



3975 JR. PREWITT
PARKWAY

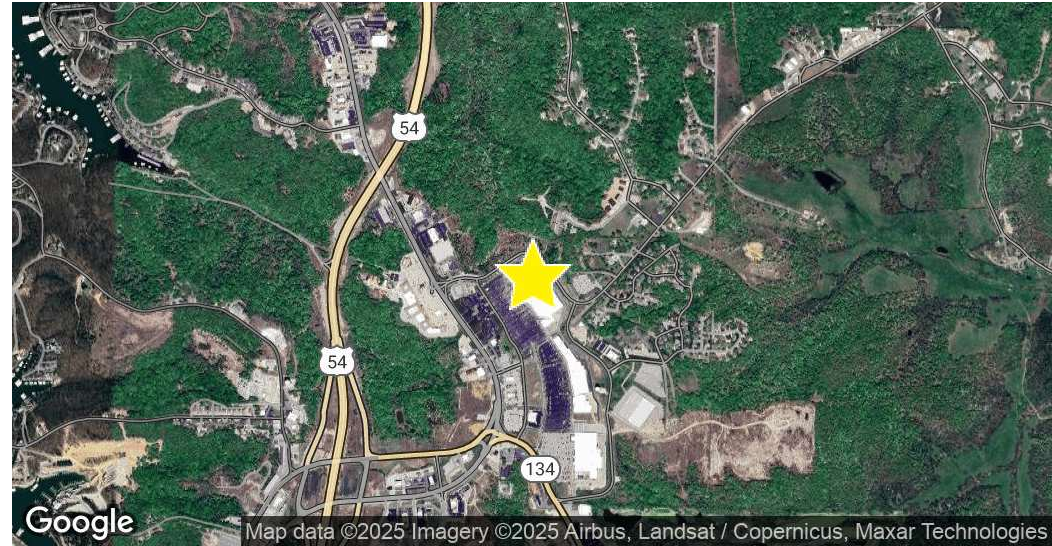
PREWITT POINT UNIT 25 - 9,460 SF,
OSAGE BEACH, MO 65065

GINA RENDE

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OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	9,460 SF
Zoning:	C-1

PROPERTY OVERVIEW

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

PROPERTY HIGHLIGHTS

- Rent on NNN basis
- Formerly Pier 1 Imports
- Situated East of Walgreens, between Joshua Dr. and Blue Sky Dr.
- Double entrance to parking lot
- Space offers 110' store front and 86' depth
- Highway 42 - 9,405 AADT
- Osage Beach Parkway - 19,337 AADT

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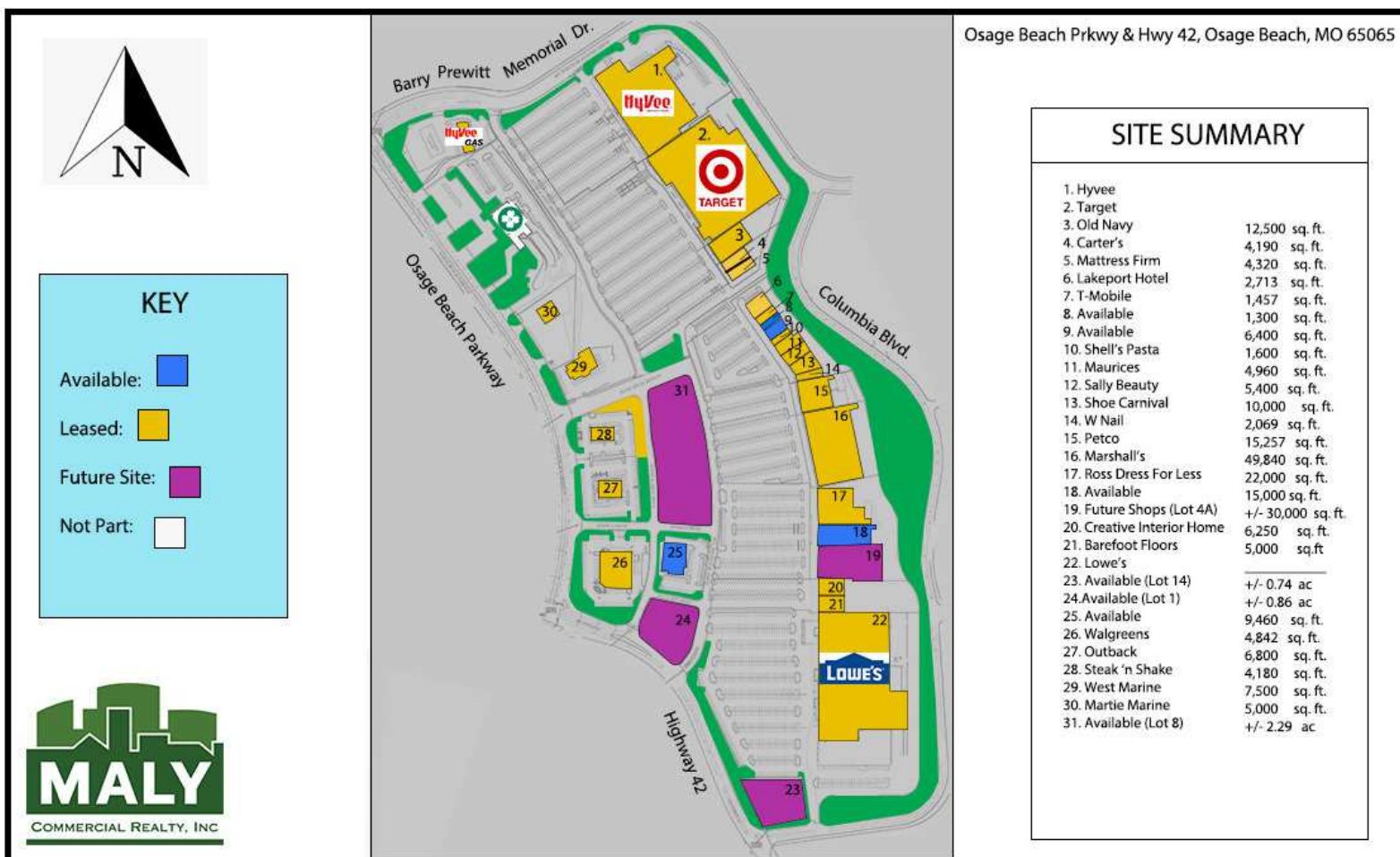
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Prewitt's Point

