



## RETAIL PROPERTY FOR LEASE

A large, green, stylized "KOHL'S" logo is positioned on the left side of the image, partially overlapping the building facade. The logo is set against a dark green background that also contains the text "EAGLES LANDING UNIT 5" and the address.

# EAGLES LANDING UNIT 5

2300 GOLDIE PREWITT MEMORIAL  
PARKWAY, LAKE OZARK, MO 65049

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



## 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

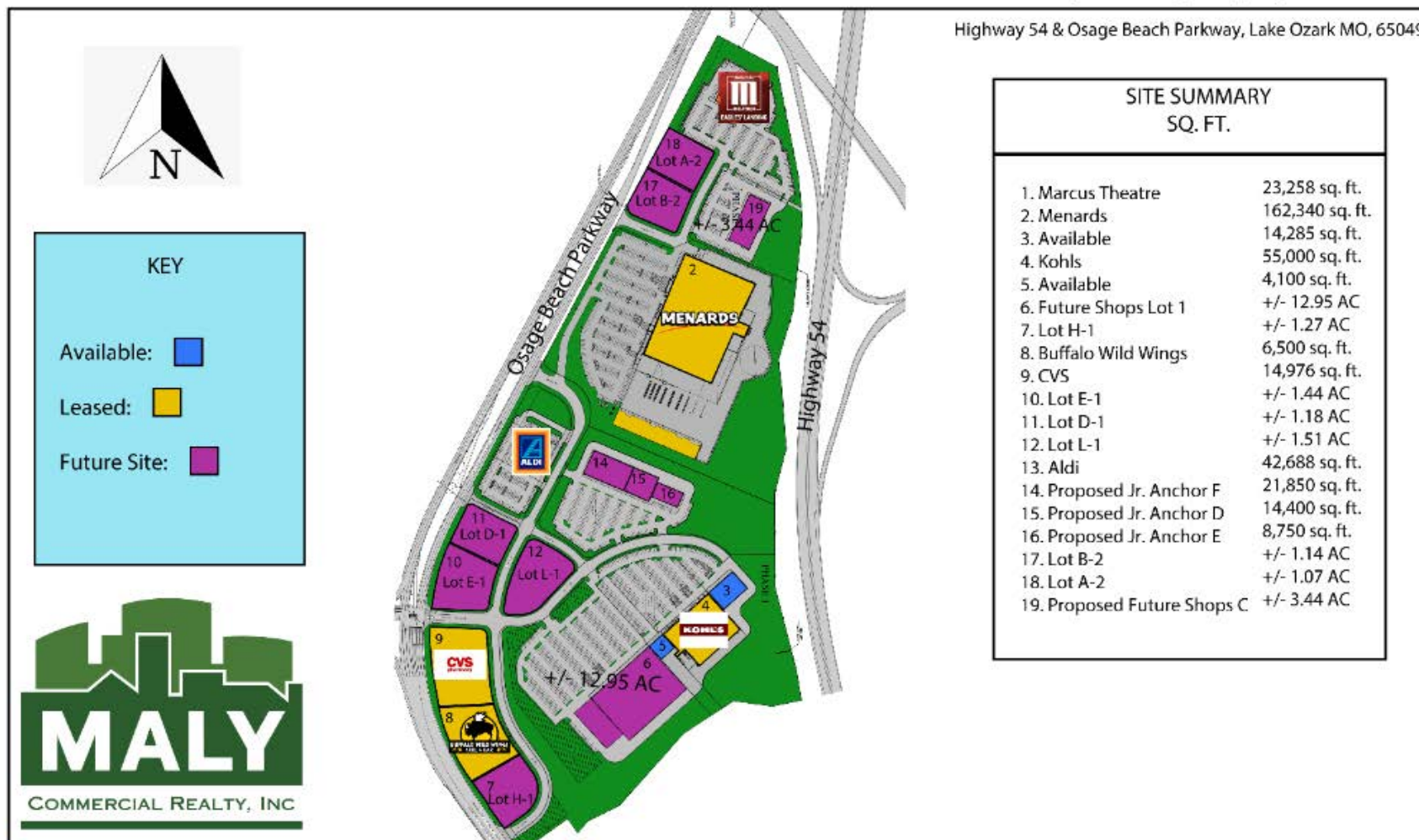
- Rent on NNN basis
- Located on the South side of Kohl's
- Space is currently in shell condition. Landlord will white-box and provide allowance for a term lease
- Can be demised as small as 2,000 SF
- This suite has a front and rear door

