

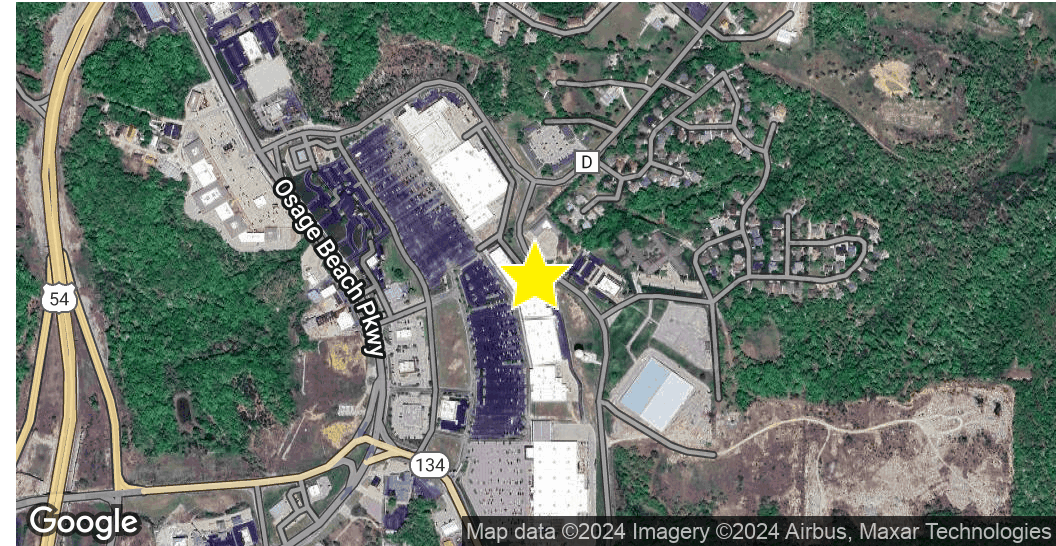
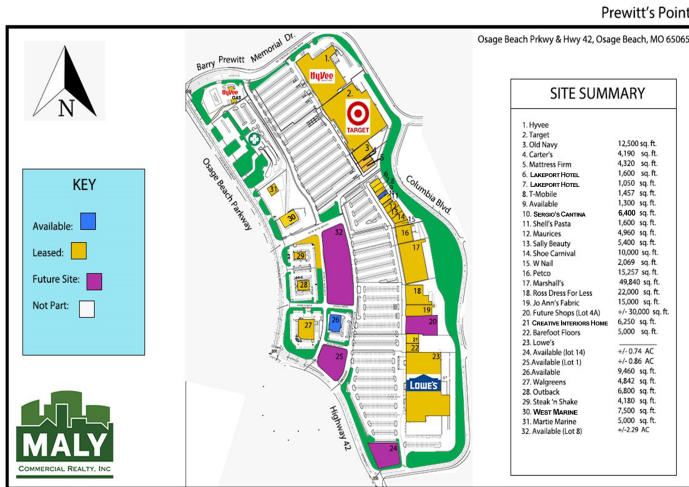


