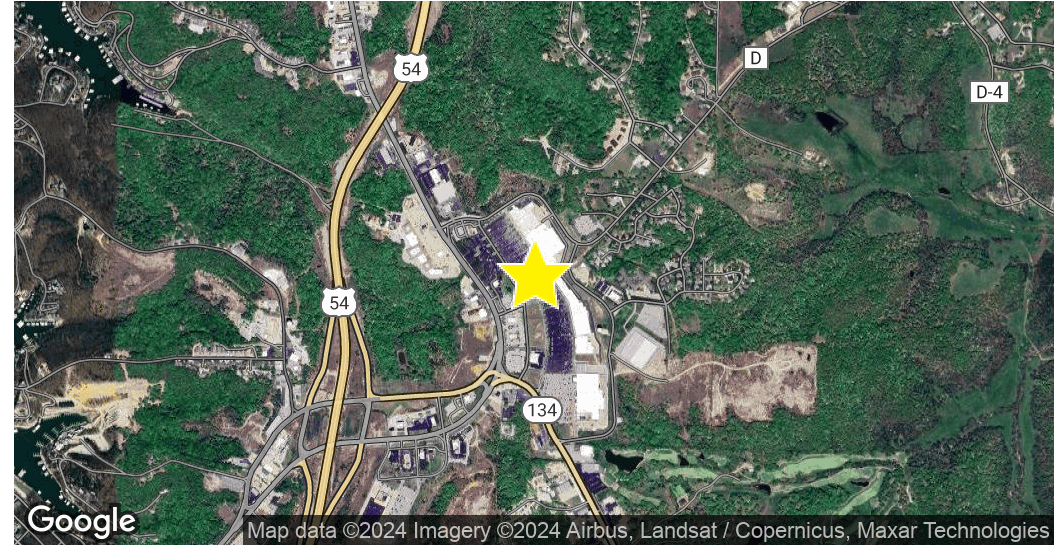




PREWITT'S POINT- LOT 8, 2.29AC

PREWITT'S POINT LOT 8 - 2.29AC,
OSAGE BEACH, MO 65065

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



OFFERING SUMMARY

Lease Rate:	Call for pricing
Lot Size:	2.29 Acres

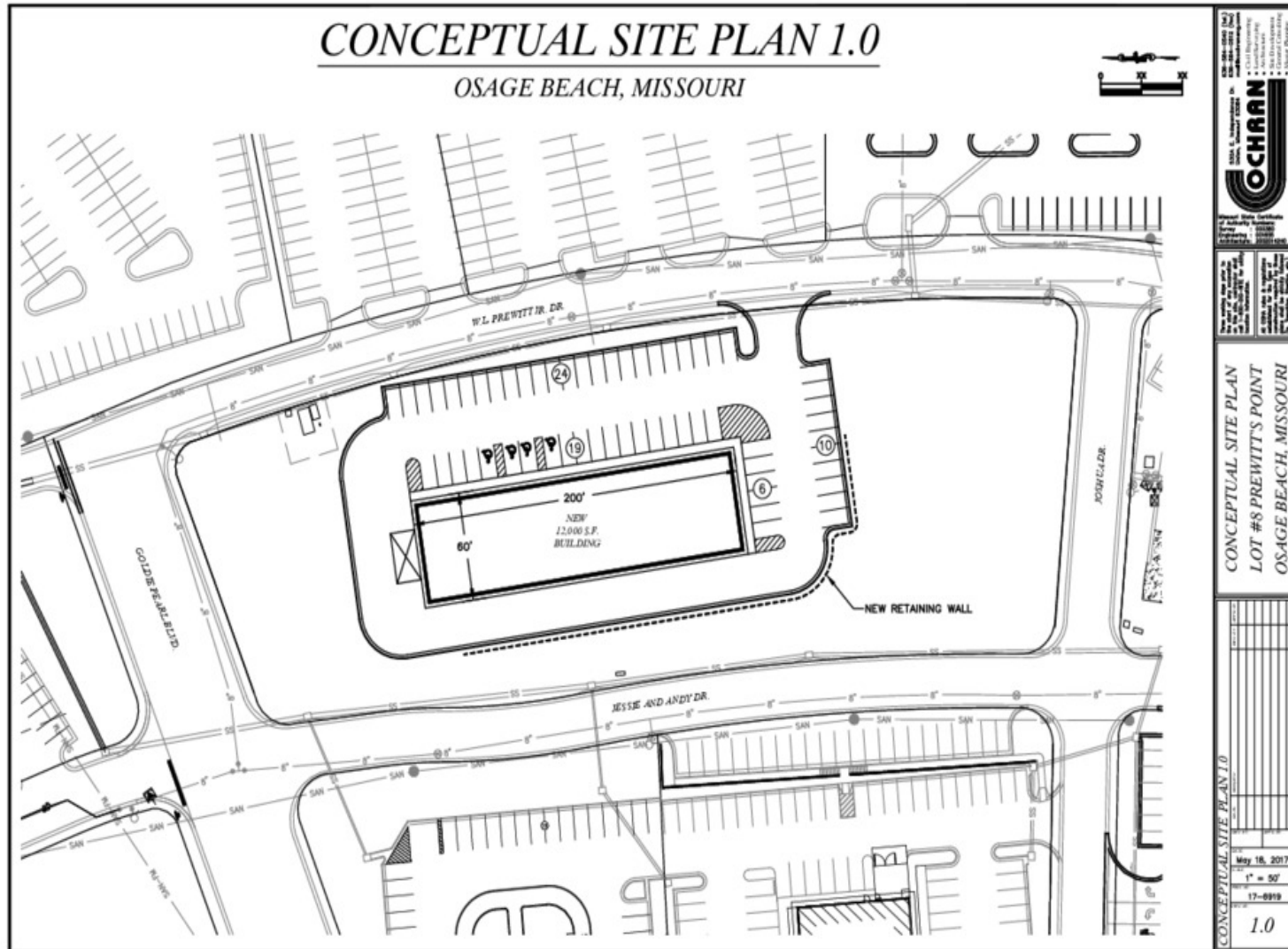
PROPERTY OVERVIEW

Ground lease opportunities at growing Prewitt Point Shopping