

RESTAURANT FOR SALE OR LEASE



**4828 Osage Beach Parkway
Osage Beach, MO 65065**

FOR SALE OR LEASE:

Sale Price - \$750,000

Lease Rate - \$7,000 Month NNN

Building Size – 3,873 SF Free Standing Building With Drive Thru

Land Size – Approximately 38,000 SF / .87 Acres

NEW CONSTRUCTION IN 2005

LOCATION HIGHLIGHTS

- Great Location with Excellent Access, Visibility, and Parking
- Osage Beach, MO is situated in the Lake of the Ozarks
- Osage Beach, MO is located in both Camden and Miller counties
- Strong Retail Corridor on Osage Beach Parkway/Highway 54
- Currently KFC/Long John Silver's Location

Tourism brings 5 million visitors annually to the Lake area

7 million people reside within 150 miles of the Lake area



For information contact Donna Maxwell • Broker/Salesperson • 573-489-3589 • kolbproperties@mchsi.com
214 Prodo Dr., Suite 101, Jefferson City, MO. 65109
573-893-7320 phone • 573-893-2631 fax • www.kolbproperties.com

Information contained herein is from sources deemed reliable, but we do not guarantee its accuracy. All information is subject to change without notice.