

**FREE-STANDING
RETAIL BUILDING**

8,000 SQ FT AVAILABLE

SCAN HERE!



CALEB ANTHONIS

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BEN CHERRY, CCIM




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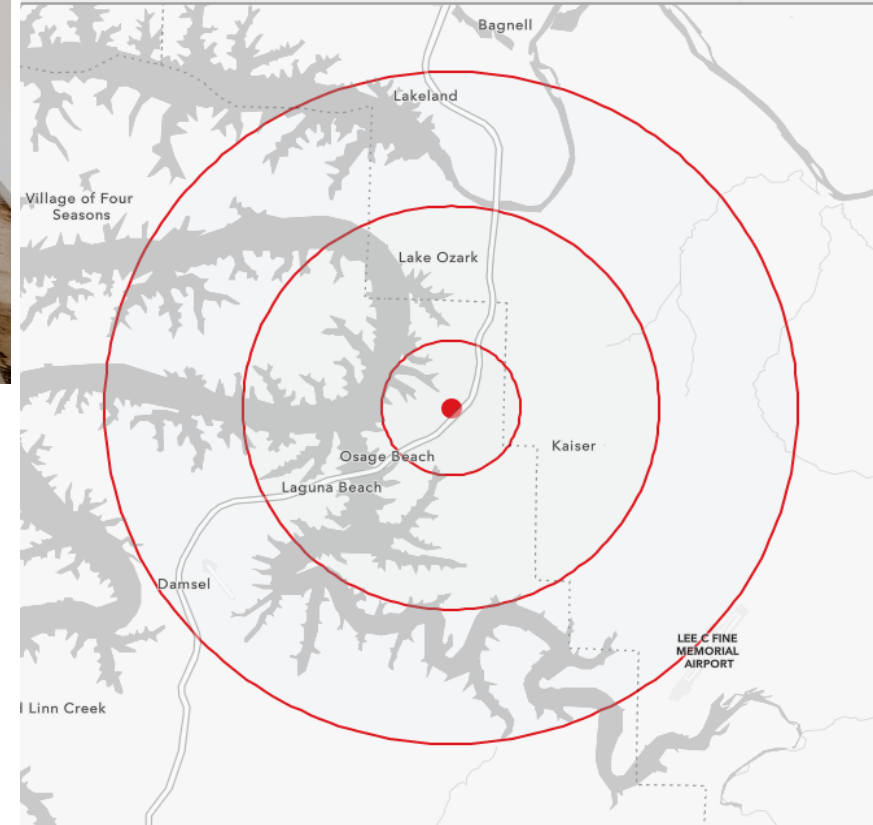
**4344 OSAGE BEACH PARKWAY
OSAGE BEACH, MO 65065
8,000 S.F. | \$7.00/S.F. N.N.N.**

PROPERTY INFORMATION



- 40+ PARKING SPACES AVAILABLE IN THE FRONT, SIDE, AND BACK OF THE PARKING LOT
- GREAT OPPORTUNITY FOR HIGHLY VISIBLE SIGNAGE ALONG OSAGE BEACH PARKWAY
- FORMERLY A DOLLAR GENERAL
- LARGE OPEN FLOOR PLAN WITH TWO RESTROOMS AND A SMALL WAREHOUSE WITH A LOADING DOCK
- LOCATED ON OSAGE BEACH PARKWAY (6,000 V.P.D.)
- BUILDING IS SURROUNDED BY HIGHLY TRAFFICKED RETAIL CENTERS
- CONVENIENT ACCESS TO HIGHWAY 54 AND HIGHWAY 134

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|----------|----------|----------|
| POPULATION  | 1,328 | 5,036 | 10,696 |
| HOUSEHOLDS  | 584 | 2,374 | 4,975 |
| AVERAGE HH INCOME  | \$83,725 | \$74,962 | \$86,508 |



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AERIAL



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