



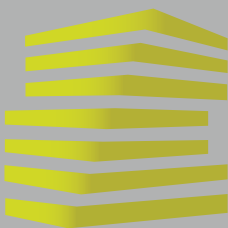
**LOCATION.**  
commercial real estate



**5765 & 5771  
OSAGE BEACH PKWY**

**OSAGE BEACH, MO**





# 5765 & 5771 OSAGE BEACH PKWY

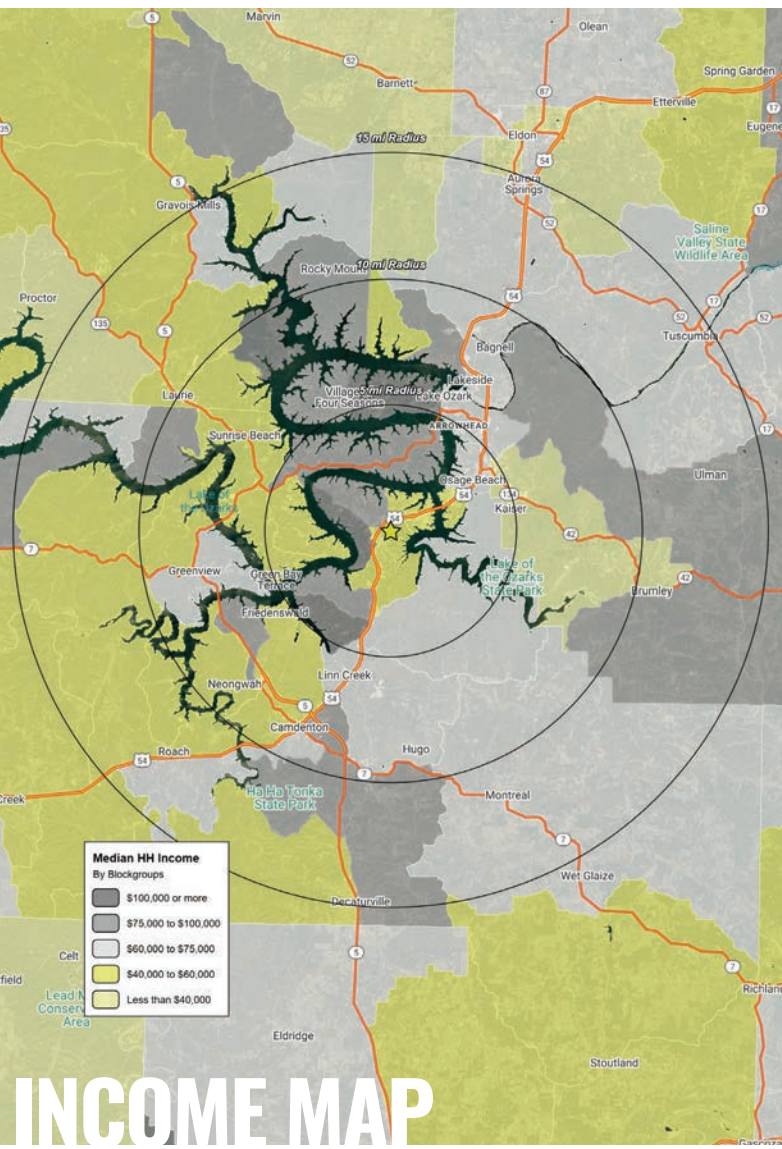
## NEIGHBORHOOD VIBE

MIKE PETIT

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Mike@LocationCRE.com



## INCOME MAP

### TRADE AREA OVERVIEW

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 4,821 (2017 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 Lake Regional Health Systems (1,230 employees), Camdenton R-III School District (664), Margaritaville Lake Resort (540 employees) and Lodge of the Four Seasons (430 employees).

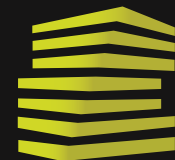
### DEMOGRAPHICS

	5 mile	10 miles	15 miles
POPULATION	13,676	43,072	59,481
HOUSEHOLDS	6,501	19,542	26,623
EMPLOYEES	3,512	9,095	10,550
MED HH INCOME	\$73,018	\$72,774	\$70,868

### AREA RETAIL | RESTAURANTS



DOLLAR GENERAL



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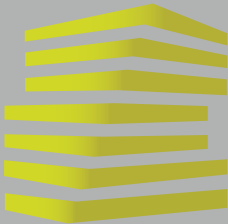


