

# PREWITT POINT- LOT 1

OSAGE BEACH, MO 65065

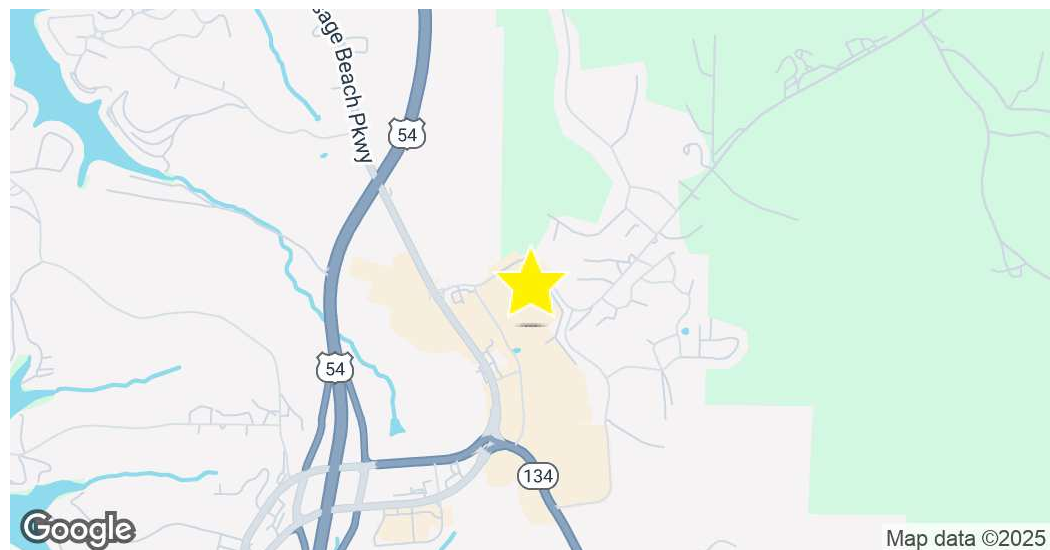


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O: 573.443.3200

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## OFFERING SUMMARY

|               |                  |
|---------------|------------------|
| Lease Rate:   | Call for pricing |
| Available SF: | 0.74 Acres       |
| Lot Size:     | 0.74 Acres       |

## PROPERTY OVERVIEW

Ground lease opportunities at growing Prewitt Point Shopping Center located in Osage Beach off Highway 42 (9,405 AADT) and Osage Beach Parkway (19,337 AADT), offering high daily traffic counts and highway access. Anchored by Hyvee, Target and Lowes with a great mix of tenants. In 2020 The Lake of the Ozarks saw more than 9.13 million visitors from all over the U.S.

## PROPERTY HIGHLIGHTS

- Ground lease or build to suit
- Rent on NNN basis
- Located South of Lowes

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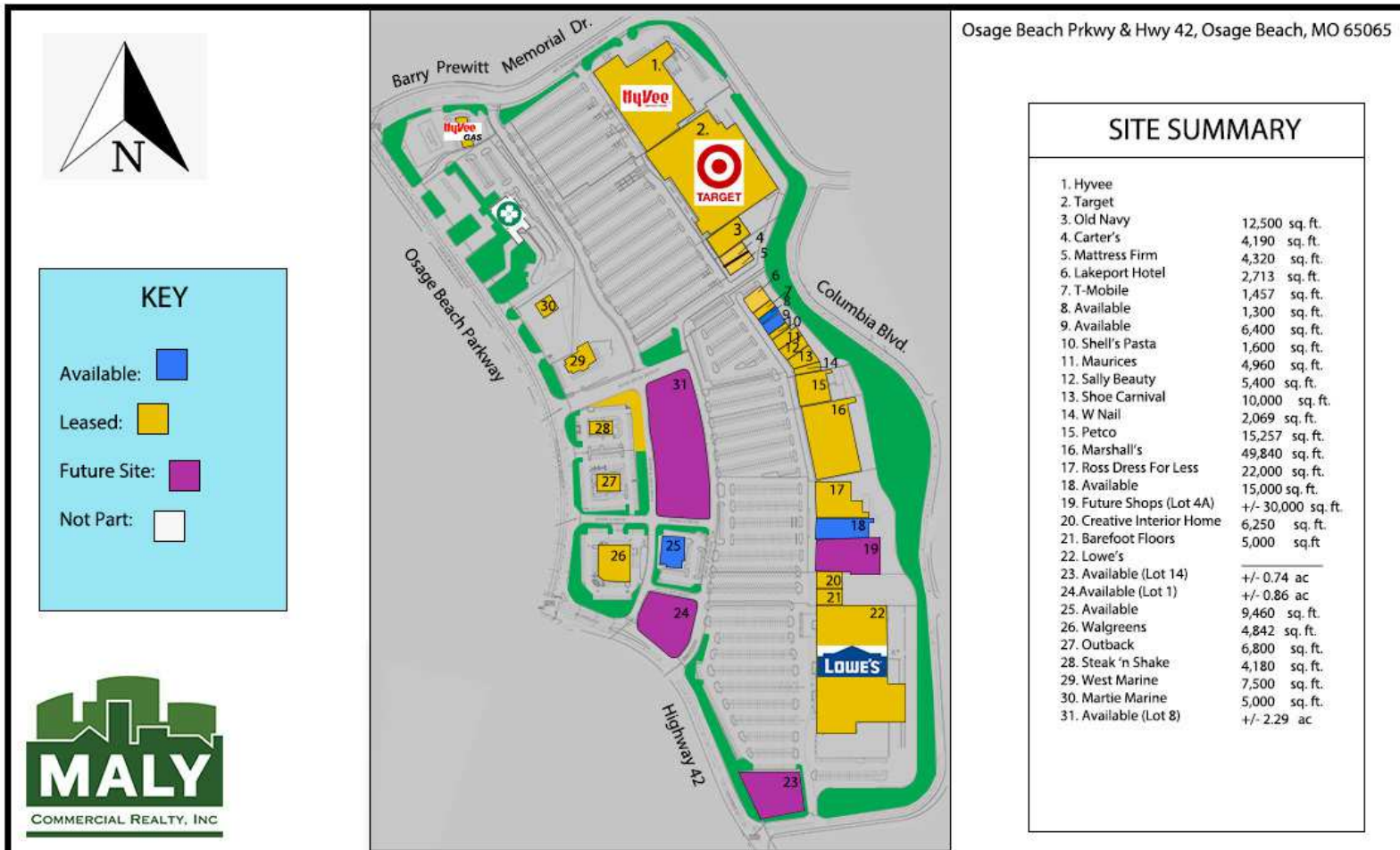
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## Prewitt's Point