Center located in Osage Beach off Highway 42 and Osage Beach Parkway. Anchored by HyVee, Target and Lowe's.

PROPERTY HIGHLIGHTS

- Ground lease or build to suit
- Rent on NNN basis
- Located East of Outback and Steak N Shake across the Marshall's parking lot

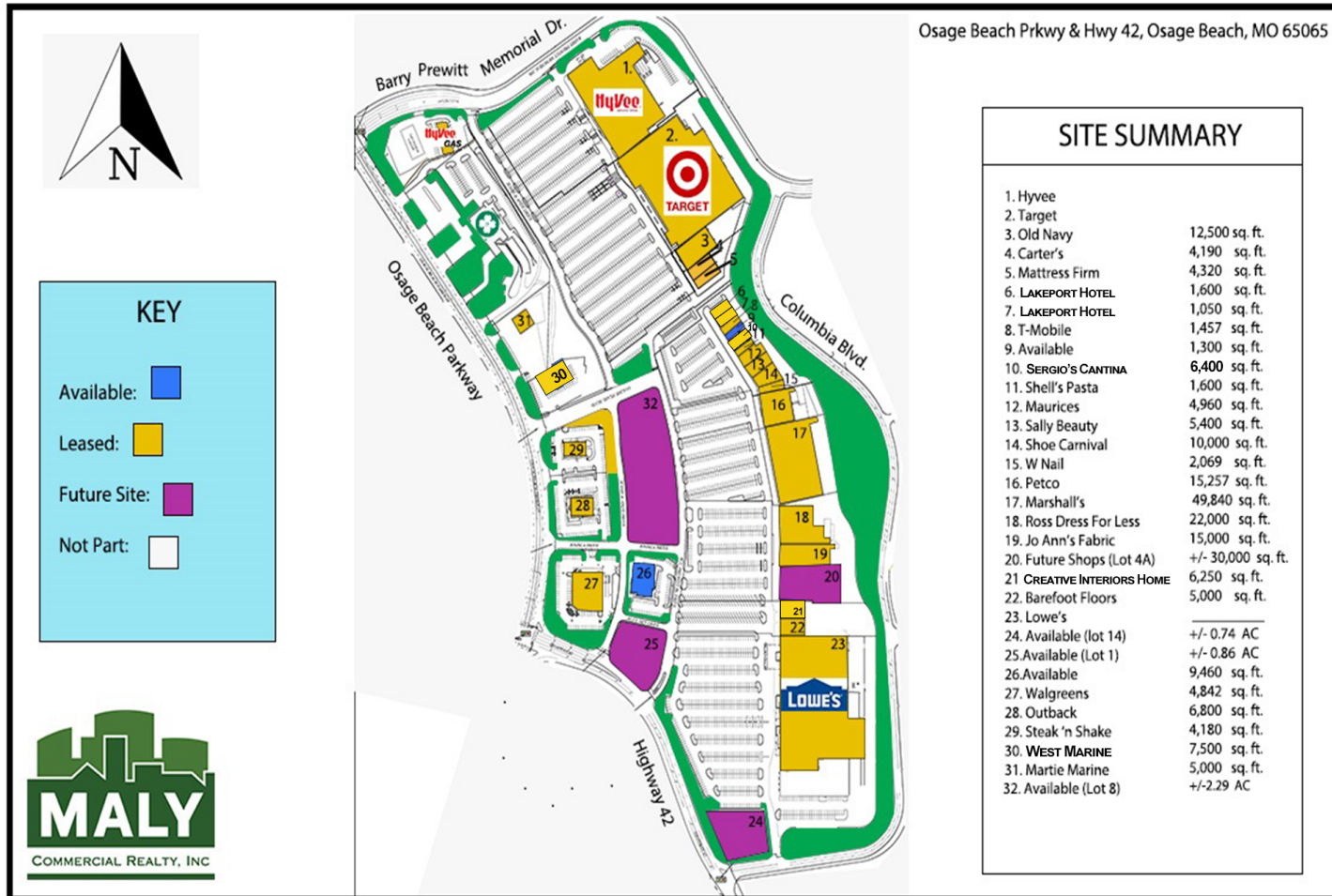
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Prewitt's Point