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## ZOOM AERIAL + DETAILS

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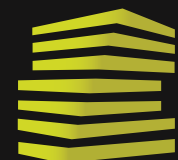
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- THE LAKE OF THE OZARKS IS CONSIDERED TO BE THE MIDWEST'S #1 VACATION SPOT WITH OVER 5.9 MILLION VISITORS ANNUALLY.
- LAKE OF THE OZARKS HAS 12 GOLF COURSES, 4 COMMERCIAL CAVES, 6 FAMILY FUN PARKS, OVER 150 MARINAS, OVER 250 RESTAURANTS, OVER 220 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 DIRECTIONS: CAMDENTON, ELDON, OSAGE BEACH, VERSAILLES AND LEE C. FINE.
- GREAT LOCATION FOR HOTEL, GAS STATION, FAST FOOD
- CALL BROKER FOR PRICING



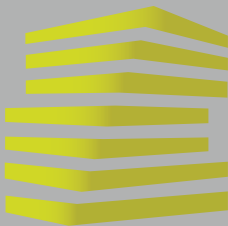
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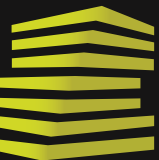
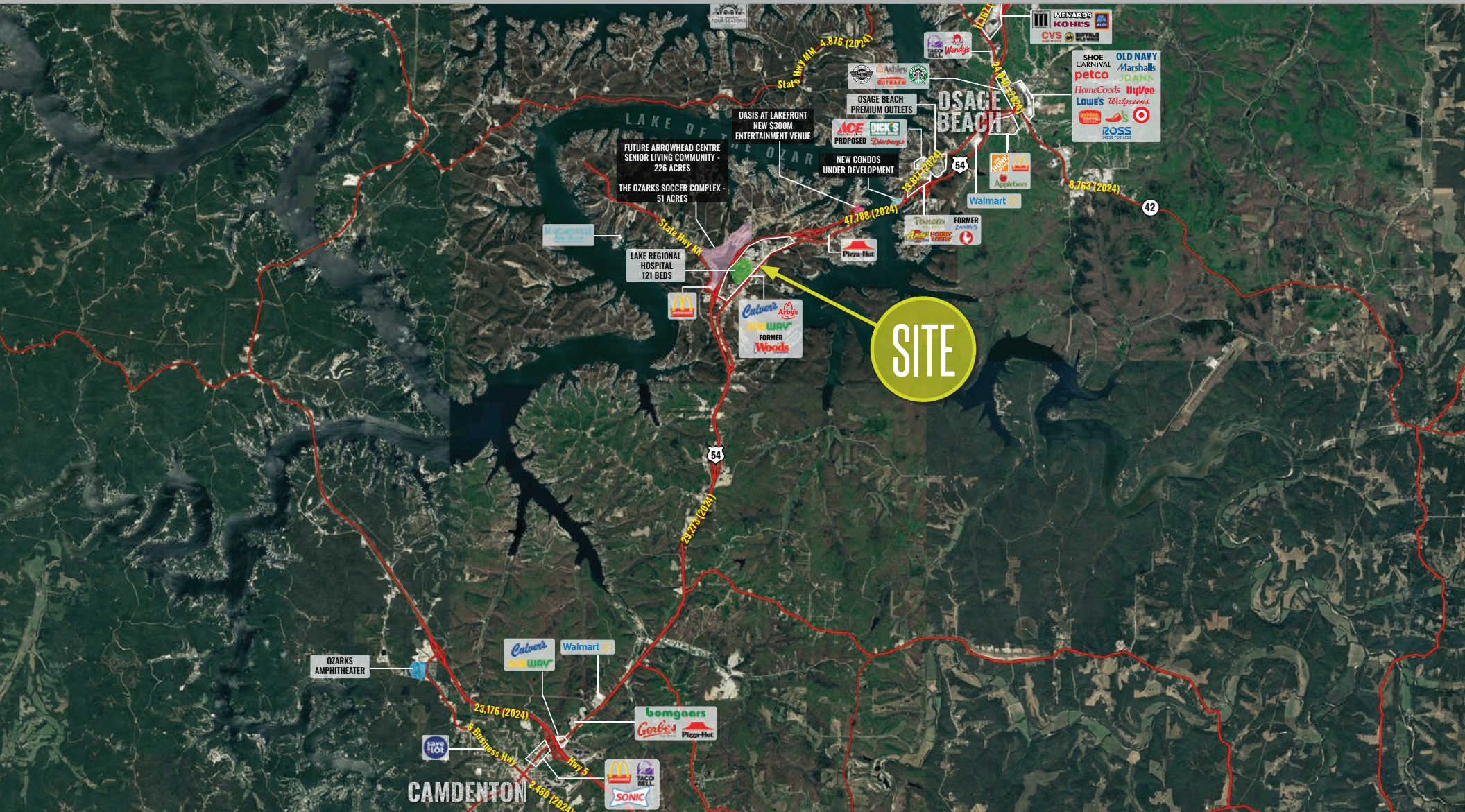
## MARKET AERIAL

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