

PREWITT'S POINT SHOPPING CENTER, LOT 14, 0.74AC

OSAGE BEACH PARKWAY & HIGHWAY
42, OSAGE BEACH, MO 65065



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OFFERING SUMMARY

Lease Rate:	Call for pricing
Lot Size:	0.74 Acres
Zoning:	C-1

PROPERTY OVERVIEW

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

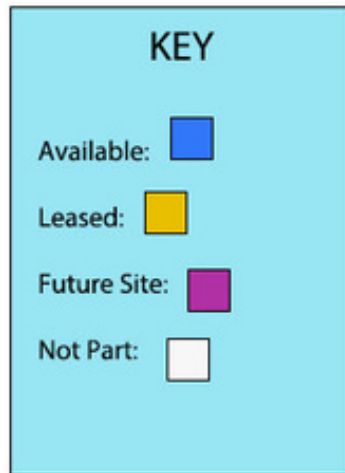
PROPERTY HIGHLIGHTS

- Rent on NNN Basis
- Ground Lease or Build-to-Suit opportunities
- Daily traffic counts: Highway 42 (9,405 AADT) and Osage Beach Parkway (19,337 AADT)

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SITE SUMMARY

1. HyVee	
2. Target	
3. Old Navy	12,500 sq. ft.
4. Future Shops	8,640 sq. ft.
5. Available	1,600 sq. ft.
6. Available	1,050 sq. ft.
7. T-Mobile	1,457 sq. ft.
8. New York Bagel	1,300 sq. ft.
9. Arri's Pizza	4,800 sq. ft.
10. Shell's Pasta	1,600 sq. ft.
11. Maurices	4,960 sq. ft.
12. Sally Beauty	5,400 sq. ft.
13. Shoe Carnival	10,000 sq. ft.
14. W Nail	2,069 sq. ft.
15. Petco	15,257 sq. ft.
16. Marshall's	49,840 sq. ft.
17. Ross Dress For Less	22,000 sq. ft.
18. Jo Ann's Fabric	15,000 sq. ft.
19. Future Shops (Lot 4A)	+/- 30,000 sq. ft.
20. Available	6,250 sq. ft.
21. Barefoot Floors	5,000 sq. ft.
22. Lowes	
23. Available (Lot 14)	+/- 0.74 ac
24. Available (Lot 1)	+/- 0.86 ac
25. Available	9,460 sq. ft.
26. Walgreens	4,8420 sq. ft.
27. Outback	6,800 sq. ft.
28. Steak N Shake	4,180 sq. ft.
29. West Marine	7,500 sq. ft.
30. Martie Marine	5,000 sq. ft.
31. Available (Lot 8)	+/- 2.29 ac

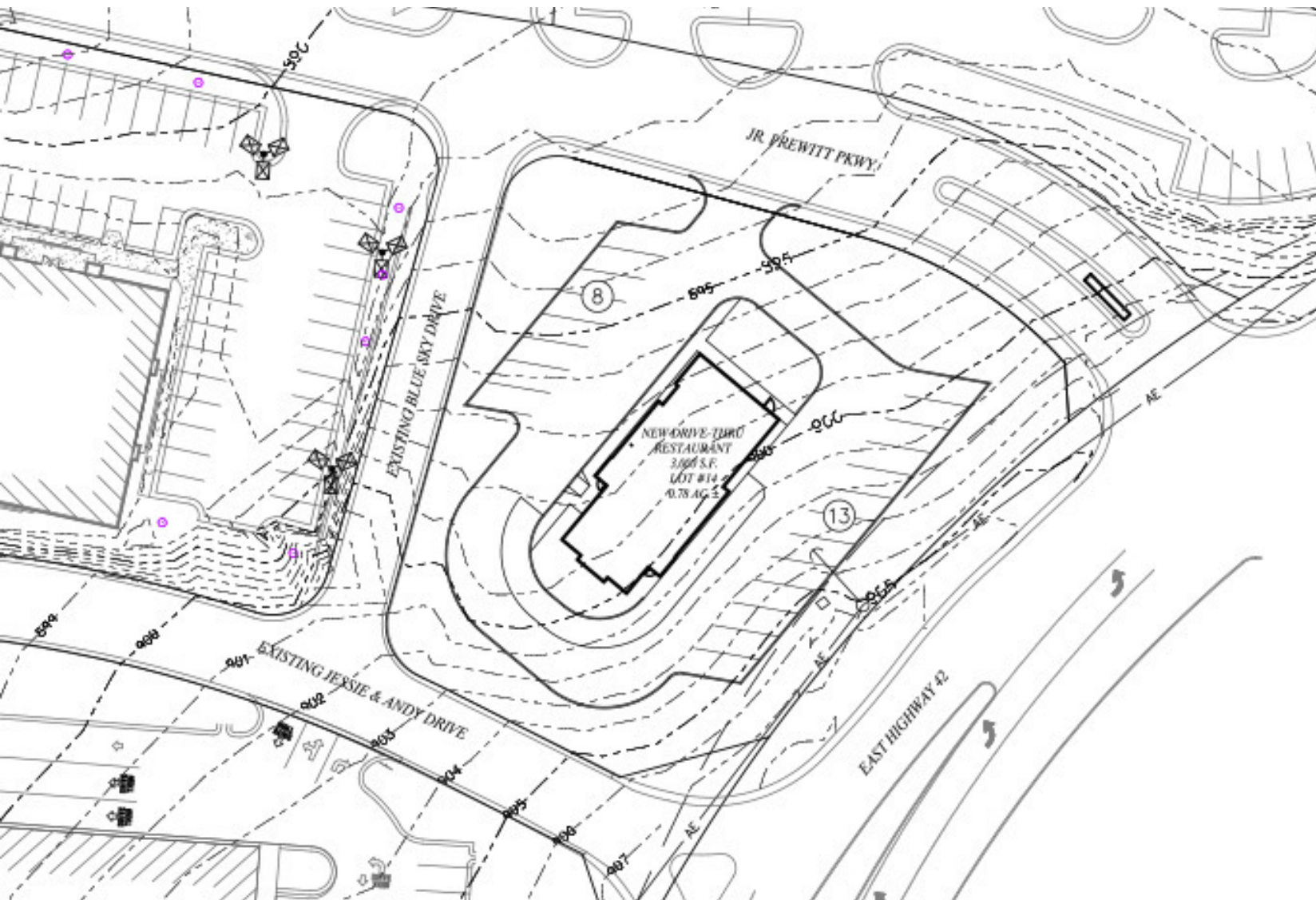
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SITE DATA
PARKING SPACES 21 SPACES

