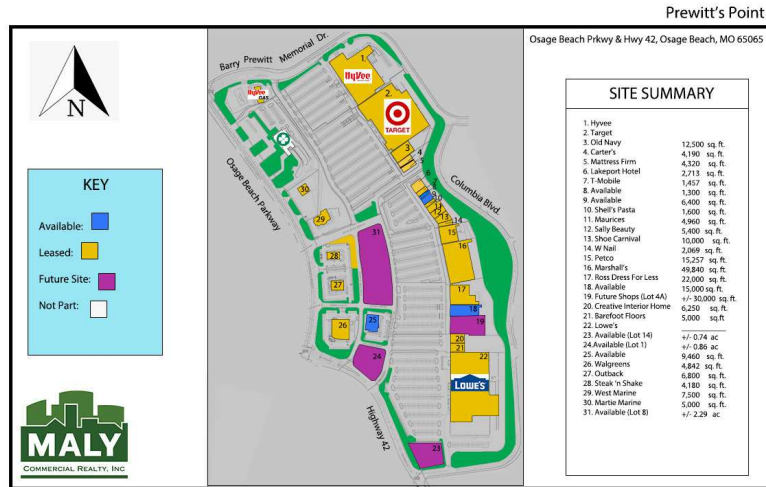


PREWITT'S POINT - UNIT 8

3924 JR. PREWITT PKWY, SUITE A2,
OSAGE BEACH, MO 65065



GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462



OFFERING SUMMARY

Lease Rate:	EMAIL For Pricing: gina@malyrealty.com
Available Space:	1,300 SF
Zoning:	C-1

