

# HIGHWAY 54 & PASSOVER ROAD

SPACE AVAILABLE FOR LEASE AT NEW POWER CENTER DEVELOPMENT IN THE HEART OF THE OSAGE BEACH, MISSOURI, RETAIL CORRIDOR



**SITE**



**LOCATION.**  
commercial real estate

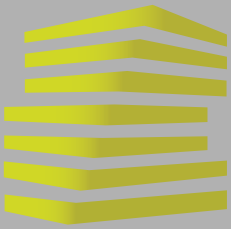


44,865 (2019)

Osage Beach Parkway 10,675 (2019)

17,663 (2019)





# HIGHWAY 54 & PASSOVER RD.

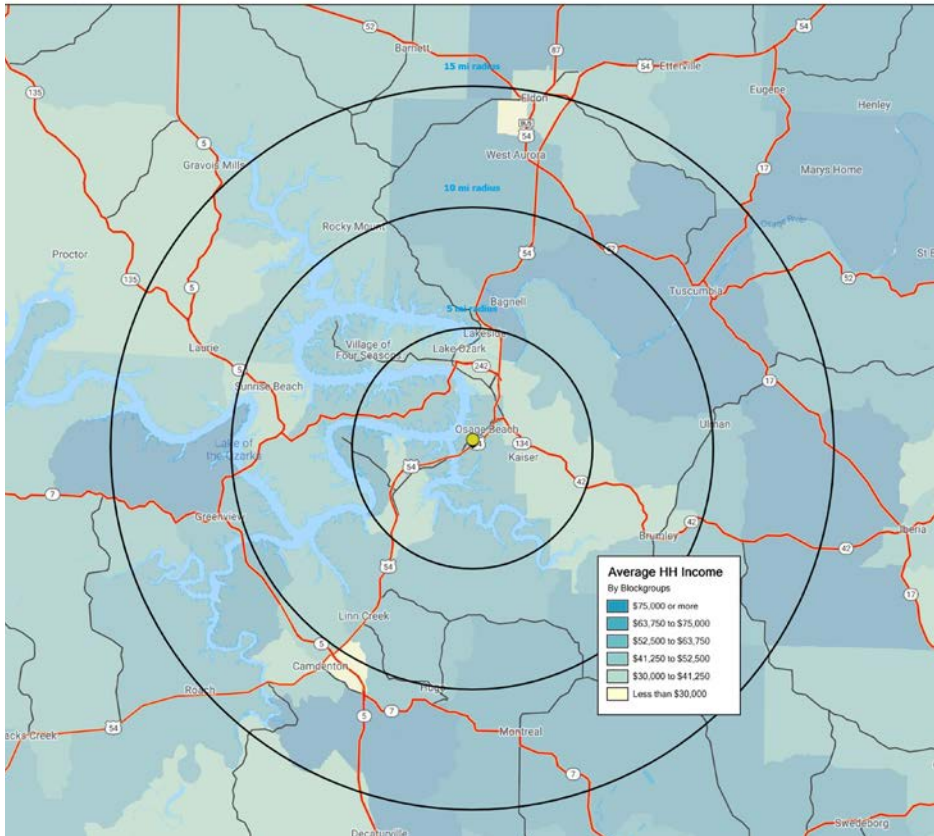
## MARKET OVERVIEW

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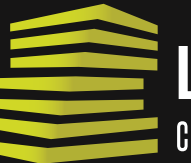


Osage Beach is a city in Camden and Miller counties in Missouri. Most of the city is in Camden County, while a small eastern sliver is in Miller County. The City of Osage Beach is considered the ‘Heart of the Lake of the Ozarks’ and has progressed in many ways over the last century. The City has expanded its boundaries, water, sewer, and street infrastructure has been built to each end of the City, and tourism has grown exponentially. The City is supported by progressive, forward thinking individuals. Osage Beach currently employs more than one hundred (100) full time employees, and several part time employees each summer. The City has a full time population of 4,351 (2010 census) and is said to have over 100,000 people on any given summer weekend visiting either as one of the City’s many second homeowners or as a frequent weekend vacationer. Osage Beach’s major employers include Osage Beach Premium Outlets (800-1,200 employees), Lake Regional Health Systems (1,100 employees), Camdenton R-III School District (677), Margaritaville Lake Resort (560 employees) and Lodge of the Four Seasons (460 employees).



