



EAGLES LANDING FUTURE SHOPS C-3.44 AC

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C-3.44 AC, LAKE OZARK, MO 65049

GINA RENDE
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OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	3.44 Acres
Lot Size:	3.44 Acres

PROPERTY OVERVIEW

Future shops at growing Eagles Landing Shopping Center located in Lake Ozark off Highway 54 (10,919 AADT) and Osage Beach Parkway (8,144 AADT), offering high daily traffic counts and great visibility from the highway. Anchored by Mendard's, Kohls and other mixed tenants. In 2020 The Lake of the Ozarks saw more than 9.13 million visitors from all over the U.S.

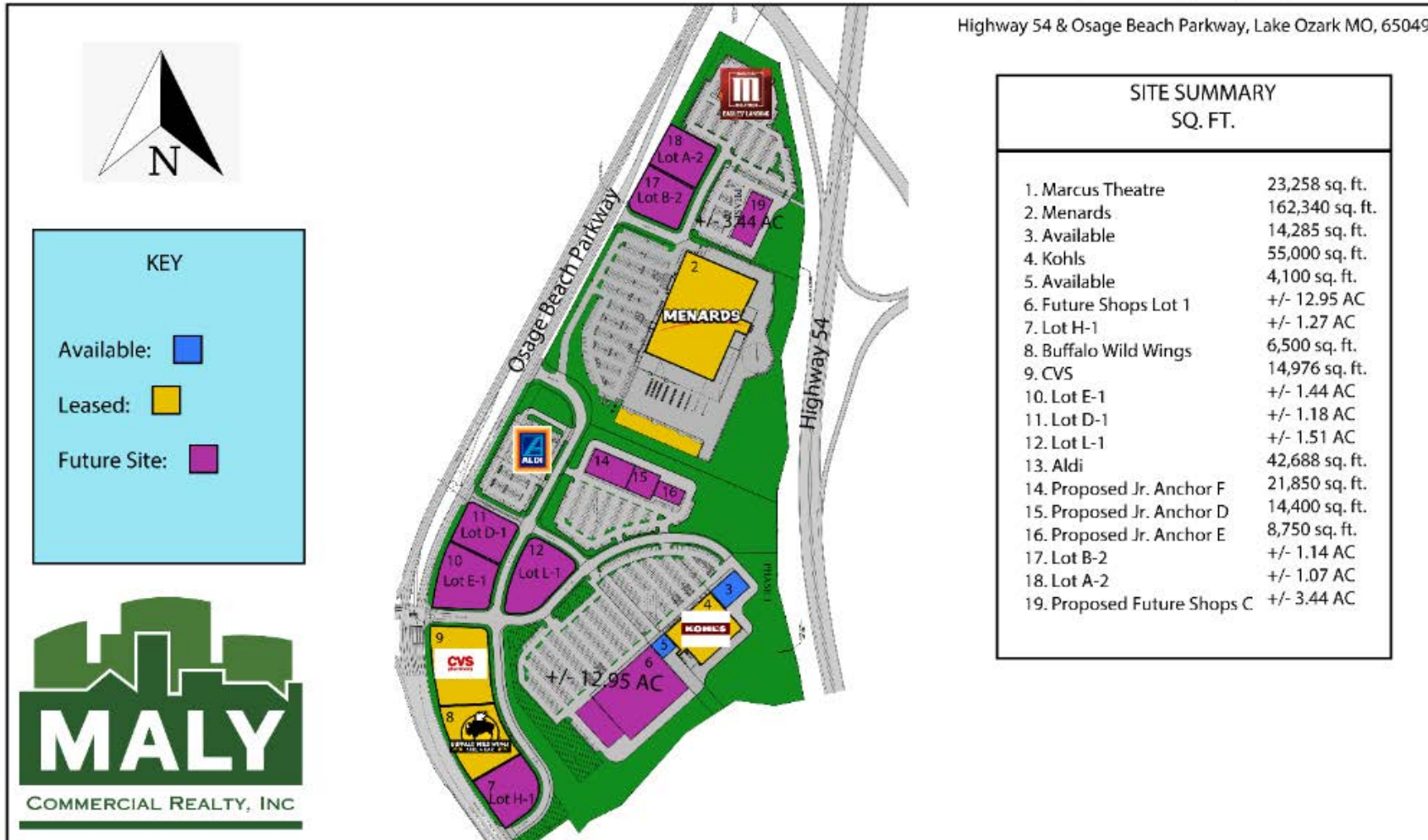
PROPERTY HIGHLIGHTS

- Rent on NNN basis
- Landlord will Build-to-Suit
- Landlord will white-box and provide allowance for term lease

