



# PREWITT'S POINT - UNIT 18

3958 JUNIOR PREWITT PARKWAY,  
OSAGE BEACH, MO 65065

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

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**OFFERING SUMMARY**

Lease Rate:	Email for pricing: <a href="mailto:gina@malyrealty.com">gina@malyrealty.com</a>
Available SF:	+/- 7,500-15,325 SF
Zoning:	C-1

**PROPERTY OVERVIEW**

Junior Box available in Prewitt's Point Shopping Center, anchored by Lowe's, Target and Hyvee, off of Highway 42 and Osage Beach Parkway.

**PROPERTY HIGHLIGHTS**

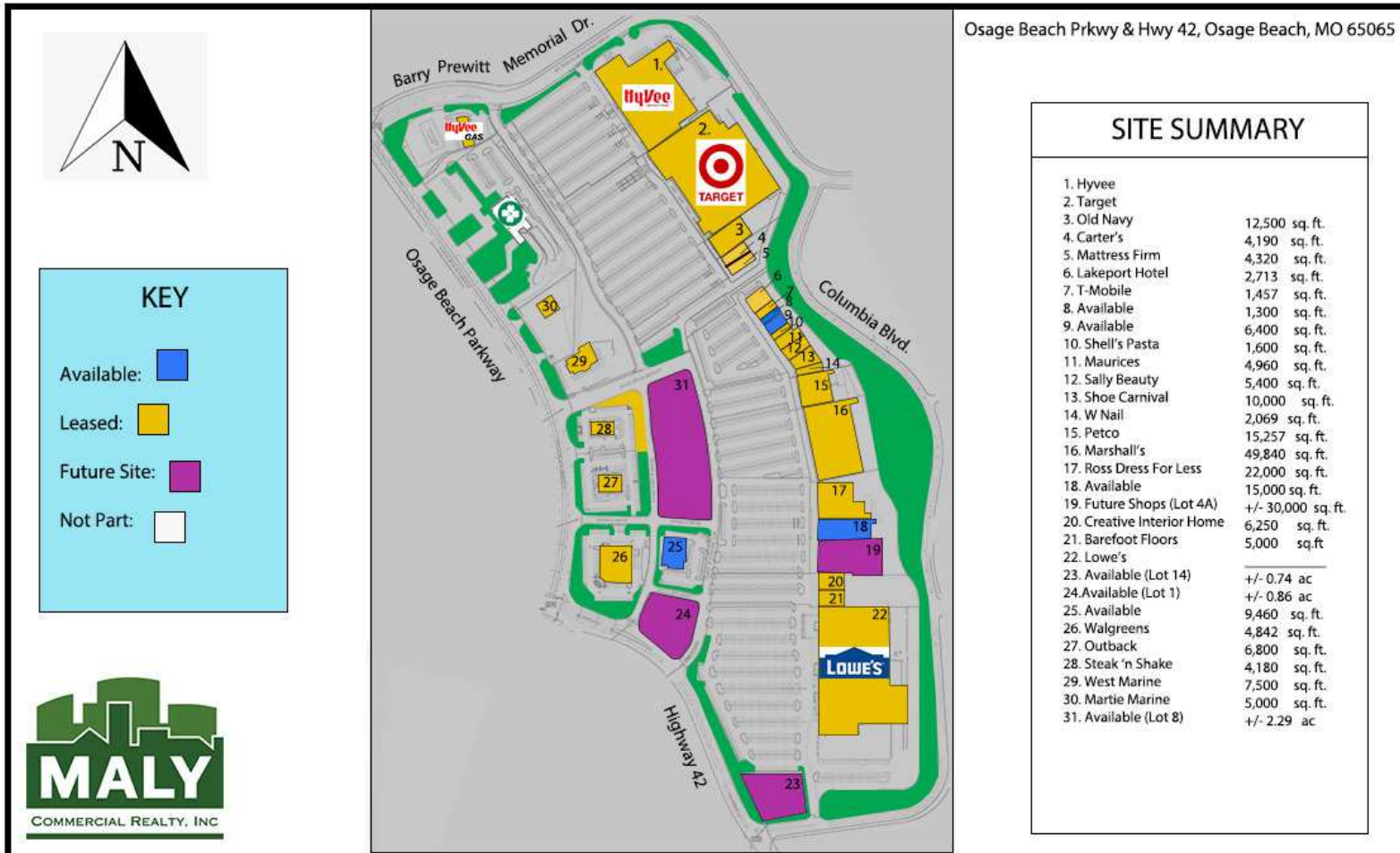
- Rent on NNN Basis
- +/- 7,500-15,325
- Will Divide
- Formerly JOANN'S Fabric & Crafts - Available Now
- 75 feet frontage x 200 feet depth
- Overhead door in the rear
- Highway 42 (9,405 AADT) and Osage Beach Parkway (19,337 AADT)