2020 DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME	5 MILES	10 MILES	15 MILES
				10,821	32,045	58,687
				5,231	15,095	26,820
				\$57,242	\$60,141	\$59,152

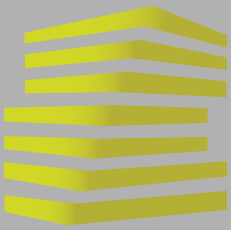


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## SITE PLAN + INFORMATION

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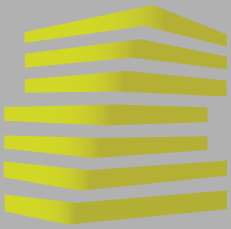


- THE LAKE OF THE OZARKS IS CONSIDERED TO BE THE MIDWEST'S #1 VACATION SPOT WITH OVER **5.9 MILLION VISITORS ANNUALLY**.
- LAKE OF THE OZARKS HAS 12 GOLF COURSES, 4 COMMERCIAL CAVES, 6 FAMILY FUN PARKS, OVER 150 MARINAS, OVER 250 RESTAURANTS, OVER 220 ACCOMMODATIONS FACILITIES, OVER 900 CAMPGROUND SITES, AND IS HOME TO THE OSAGE BEACH PREMIUM OUTLET CENTER.
- LAKE REGIONAL HEALTH SYSTEM PROVIDES COMPREHENSIVE HEALTH CARE SERVICES TO LAKE-AREA RESIDENTS AND VISITORS. THE 116-BED HOSPITAL IS A STATE-DESIGNATED LEVEL III TRAUMA CENTER.
- THE LAKE OF THE OZARKS REGION IS CENTRALLY LOCATED IN MISSOURI, AND MAJOR U.S. HIGHWAYS AND FIVE NEARBY AIRPORTS SERVE THE AREA FROM ALL



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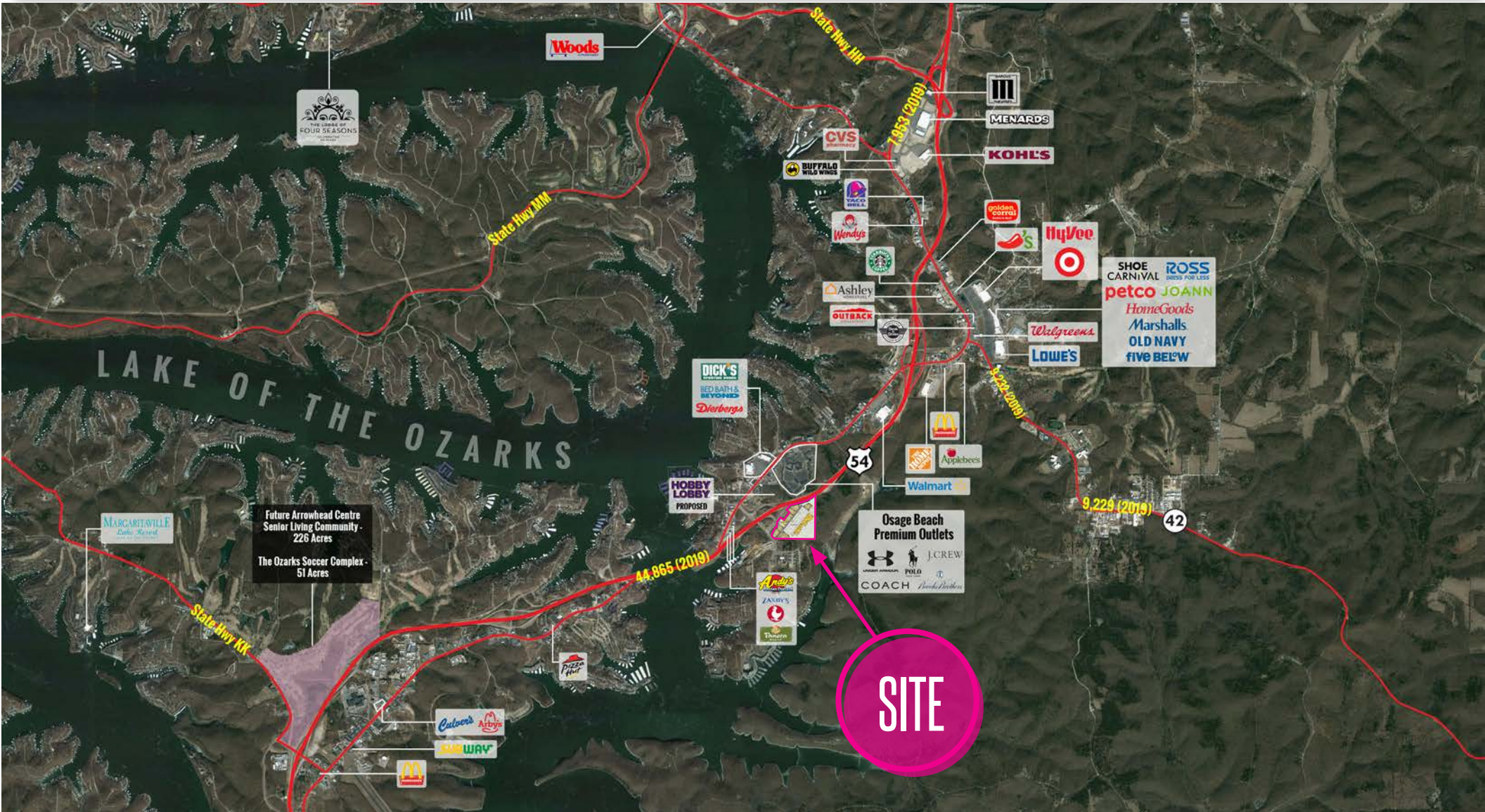
## MARKET AERIAL

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