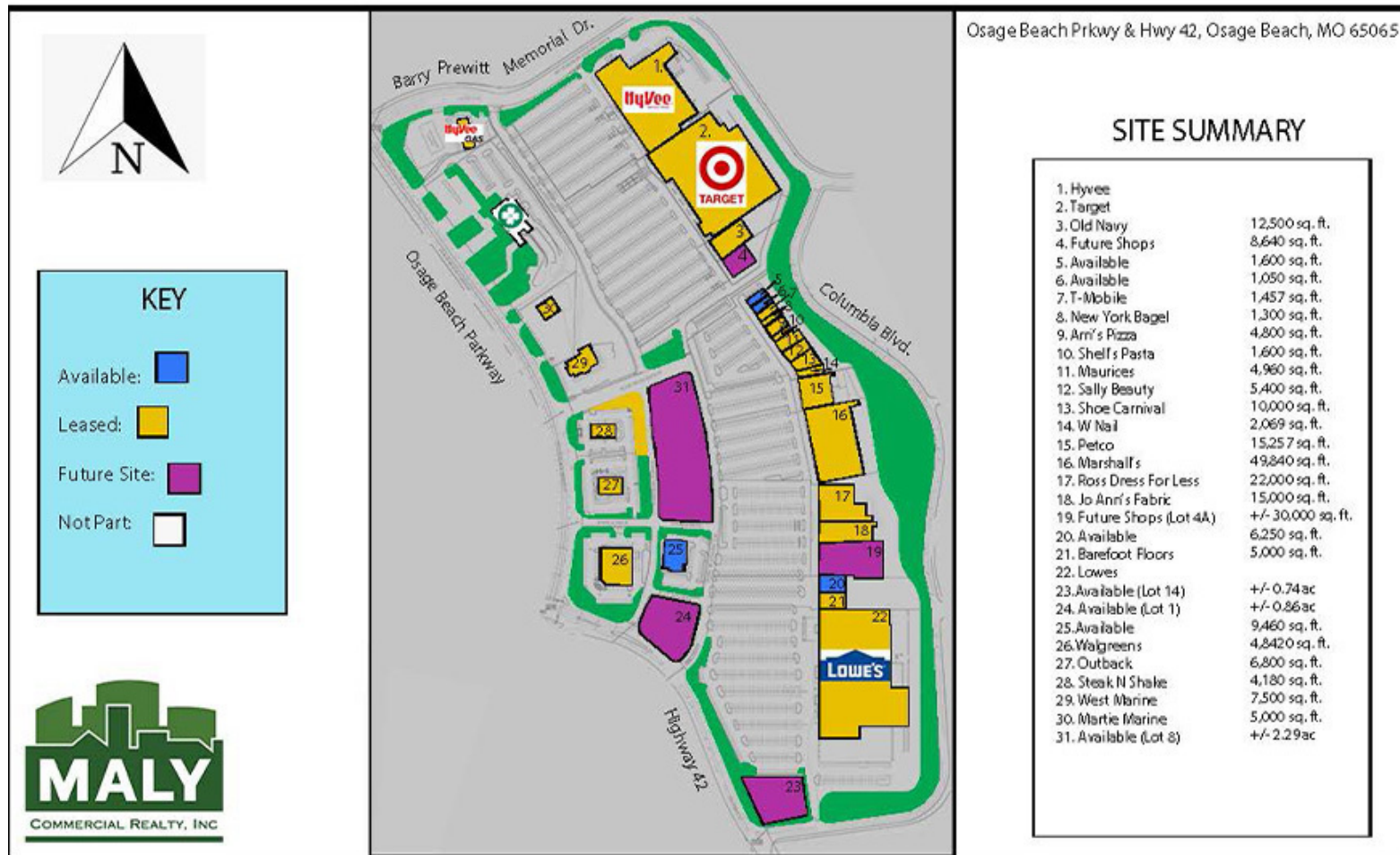
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Prewitt's Point

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



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FUTURE TENANT 001
DEWITT COURT

