



KOHL'S

EAGLES LANDING UNIT 5

2300 GOLDIE PREWITT MEMORIAL
PARKWAY, LAKE OZARK, MO 65049

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

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OFFERING SUMMARY

Lease Rate:	Call for pricing
Building Size:	4,100 SF
Available SF:	2,000 - 4,100 SF

PROPERTY OVERVIEW

Eagles Landing Shopping Center is 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 Menard's, Kohl's, 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

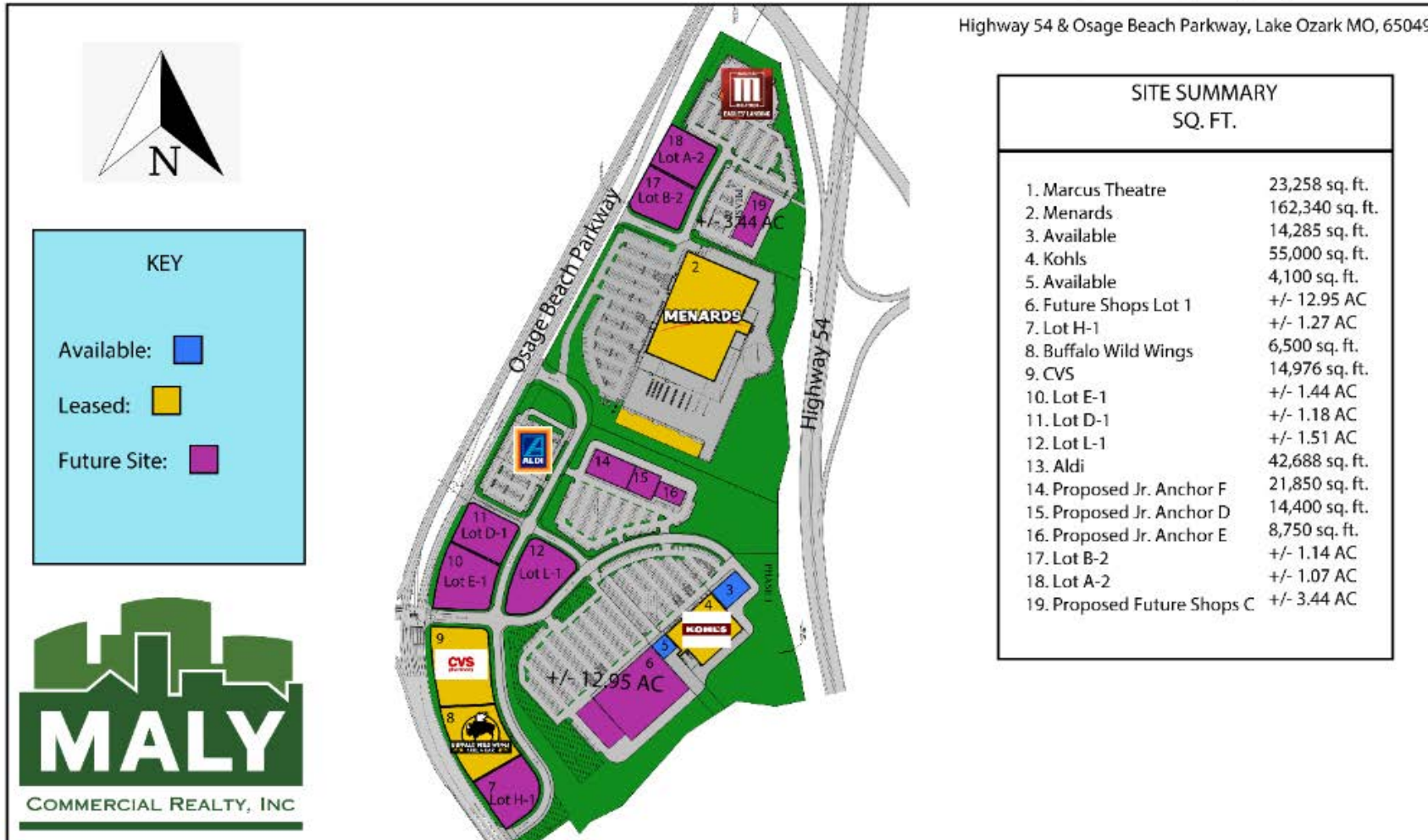
- Rent on NNN basis
- Located on the South side of Kohl's
- Space is currently in shell condition. Landlord will white-box and provide allowance for a term lease
- Can be demised as small as 2,000 SF
- This suite has a front and rear door