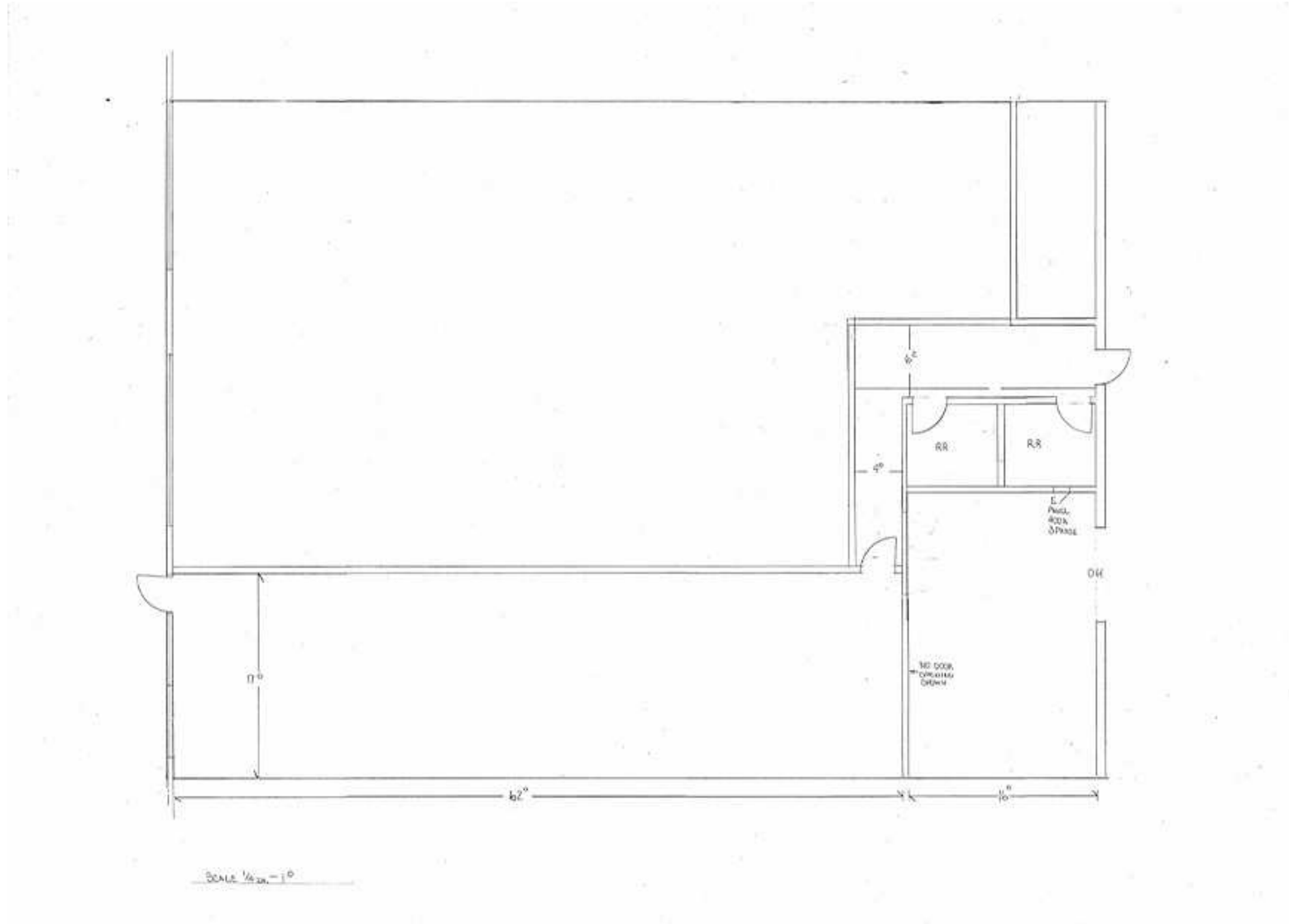
PROPERTY OVERVIEW

Prewitt's Point Shopping Center is located in Osage Beach off Highway 42 and Osage Beach Parkway. Anchored by Hy-Vee, Target and Lowe's.

PROPERTY HIGHLIGHTS

- Rent on NNN Basis
- Formerly NYC Bagel: walk-in cooler in rear of the space
- Daily traffic counts: Highway 42 (9,405 AADT) and Osage Beach Parkway (19,337 AADT)