NOTES:
1. PARKING REQUIREMENT PER THE CITY OF OSAGE BEACH FOR RESTAURANTS IS 1 SPACE FOR EVERY TWO EMPLOYEES ON THE MAXIMUM SHIFT PLUS 1 SPACE FOR EVERY 3 SEATS.

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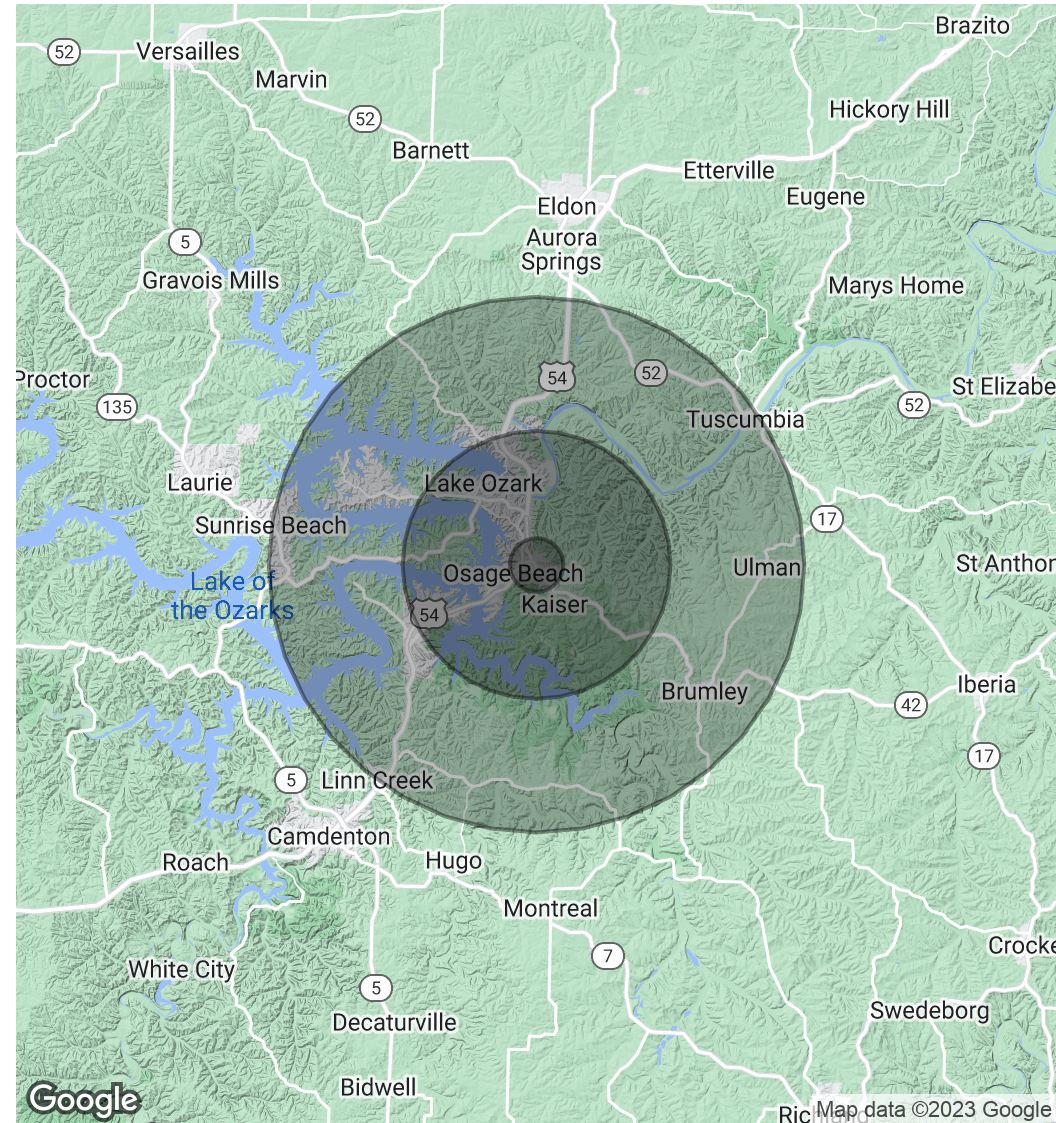
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	481	7,076	27,234
Average age	48.0	48.0	47.4
Average age (Male)	46.9	47.6	47.2
Average age (Female)	48.7	48.1	47.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	216	3,094	11,815
# of persons per HH	2.2	2.3	2.3
Average HH income	\$70,181	\$63,824	\$62,468
Average house value	\$146,560	\$205,339	\$218,034

* Demographic data derived from 2020 ACS - US Census



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