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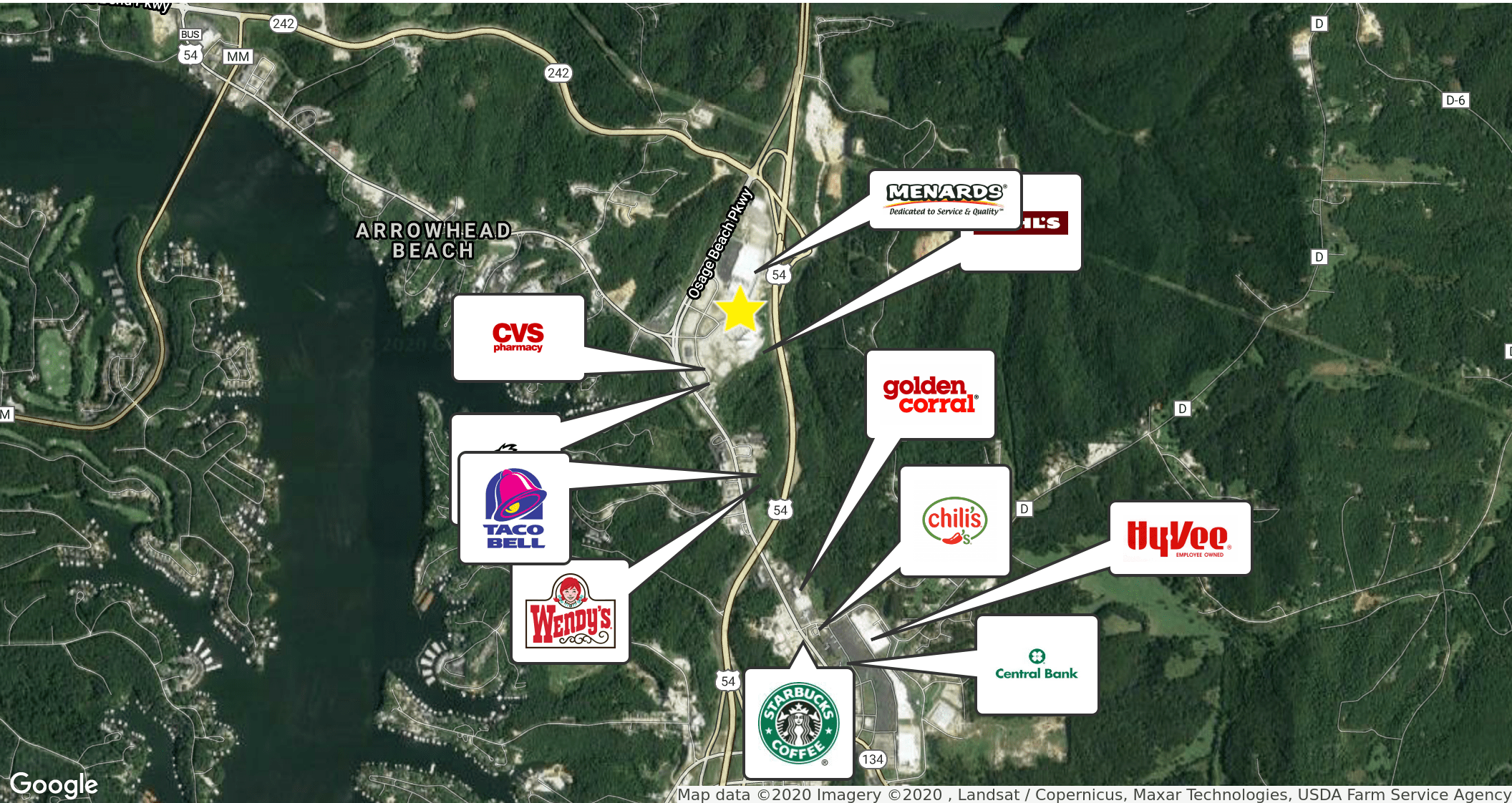