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



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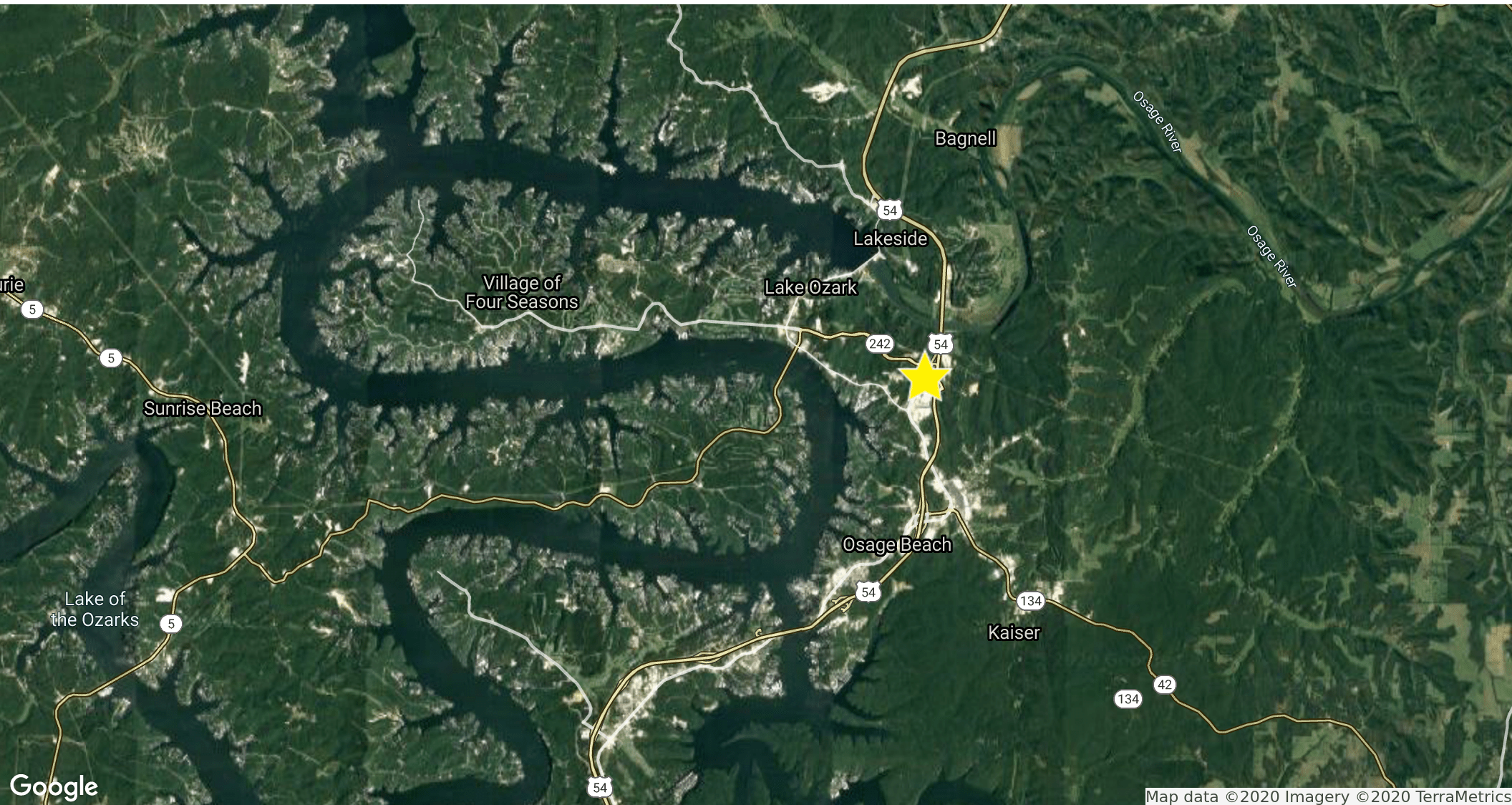


