



3975 JR. PREWITT  
PARKWAY

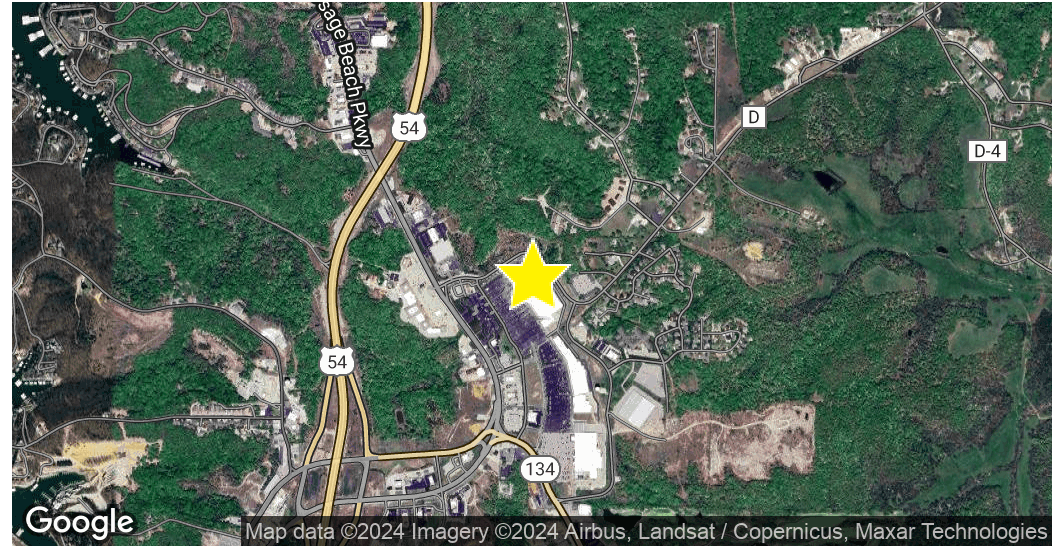
PREWITT POINT UNIT 26 - 9,460 SF,  
OSAGE BEACH, MO 65065

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



**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**

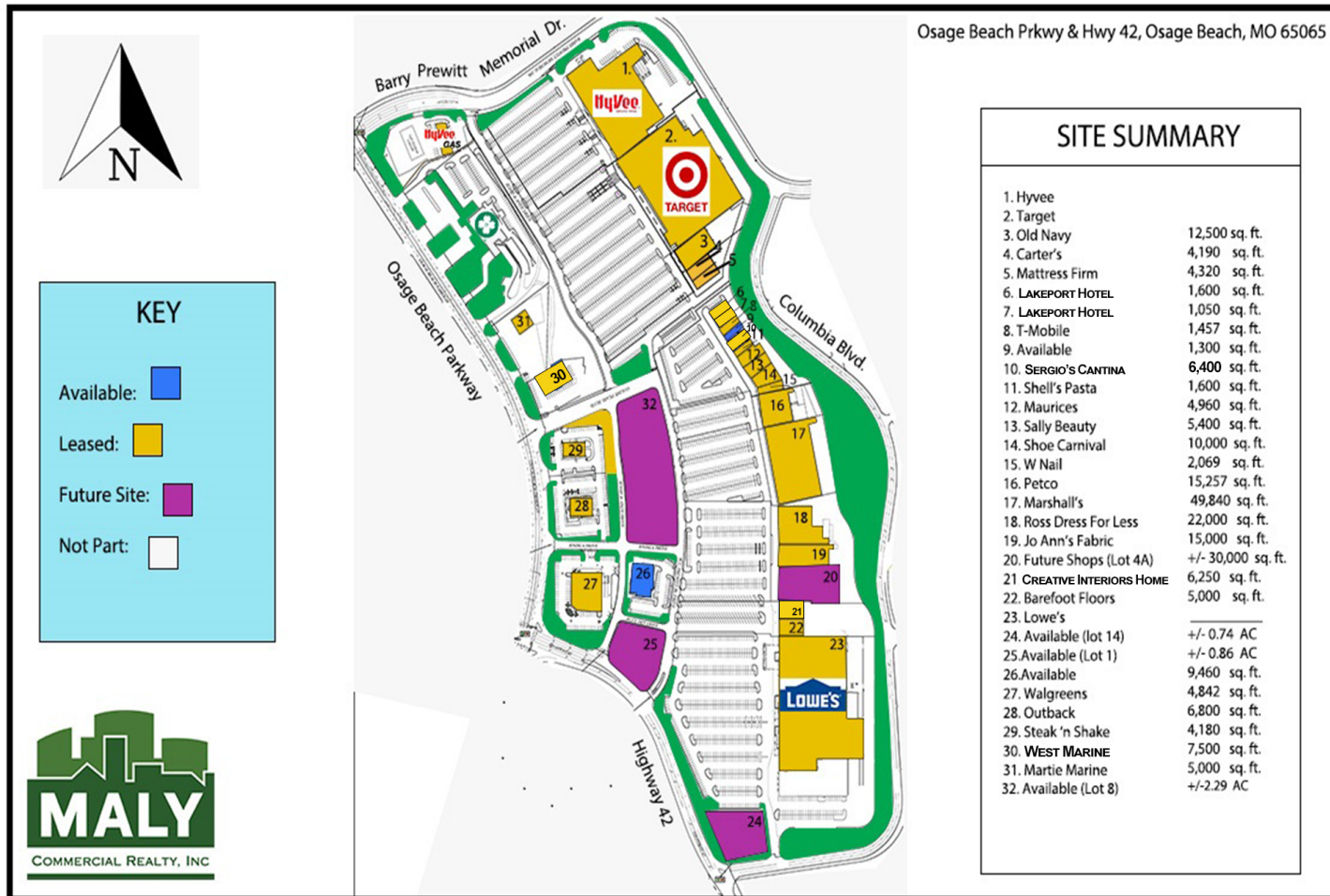
- Rent on NNN basis
- Currently Pier 1 Imports
- Situated East of Walgreens, between Joshua Dr. and Blue Sky Dr.
- Double entrance to parking lot
- Space offers 110' store front and 86' depth
- Highway 42 - 9,405 AADT
- Osage Beach Parkway - 19,337 AADT