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Eagles Landing Shopping Center

Highway 54 & Osage Beach Parkway, Lake Ozark MO, 65049



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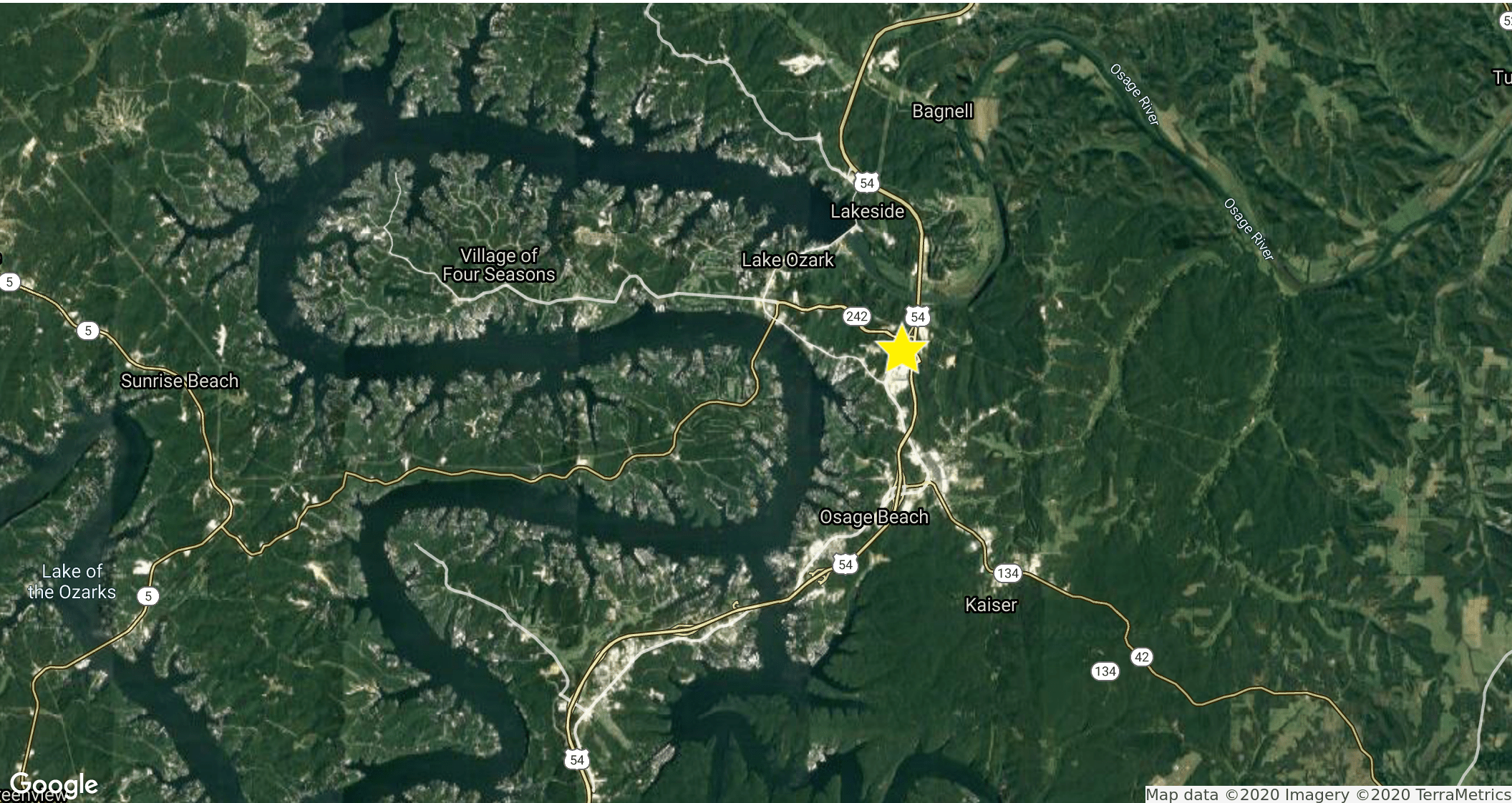