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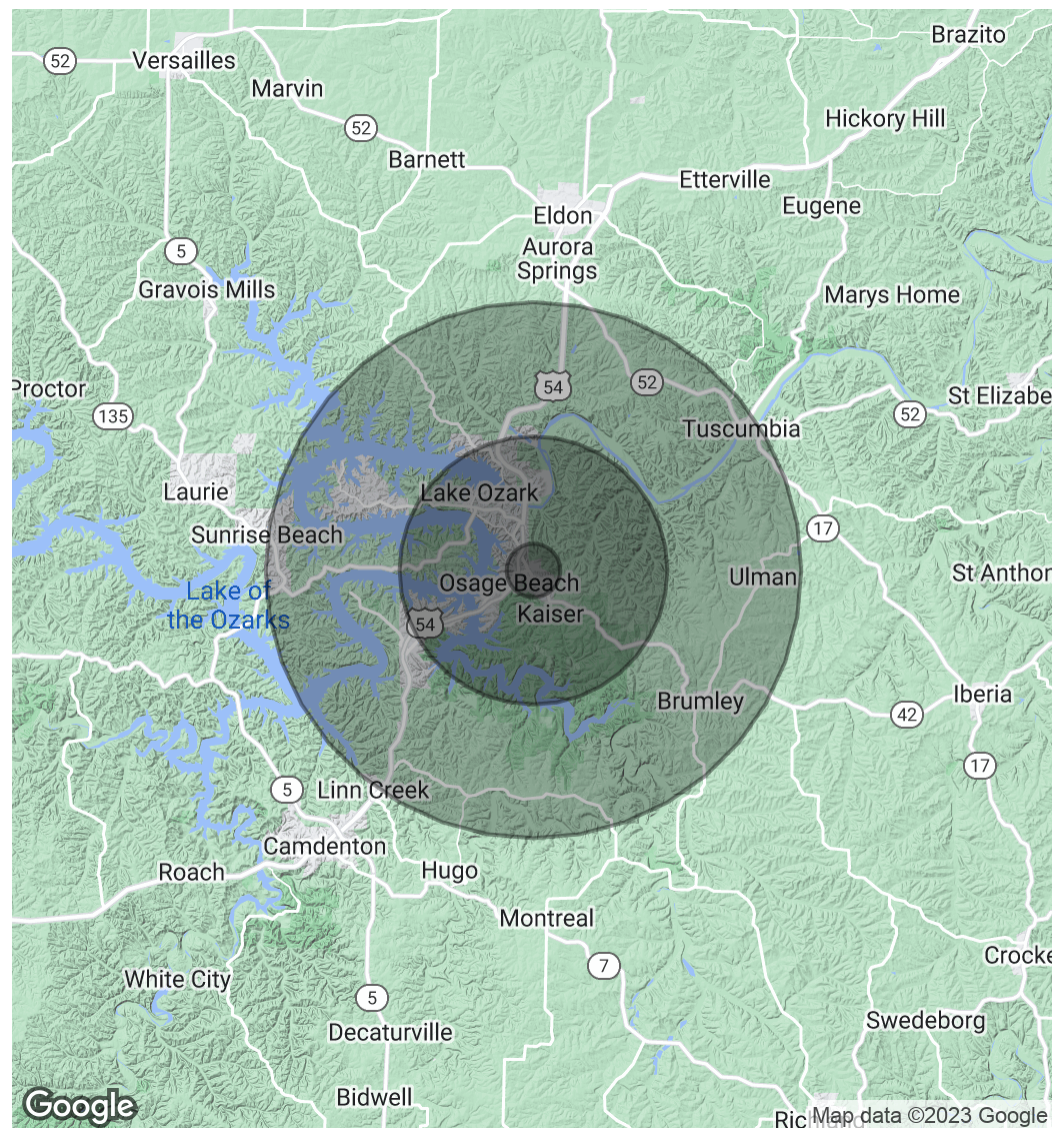
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	212	15,440	37,594
Average age	40.4	28.0	31.2
Average age (Male)	40.0	26.8	29.7
Average age (Female)	40.8	33.4	35.1

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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