

FOR LEASE

355 US 54,
Camdenton, MO 65020

3,500 SF



3,500 SF CLASS A RETAIL SPACE

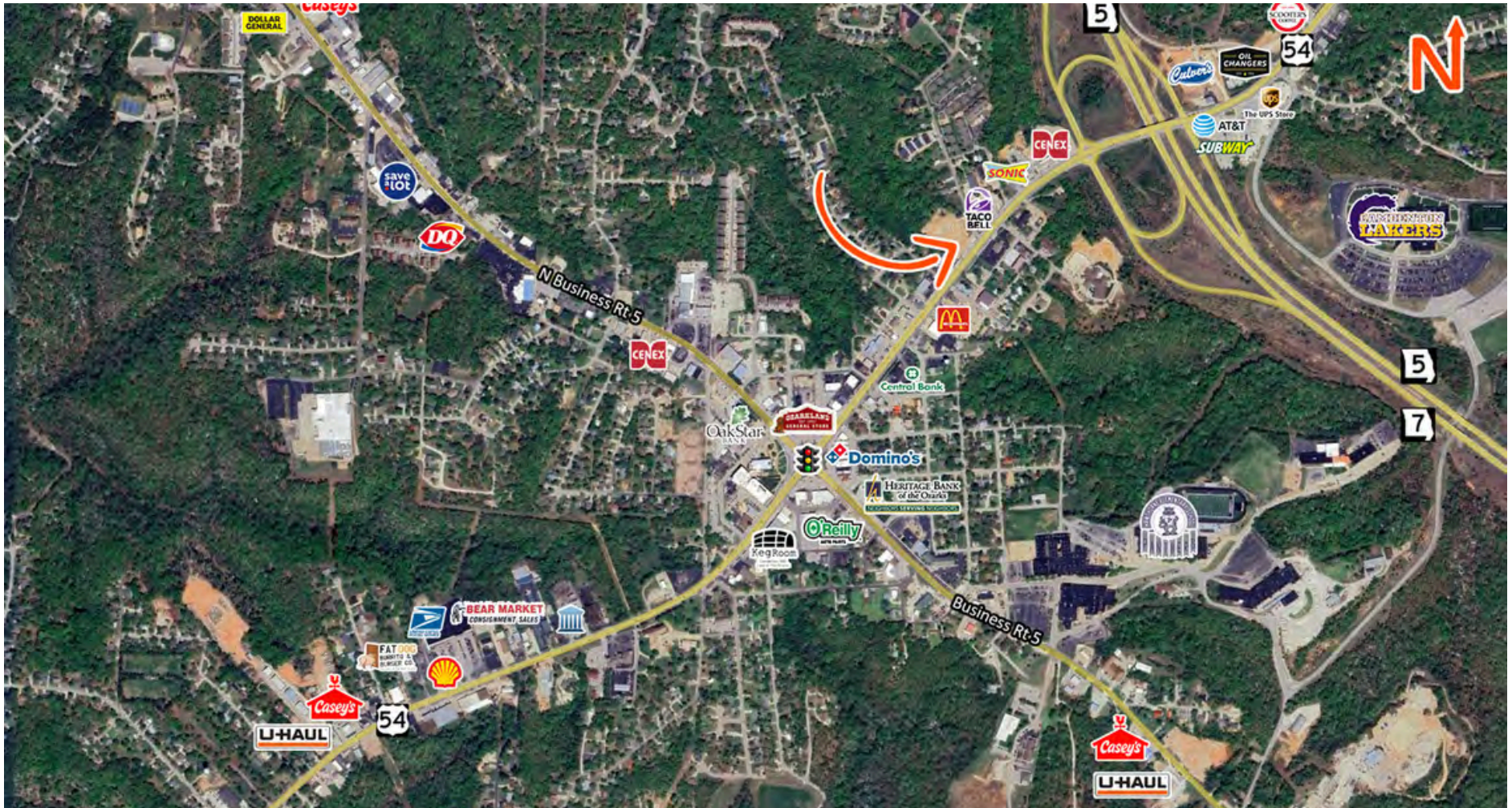
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AREA MAP

355 US 54, Camdenton, MO 65020



LOCATION OVERVIEW

355 U.S. Highway 54 sits in the heart of Camdenton, Missouri, a key commercial hub on the west side of Lake of the Ozarks. Located directly on Highway 54—the area’s main east–west corridor—the property offers strong traffic counts and excellent visibility to both locals and millions of annual visitors. Camdenton serves as the primary retail and service center for nearby communities like Sunrise Beach, Linn Creek, and Macks Creek, with seasonal tourism significantly boosting demand. The site is near major employers such as Camdenton Schools and Lake Regional Health System, as well as surrounding retail, dining, and lake-area developments. With prime highway frontage, regional accessibility, and exposure to both year-round and seasonal traffic, this location is ideal for businesses targeting one of Missouri’s busiest recreational markets.

OFFICE/RETAIL SUMMARY

355 US 54

LISTING # 3218

LOCATION DETAILS:

Parcel # 13-6.0-24.0-004.0-004-007.000
County: MO - Camden
Zoning: CG

PROPERTY OVERVIEW:

Building SF: 6,750
Vacant SF: 3,500
Usable Sqft: 3,500
Min Divisible SF: 1,500
Max Contig SF: 3,500
Retail SF: 3,500
Lot Size: 2.34 Acres
Frontage: 194 Feet
Depth: 357 Feet
Parking Spaces: 12
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2022
Renovated: 2022
Building Class: A
Ceilings: 14' - 20'
Construction Type: Mixed



LEASE INFORMATION:

Lease Rate: \$25.00/SF
Lease Type: NNN
NNN Expenses: \$3.00

DEMOGRAPHICS:

Traffic Count: 18,000

PROPERTY DESCRIPTION:

Class A retail opportunity located directly along Highway 54 in Camdenton, Missouri, one of the primary commercial corridors serving the Lake of the Ozarks region. The property features 3,500 square feet of highly visible retail space positioned along a heavily traveled route connecting Camdenton, Osage Beach, and surrounding lake communities. The space is currently leased to Mercy but has never been built out or occupied, creating a unique opportunity for a new tenant to secure a brand-new space with the ability to customize the interior buildout. Ownership is willing to recapture the existing lease and will consider subdividing the space to a minimum of 1,500 square feet, allowing flexibility for multiple tenants including retail, restaurant, medical, or service users. Situated on 2.34 acres with strong frontage along Highway 54, the property offers excellent visibility, easy access, and exposure to both year-round residents and significant seasonal traffic generated by the Lake of the Ozarks tourism market. This location is well suited for national retailers, quick service restaurants, coffee concepts, medical users, financial services, or boutique retailers seeking a high-quality presence along one of the region's most active retail corridors.

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