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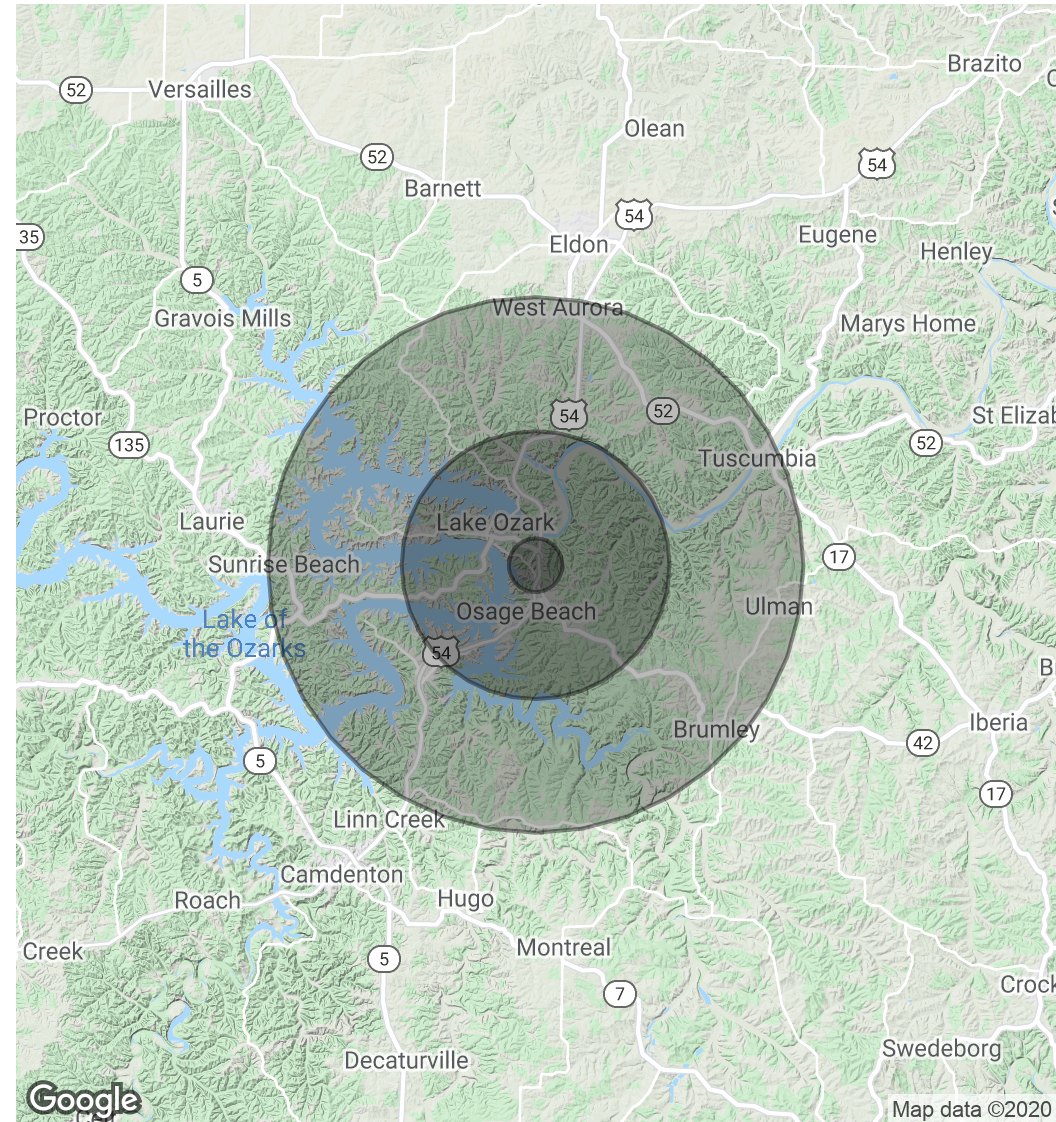
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	151	7,283	28,099
Average age	45.4	48.2	47.5
Average age (Male)	44.9	47.8	47.2
Average age (Female)	45.8	48.4	47.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	62	3,212	12,261
# of persons per HH	2.4	2.3	2.3
Average HH income	\$56,295	\$62,749	\$61,689
Average house value	\$138,933	\$226,850	\$220,660

* Demographic data derived from 2010 US Census



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