PREWITT'S POINT - UNIT 9

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

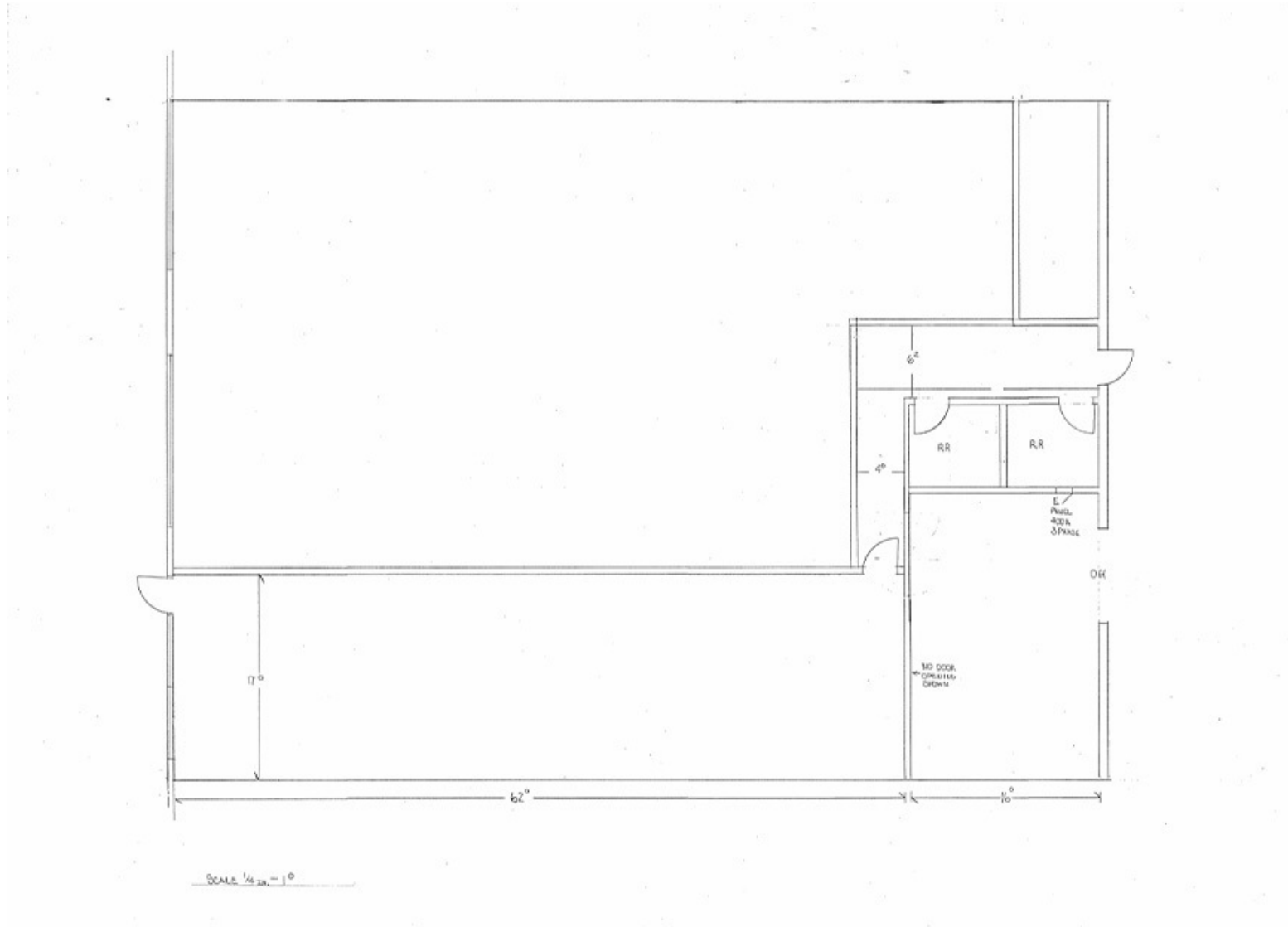
PROPERTY OVERVIEW

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

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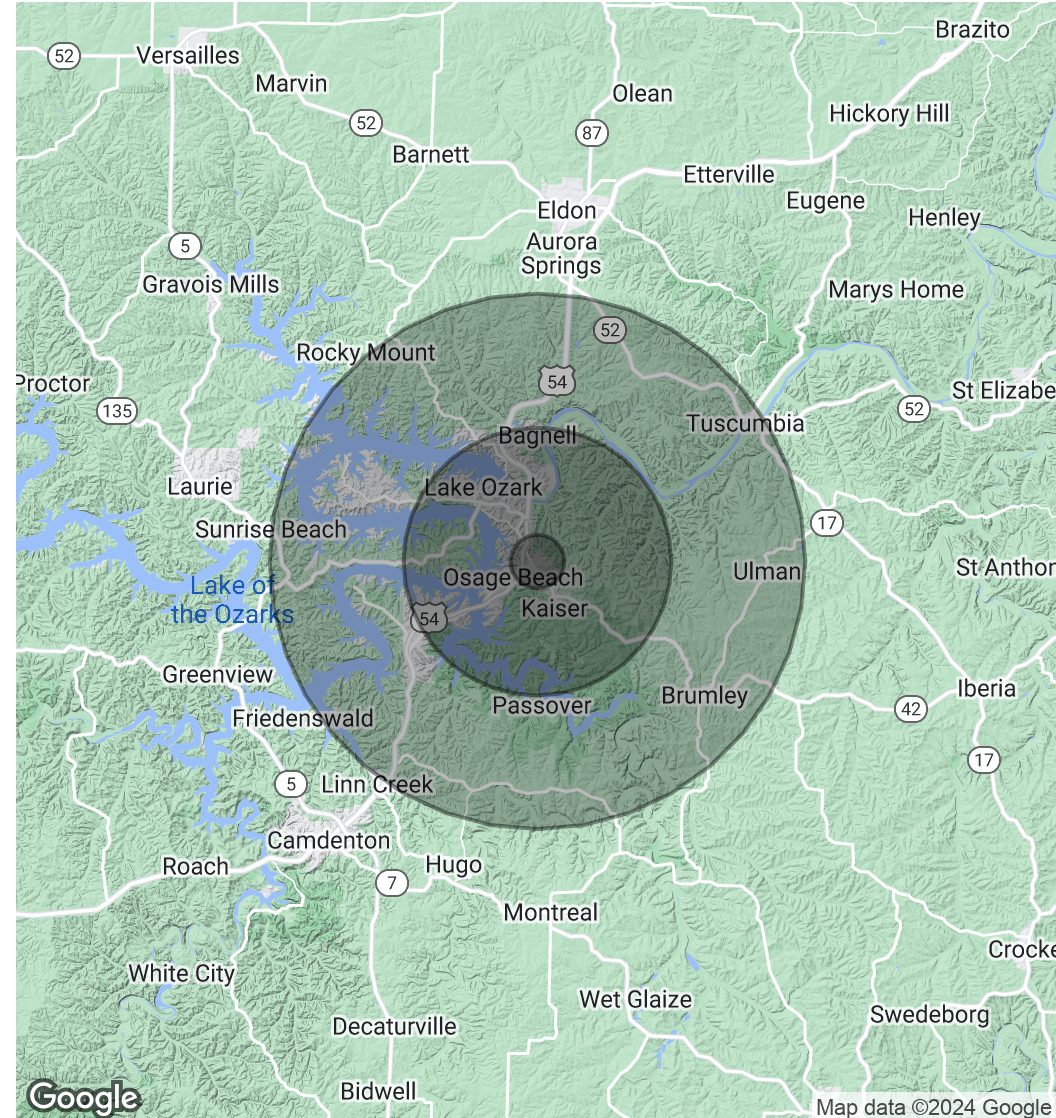
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	566	9,366	28,871
Average Age	38.4	47.9	48.4
Average Age (Male)	35.0	47.4	48.0
Average Age (Female)	45.4	51.2	50.5

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)



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