



**REDEVELOPMENT
COMING SOON**

OSAGE BEACH MARKETPLACE

4540 Osage Beach Parkway | Osage Beach, Missouri 65065

5,000 - 64,000 SF | Lease Rate/Sale Price: Call for Details

PACEPROPERTIES.COM | 816.866.9898

4400 College Boulevard, Suite 180 | Overland Park, KS 66211

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Property Details

Redeveloped shop spaces scheduled to open in fall 2026

Opening of proposed Bass Pro Shops & junior anchors projected for early 2028

Outlots and inline retail spaces available

Prime visibility and access to Osage Beach Parkway

US 54 - 47,647 VPD | Osage Beach Parkway - 13,735 VPD



2025 DEMOGRAPHICS

5 Mile | 10 Miles | 15 Miles



POPULATION

13,739 | 36,437 | 63,113



DAYTIME POPULATION

10,352 | 22,443 | 40,304



MEDIAN HOUSEHOLD INCOME

\$71,832 | \$74,892 | \$69,251



TOTAL RETAIL EXPENDITURE

\$310.52 M | \$818.4 M | \$1.33 B

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Trade Area Aerial



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Site Plan



Available Space	SF
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A	20,000
B	24,000
C	20,000
D	18,000
E	10,000
F	10,000
G	15,000
H	7,800
<i>Bass Pro Shops (Proposed)</i>	<i>75,000</i>
J	14,000
L	6,500

Outlots Available	SF
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1	5,000
2	5,000
3	3,200
4	5,000
5	5,000
6	5,000
7	6,000
8	5,000



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