



EAGLES LANDING FUTURE SHOPS LOT 1

2100 GOLDIE PREWITT MEMORIAL
PARKWAY, LAKE OZARK, MO 65049

GINA RENDE

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O: 573.443.3200
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OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	12.95 Acres
Lot Size:	12.95 Acres

PROPERTY OVERVIEW

Future shops at growing Eagles Landing Shopping Center 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, Kohls 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

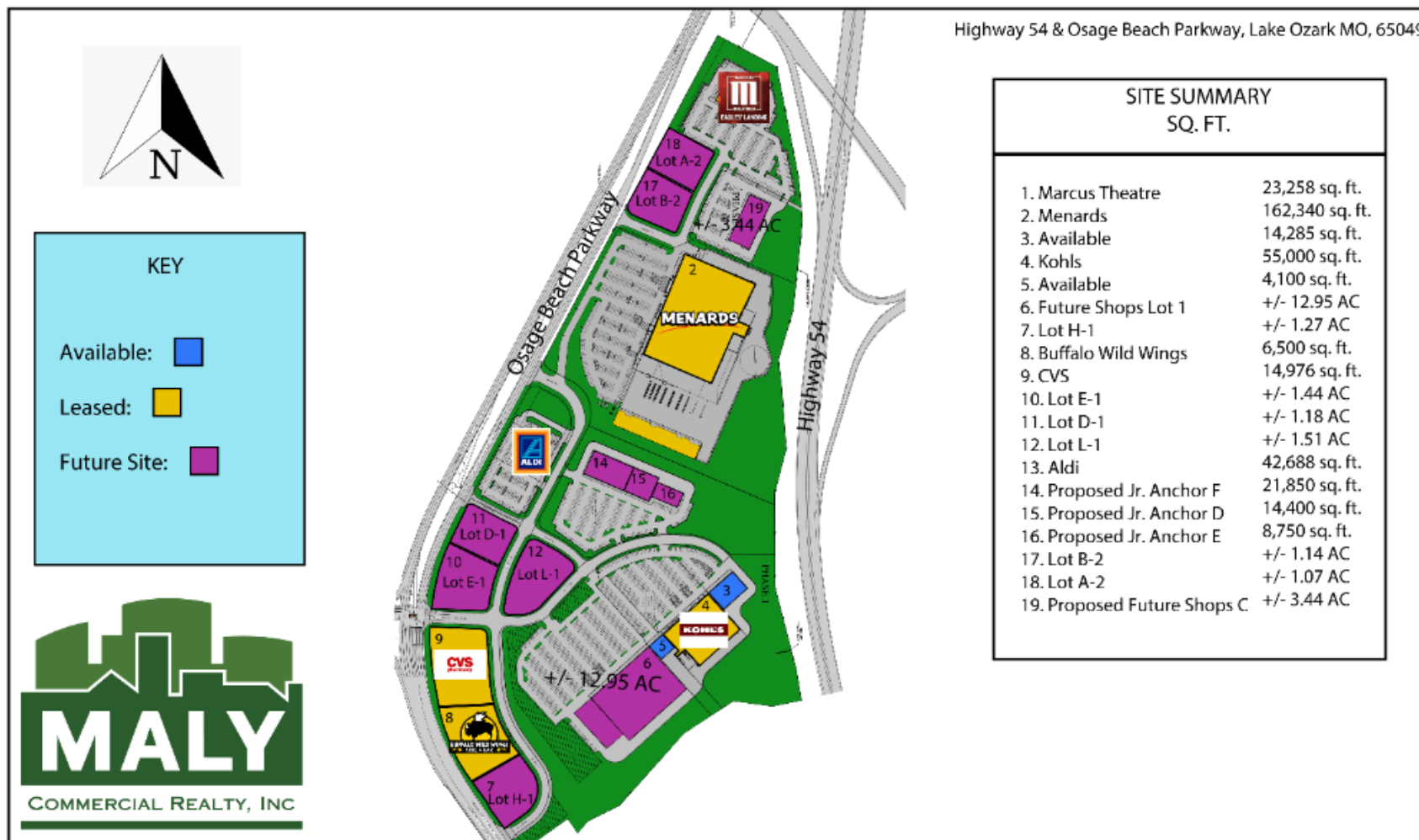
- Landlord will Build-to-Suit
- Landlord will white-box and provide allowance for term lease