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



Prewitt's Point

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



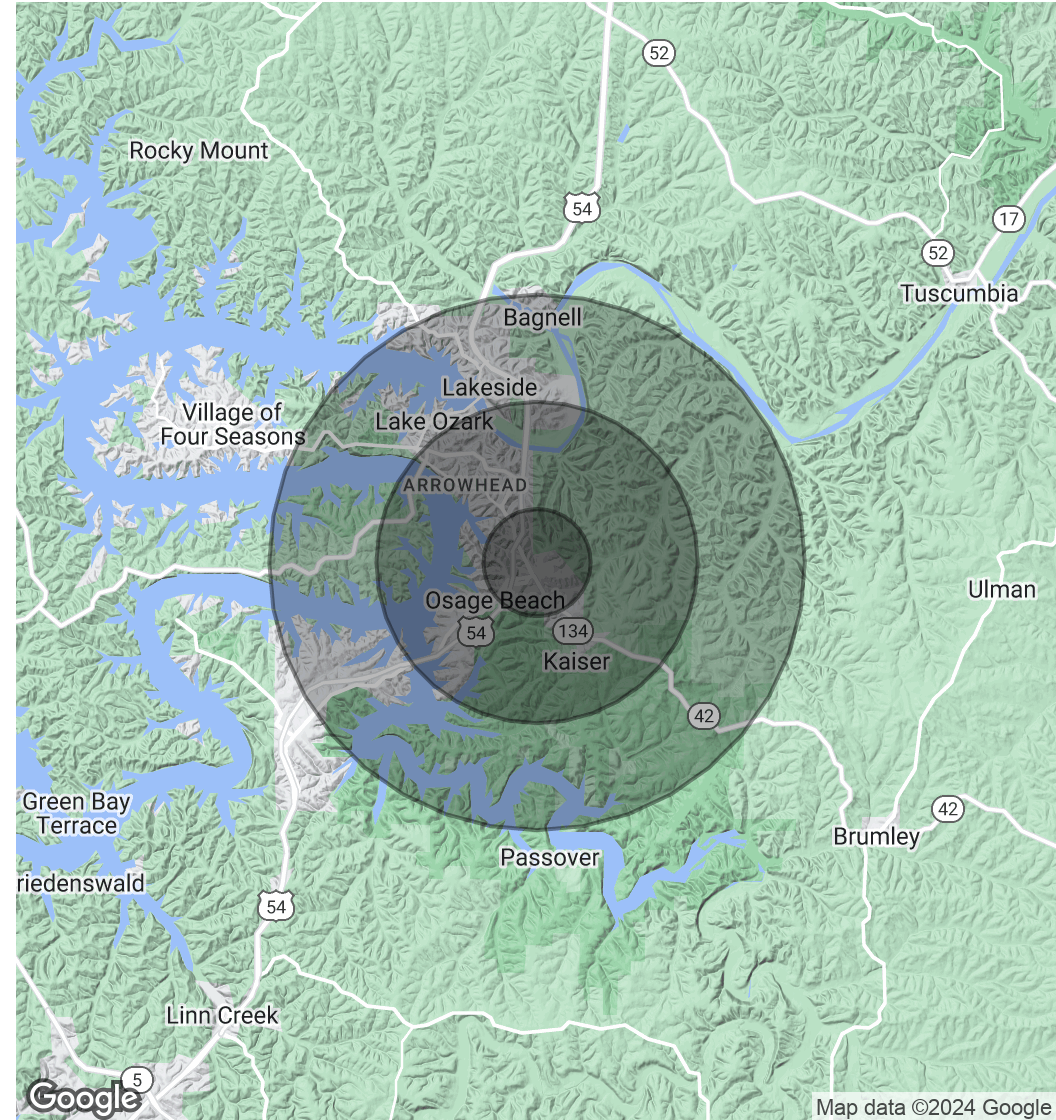
GINA RENDE  
 GINA@MALYREALTY.COM  
 O: 573.443.3200  
 C: 314.477.4462



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

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



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