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Prewitt's Point

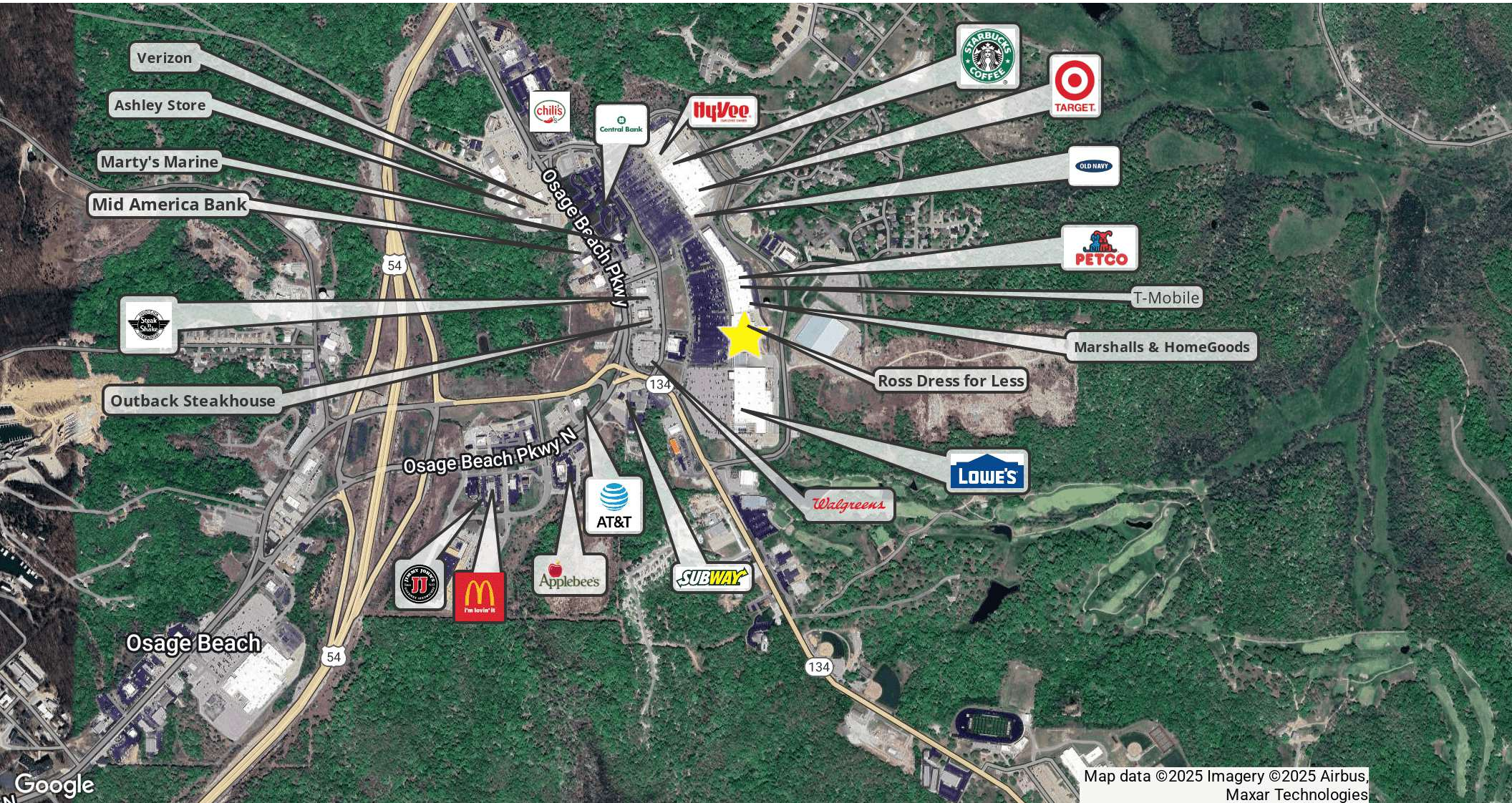
Osage Beach Prkwy & Hwy 42, Osage Beach, MO 65065