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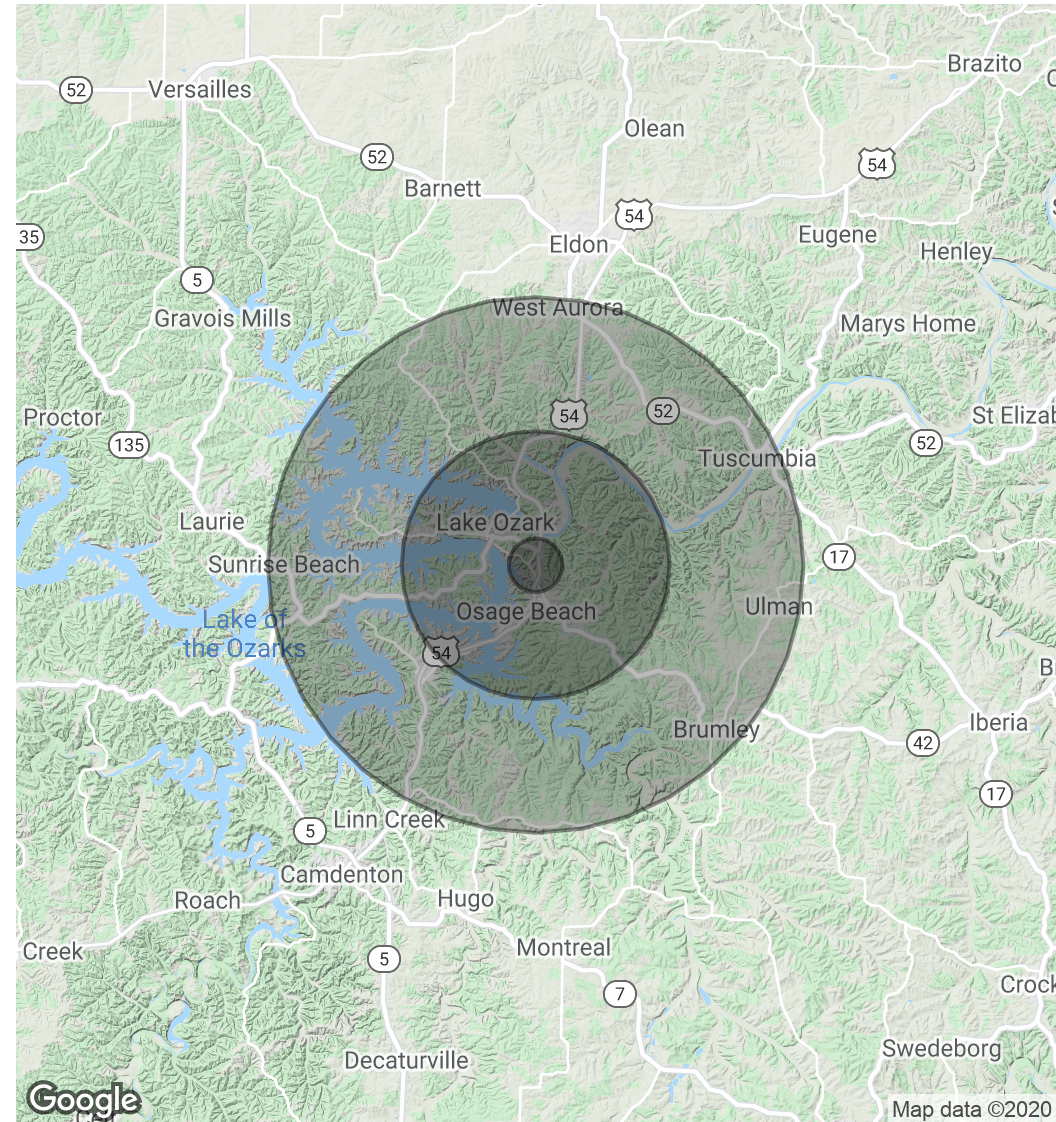
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| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 151       | 7,283     | 28,099    |
| Average age          | 45.4      | 48.2      | 47.5      |
| Average 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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