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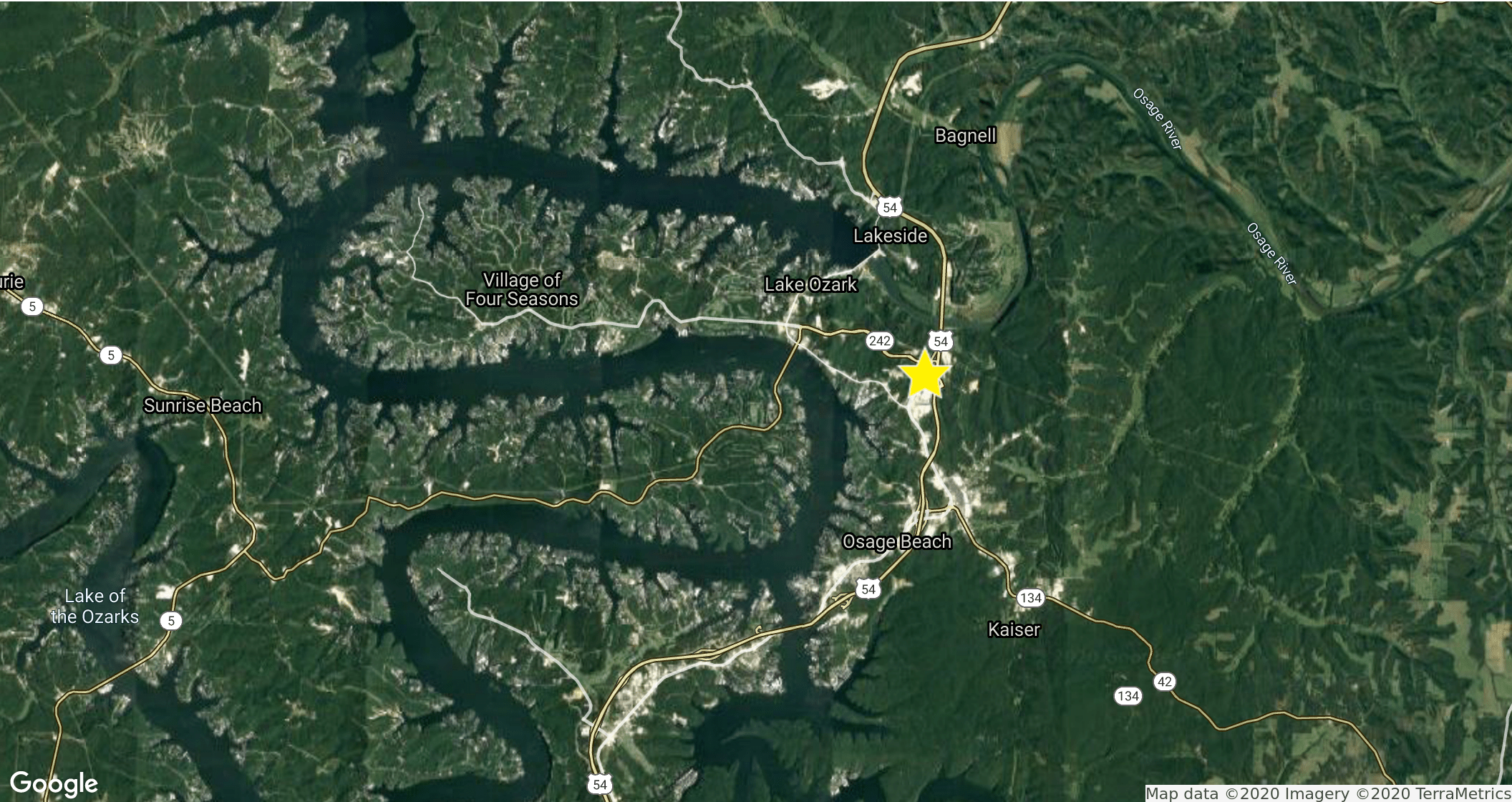


