



# EAGLES LANDING FUTURE ANCHOR SHOPS

3000 GOLDIE PREWITT MEMORIAL  
PARKWAY, LAKE OZARK, MO 65049

GINA RENDE

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**OFFERING SUMMARY**

Lease Rate:	Call for pricing
Available SF:	8,750 - 45,000 SF
Lot Size:	45,000 SF

**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**

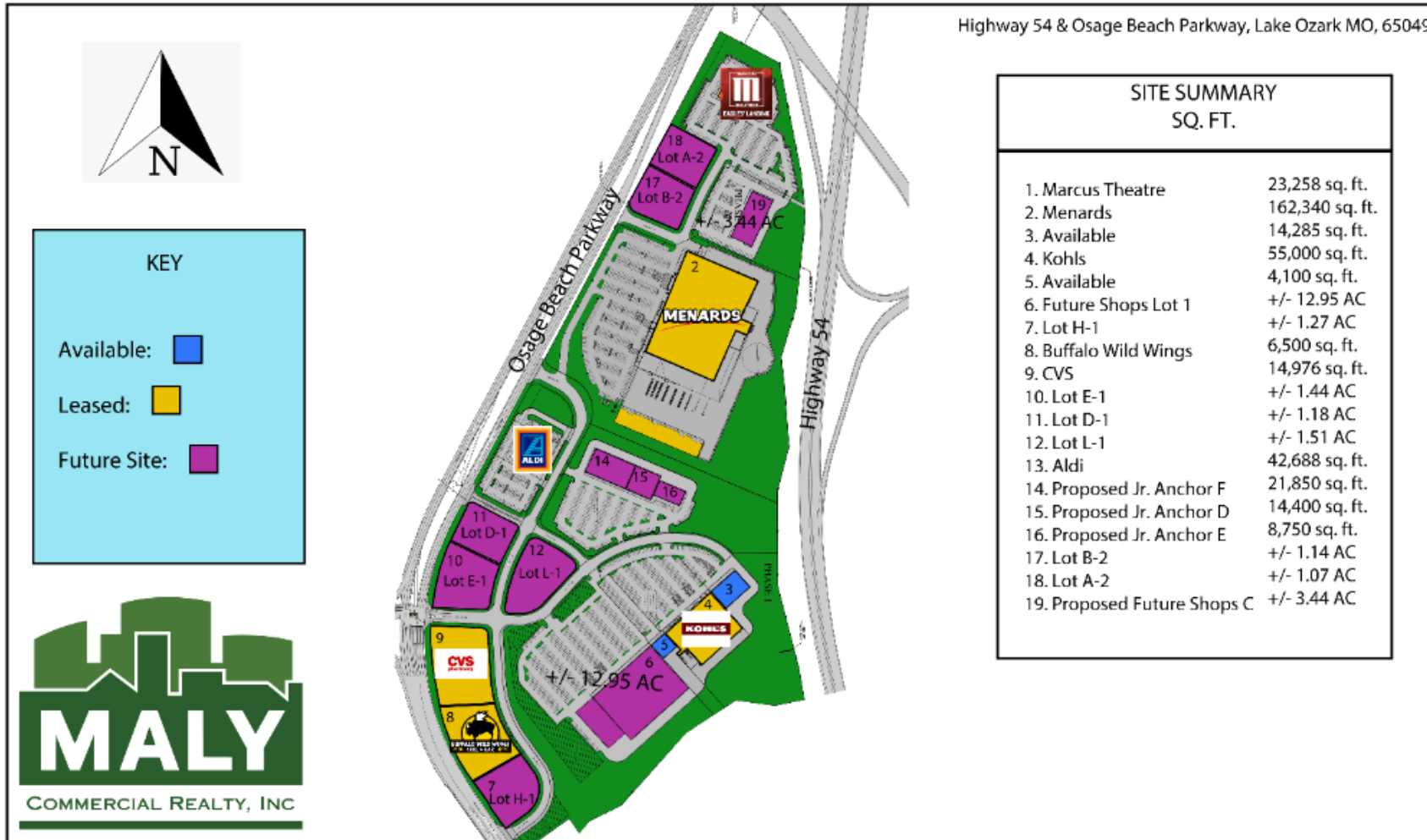
- Landlord will Build-to-Suit
- Landlord will white-box and provide allowance for term lease