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



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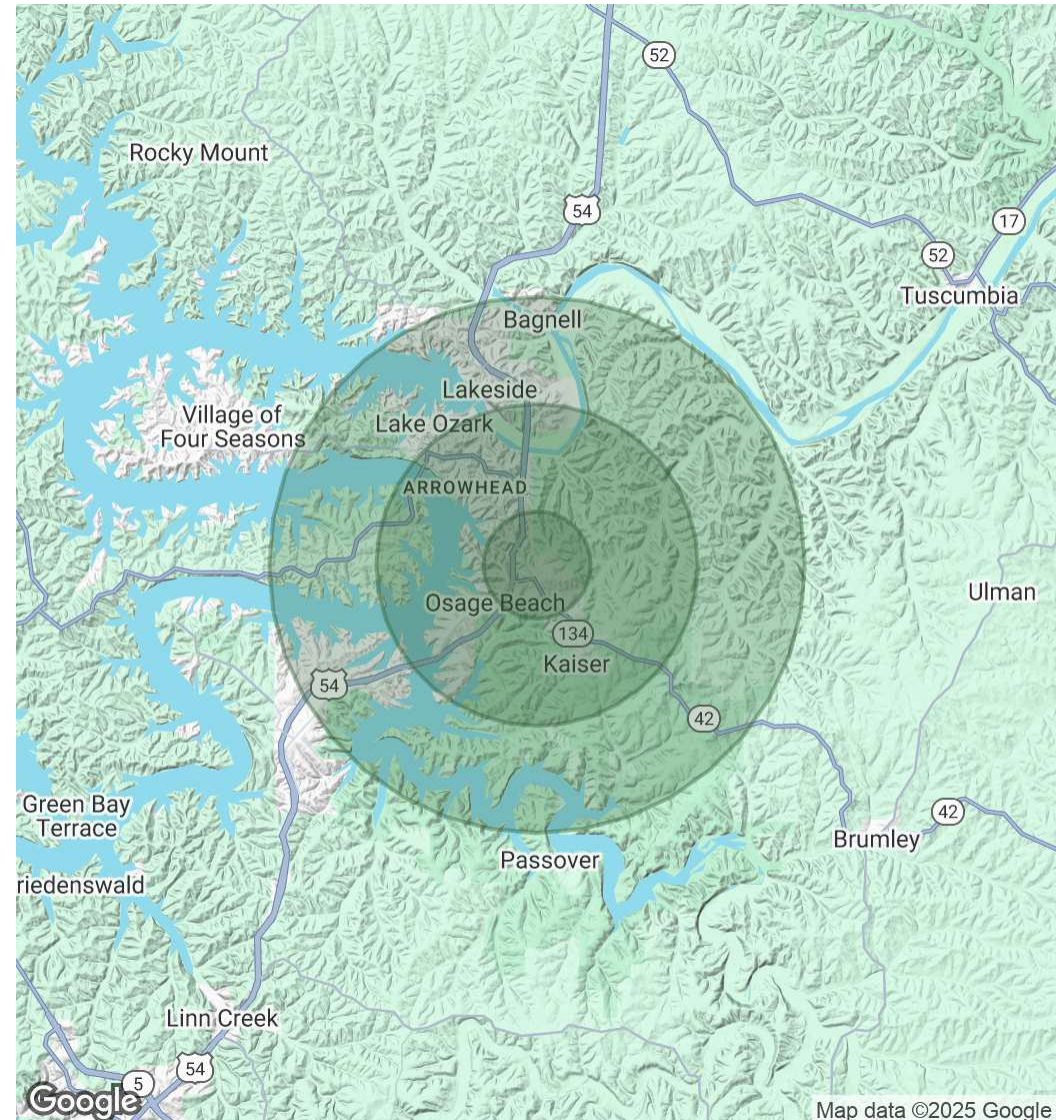
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,815	91,472	178,752
Average age	25.9	31.1	34.3
Average age (Male)	26.6	30.3	33.1
Average age (Female)	25.3	32.2	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,058	38,079	78,334
# of persons per HH	2.6	2.4	2.3
Average HH income	\$27,563	\$37,580	\$41,636
Average house value	\$119,323	\$116,659	\$117,695

* Demographic data derived from 2020 ACS - US Census



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