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Eagles Landing Shopping Center

Highway 54 & Osage Beach Parkway, Lake Ozark MO, 65049



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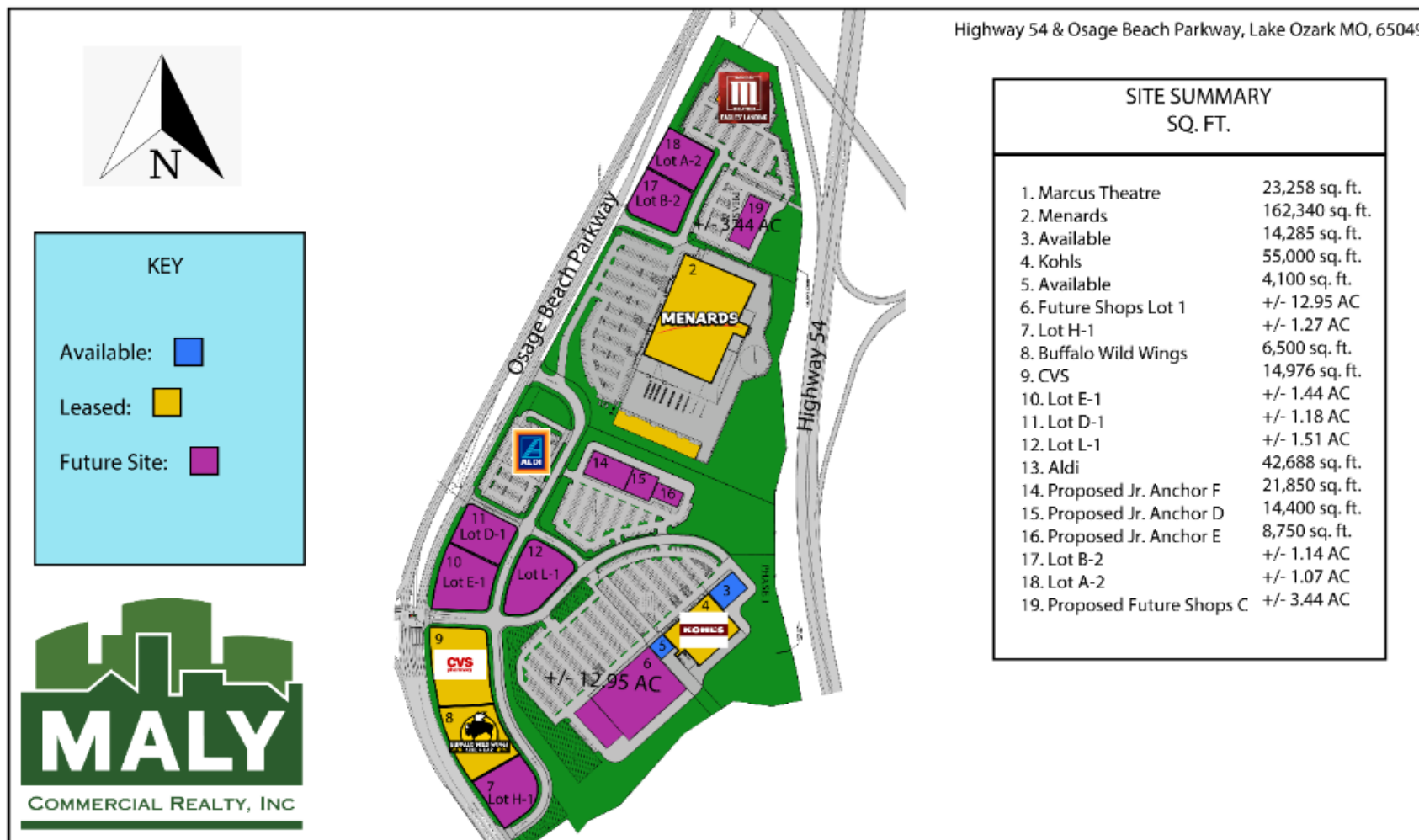
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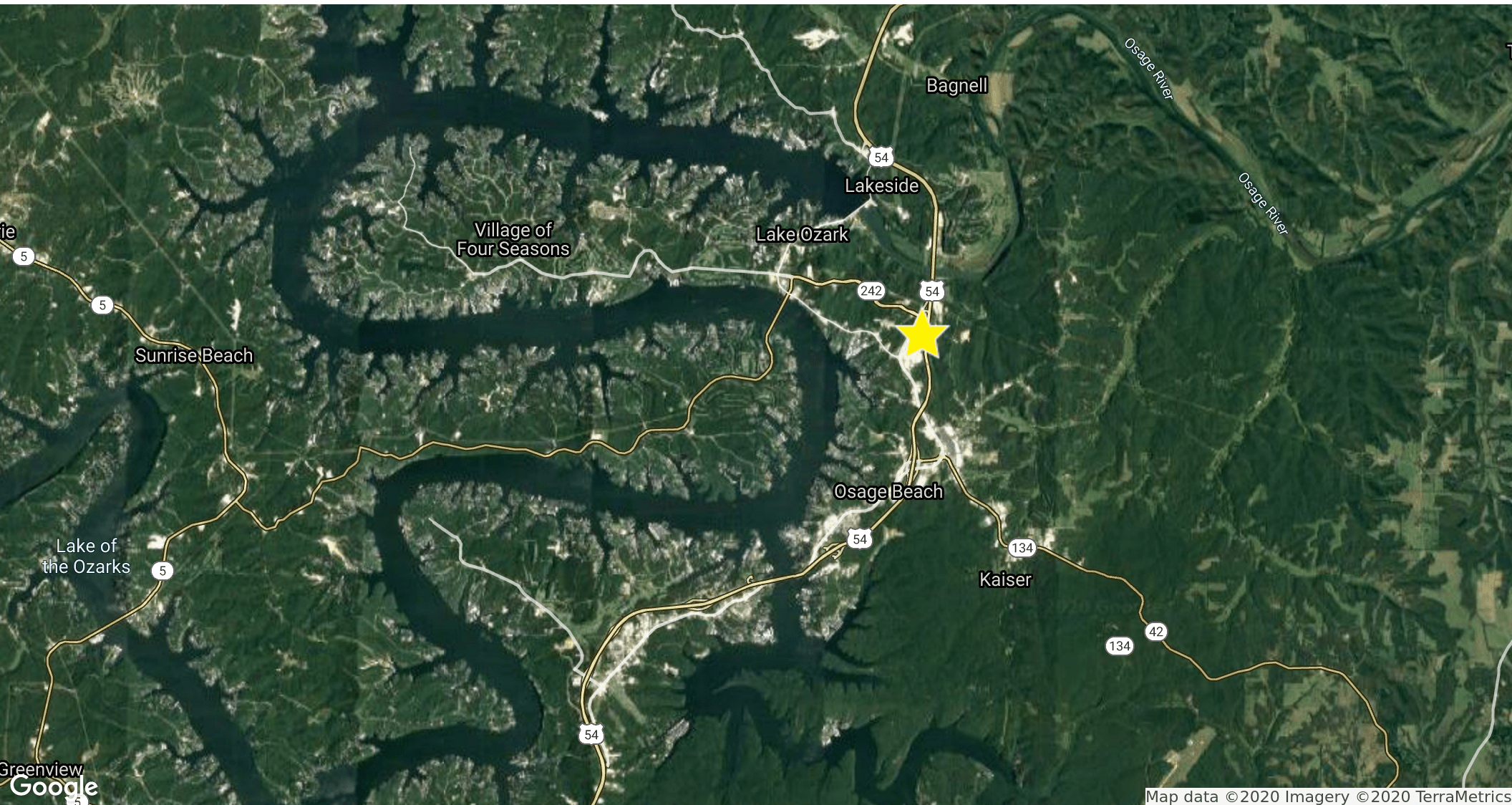