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Eagles Landing Shopping Center

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



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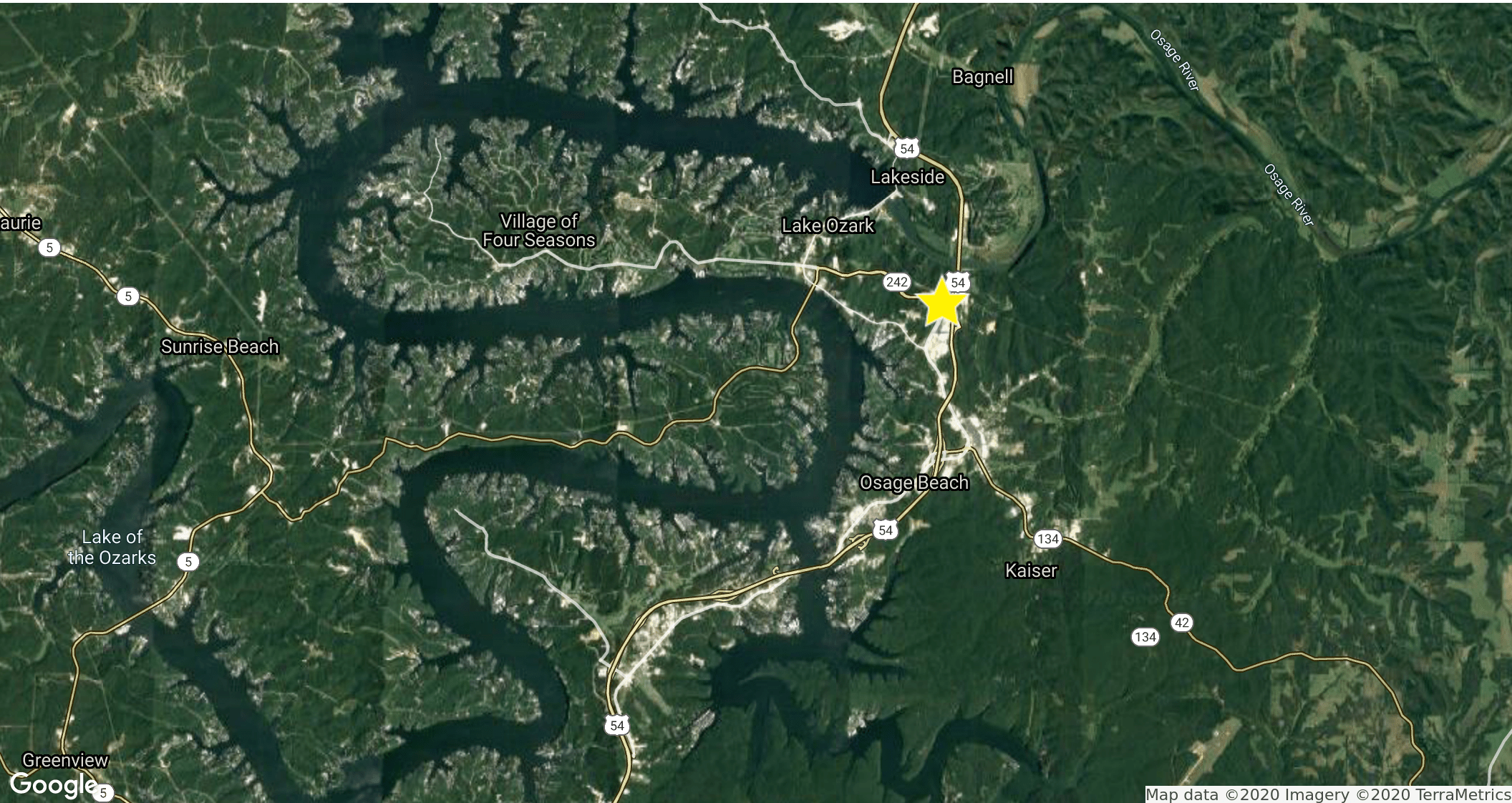