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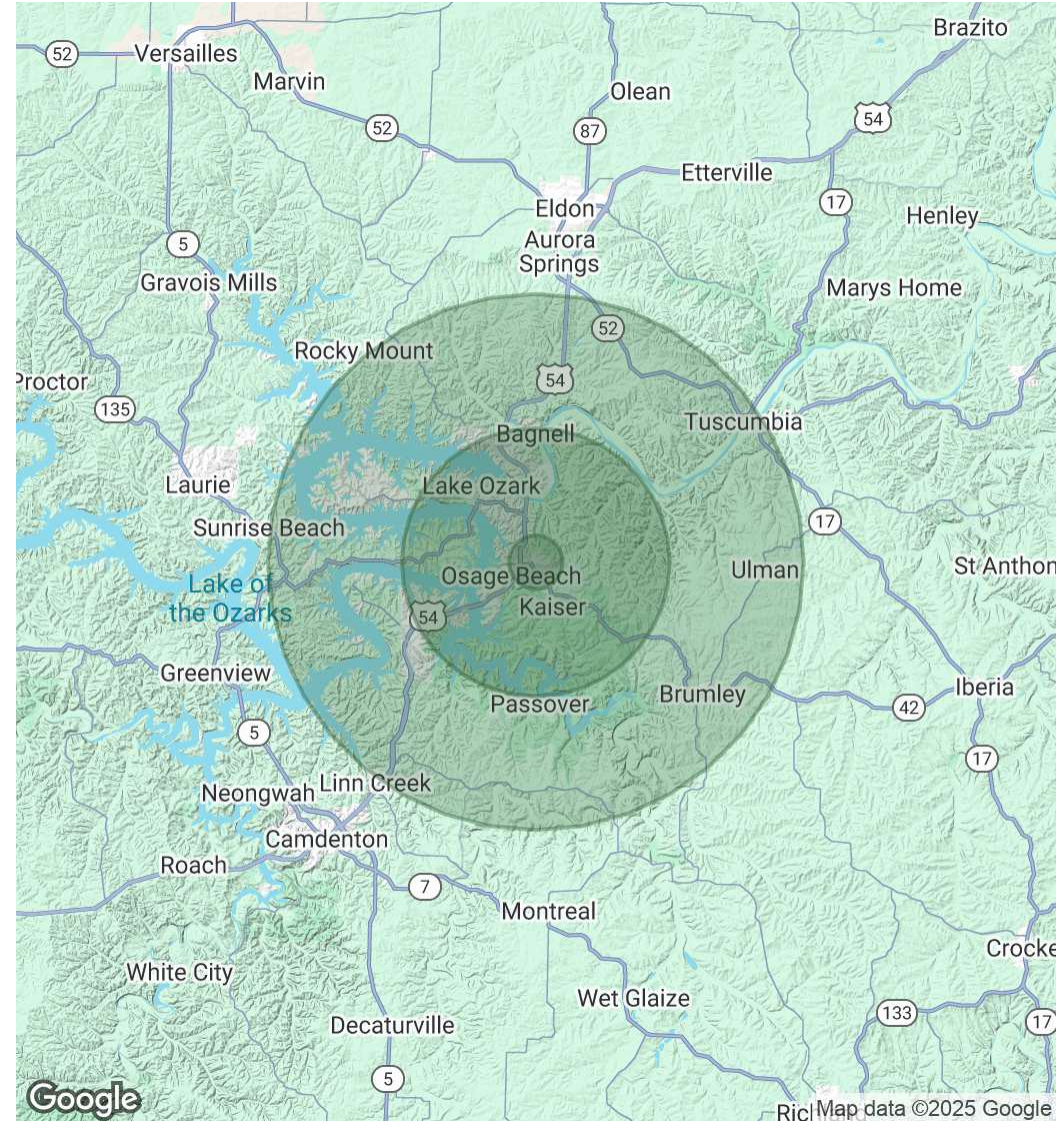
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	543	9,310	28,859
Average Age	38.8	47.8	48.4
Average Age (Male)	35.4	47.3	48.0
Average Age (Female)	46.1	51.2	50.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	483	10,065	29,520
# of Persons per HH	1.1	0.9	1.0
Average HH Income	\$27,183	\$26,677	\$30,395
Average House Value	\$275,805	\$276,320	\$241,603

2020 American Community Survey (ACS)



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