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



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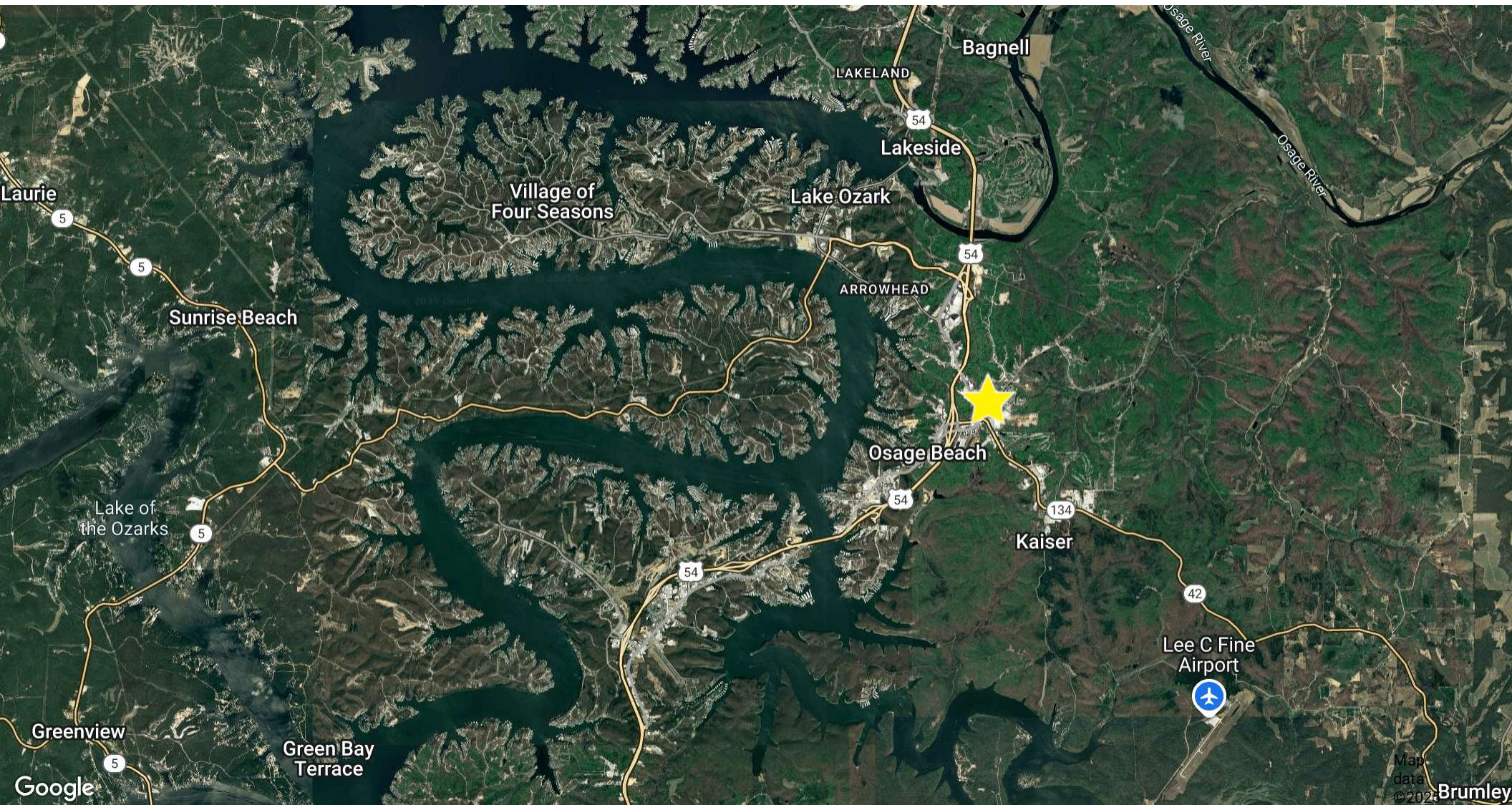
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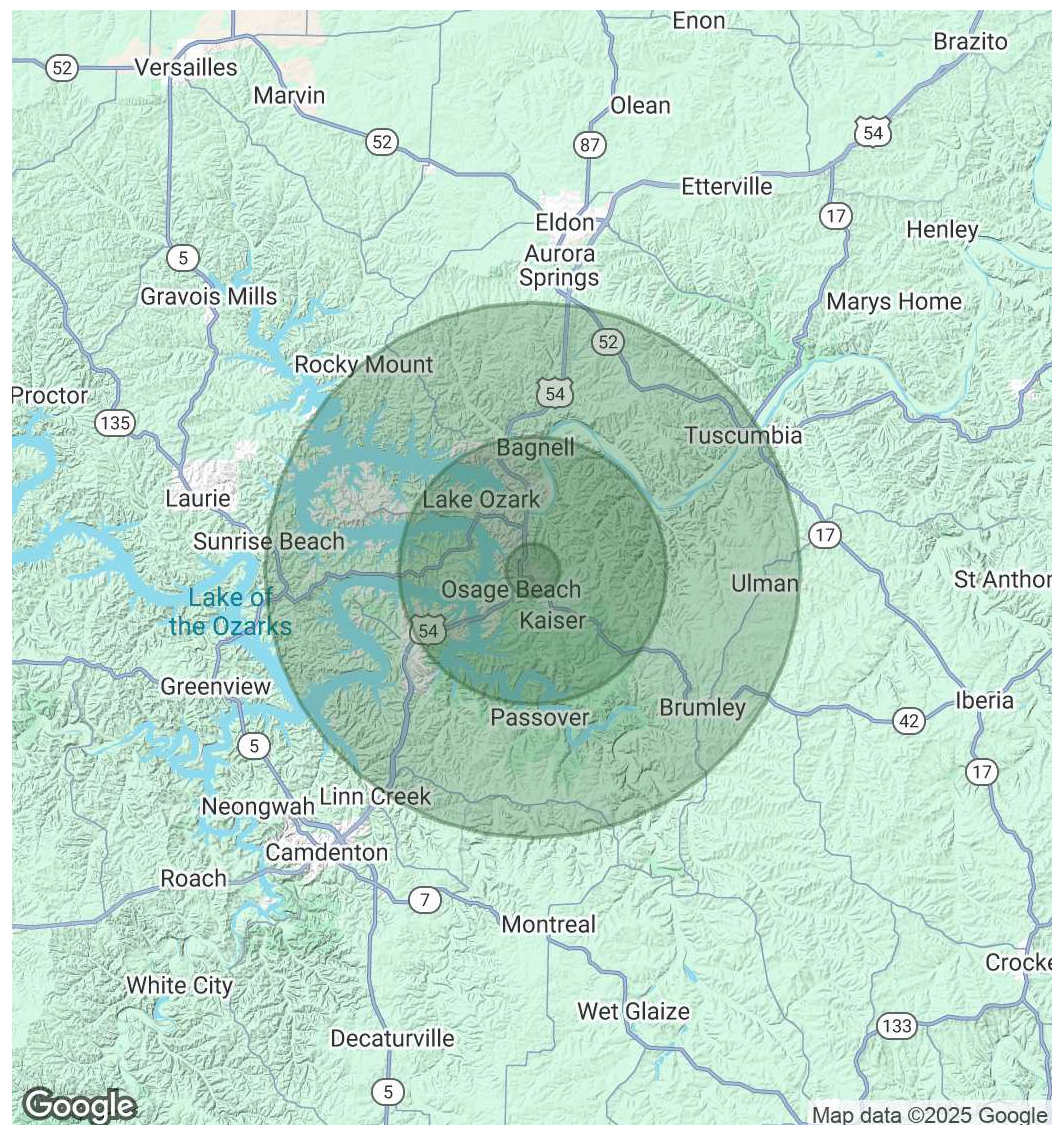
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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 212    | 15,440  | 37,594   |
| Average age          | 40.4   | 28.0    | 31.2     |
| Average age (Male)   | 40.0   | 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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