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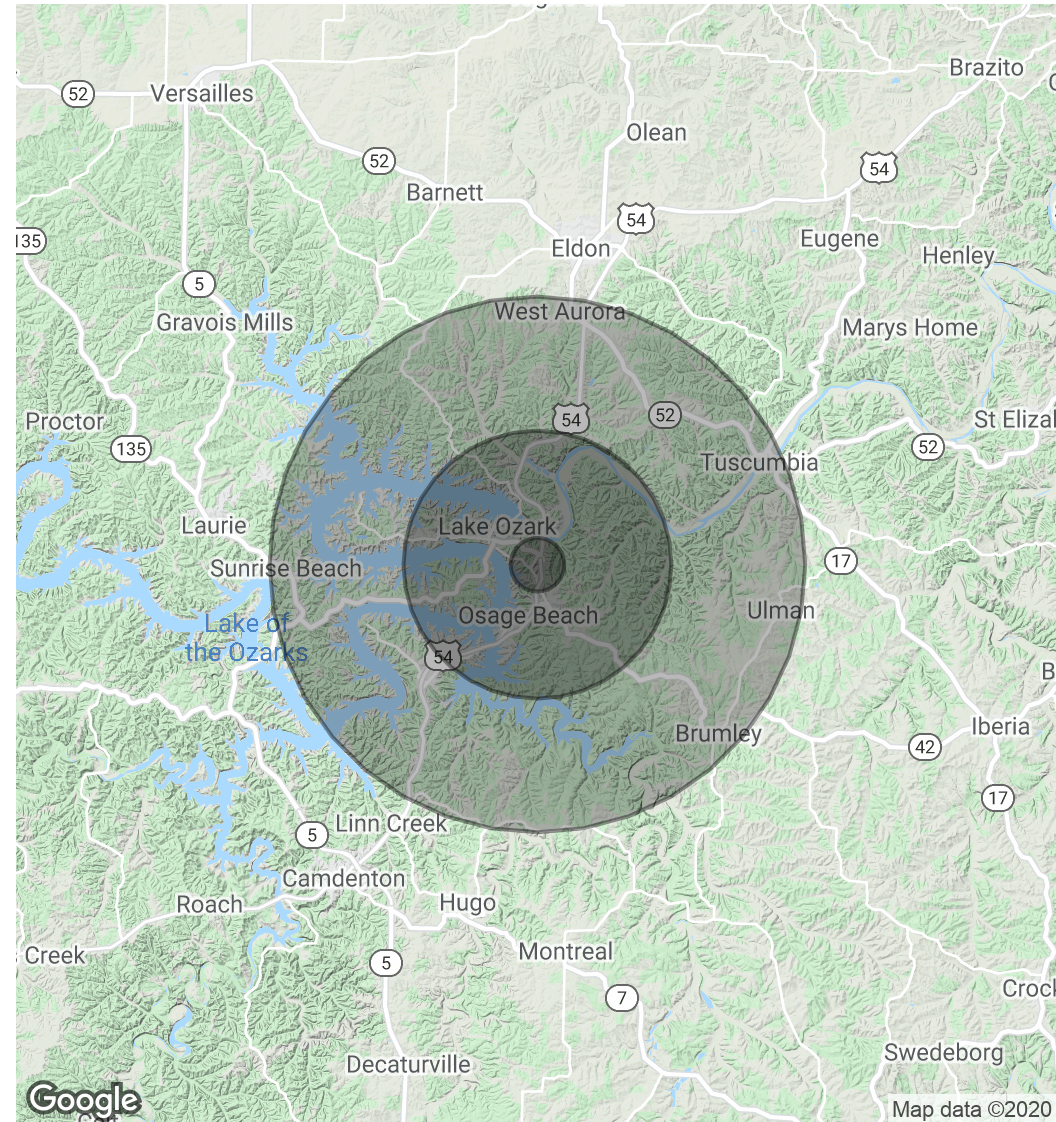
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	314	7,730	28,261
Average age	47.2	48.5	47.7
Average age (Male)	46.3	48.1	47.4
Average age (Female)	47.8	48.7	47.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	138	3,418	12,329
# of persons per HH	2.3	2.3	2.3
Average HH income	\$66,841	\$63,719	\$61,927
Average house value	\$141,187	\$230,555	\$221,533

\* Demographic data derived from 2010 US Census



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