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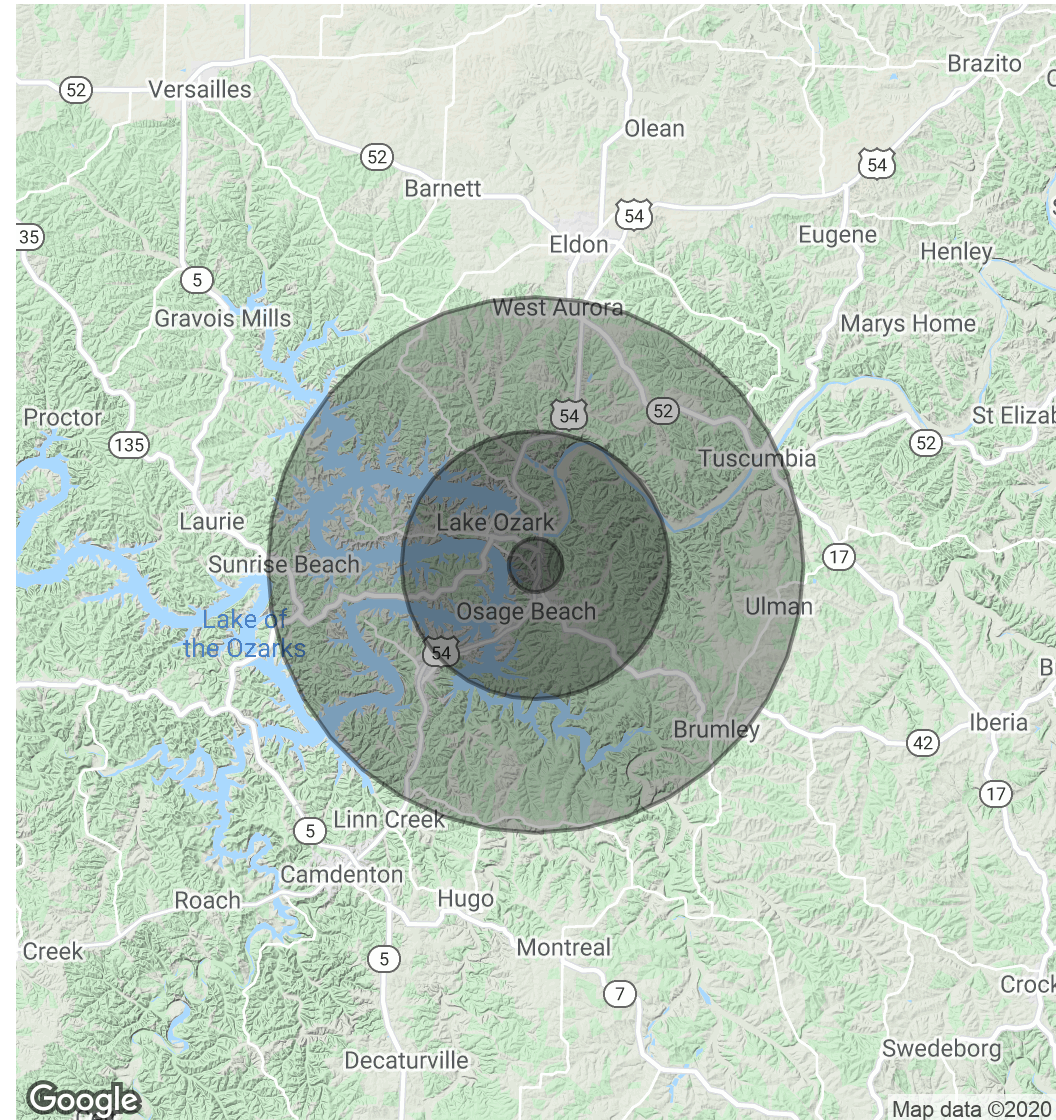
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	151	7,283	28,099
Average age	45.4	48.2	47.5
Average age (Male)	44.9	47.8	47.2
Average age (Female)	45.8	48.4	47.7

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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