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



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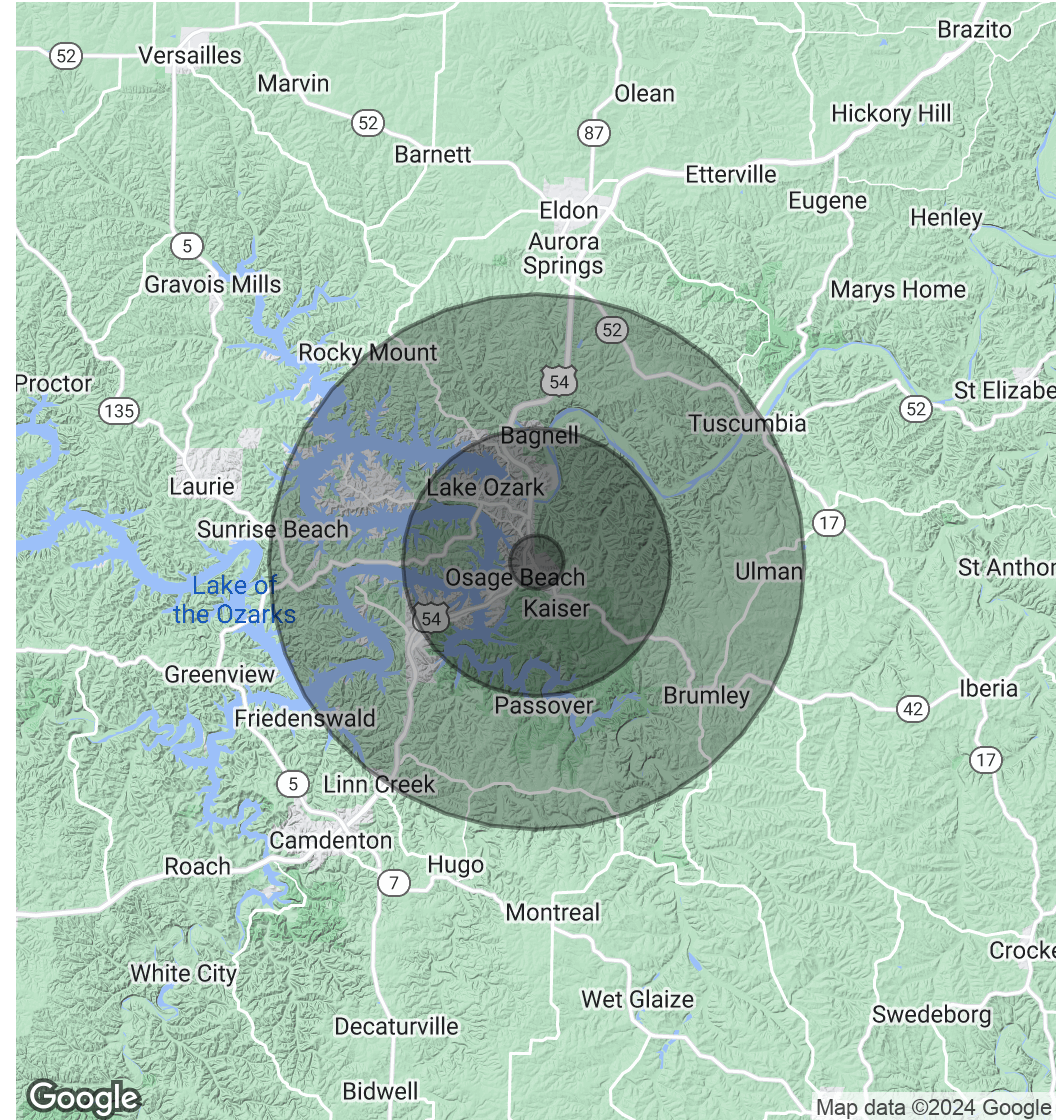
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	212	15,440	37,594
Average age	40.4	28.0	31.2
Average age (Male)	40.0	26.8	29.7
Average age (Female)	40.8	33.4	35.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	81	5,241	13,981
# of persons per HH	2.6	2.9	2.7
Average HH income	\$62,865	\$45,803	\$52,064
Average house value	\$148,954	\$144,499	\$142,453

* Demographic data derived from 2020 ACS - US Census



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