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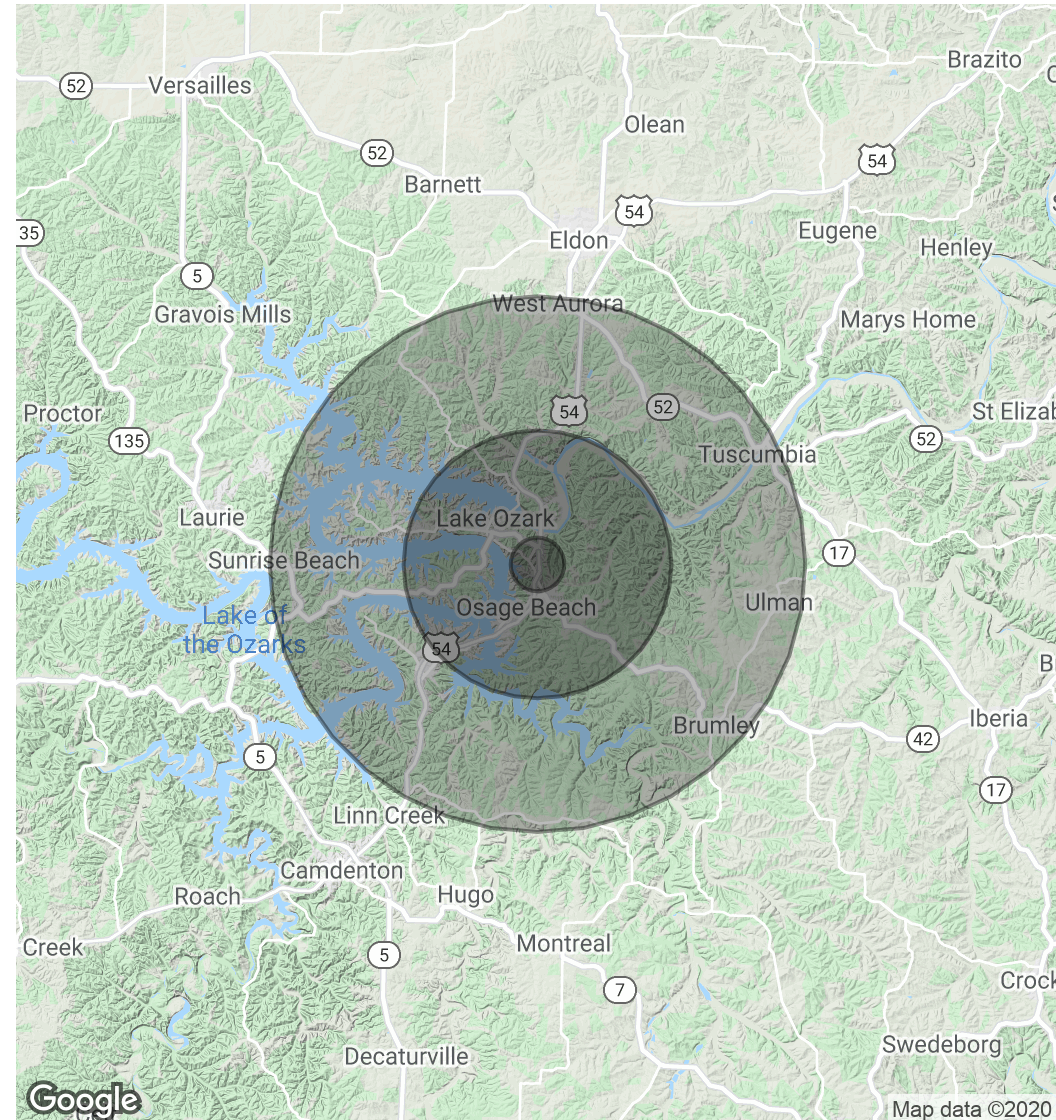
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	318	7,402	28,014
Average age	47.3	48.3	47.6
Average age (Male)	46.4	48.0	47.3
Average age (Female)	47.9	48.5	47.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	140	3,264	12,205
# of persons per HH	2.3	2.3	2.3
Average HH income	\$67,028	\$63,489	\$62,017
Average house value	\$140,018	\$225,562	\$220,621

* Demographic data derived from 2010 US Census



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