GINA RENDE
 GINA@MALYREALTY.COM
 O: 573.443.3200
 C: 314.477.4462



GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



GINA RENDE

GINA@MALYREALTY.COM

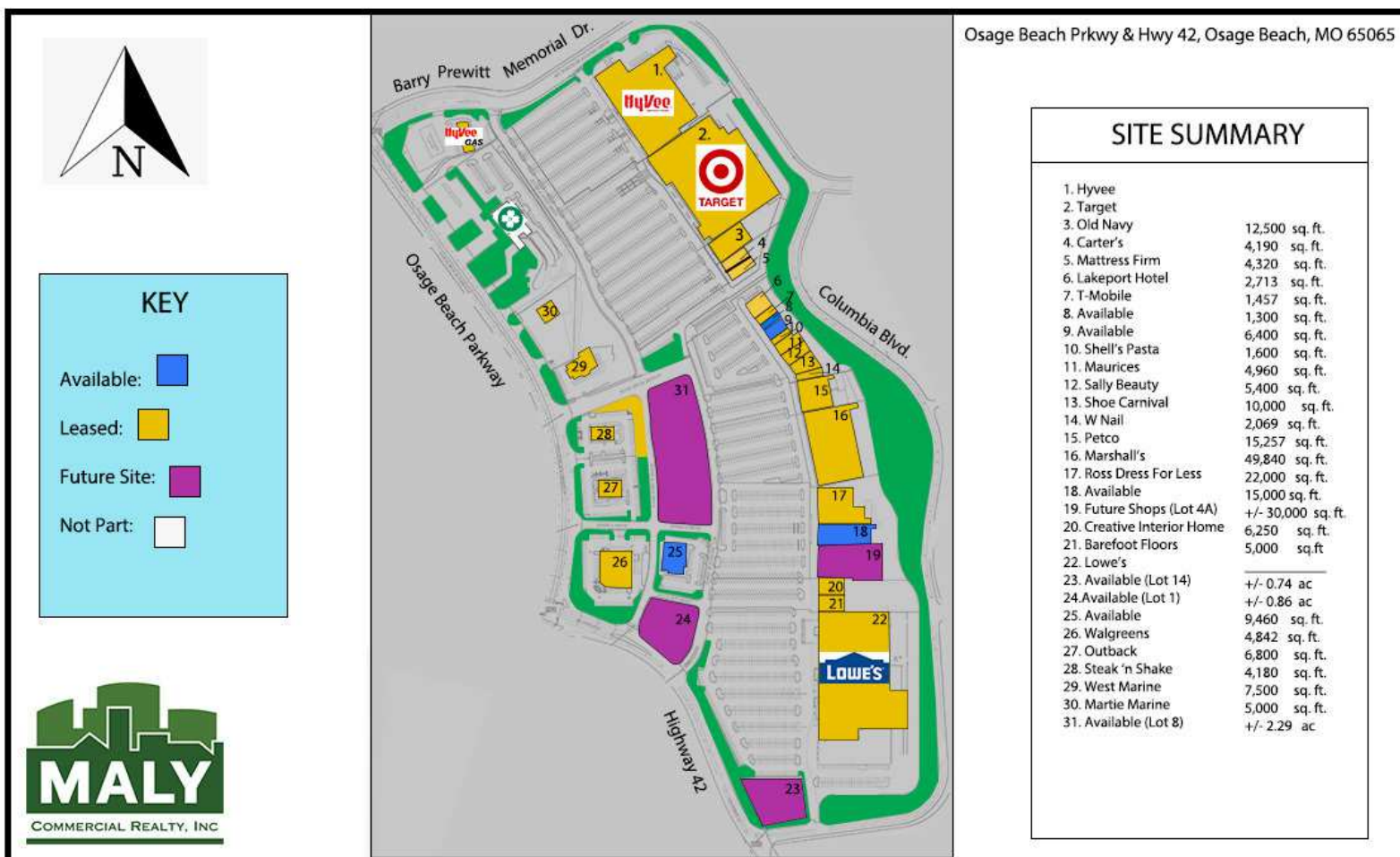
O: 573.443.3200

C: 314.477.4462

213 N STADIUM BLVD STE 203, COLUMBIA, MO 65203-1161 • 573.443.3200 • WWW.MALYREALTY.COM

Prewitt's Point

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

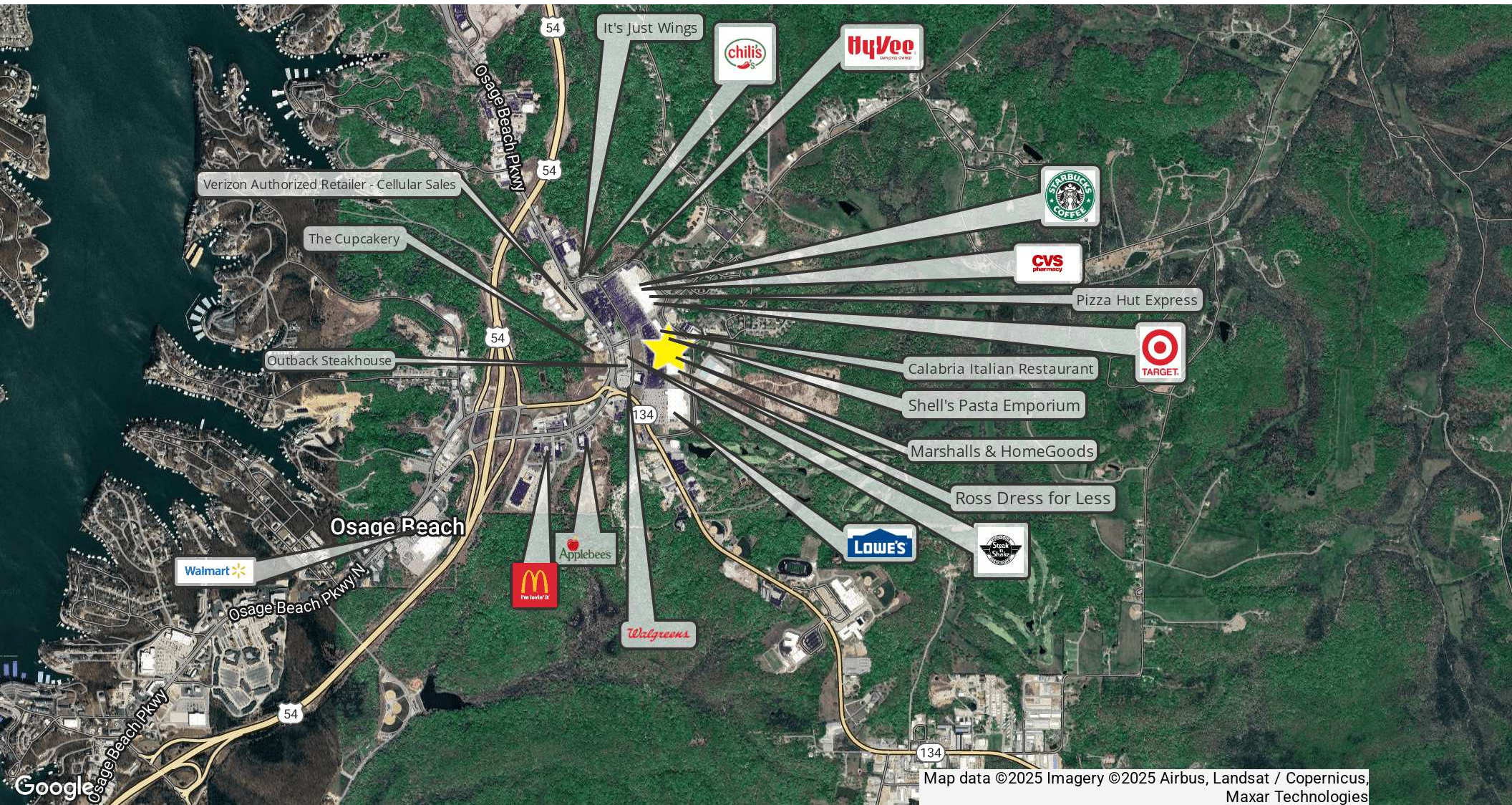


GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

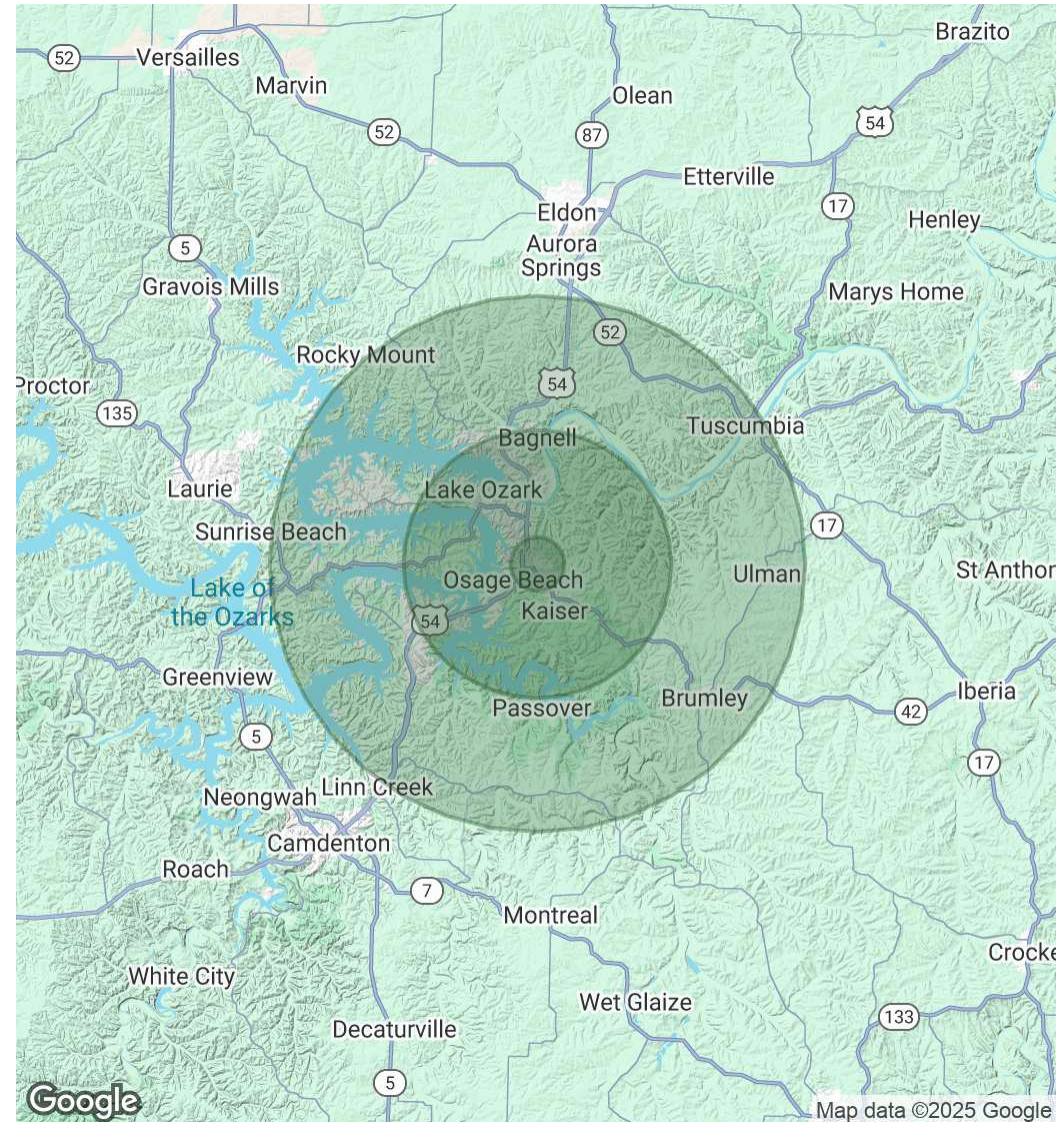
C: 314.477.4462

213 N STADIUM BLVD STE 203, COLUMBIA, MO 65203-1161 • 573.443.3200 • WWW.MALYREALTY.COM

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	566	9,366	28,871
Average Age	38.4	47.9	48.4
Average Age (Male)	35.0	47.4	48.0
Average Age (Female)	45.4	51.2	50.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	496	10,146	29,587
# of Persons per HH	1.1	0.9	1.0
Average HH Income	\$27,656	\$26,735	\$30,375
Average House Value	\$279,532	\$276,436	\$241,623

2020 American Community Survey (ACS)



GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462