



**LOCATION.**  
commercial real estate



# 419 MERAMEC BLVD

FORMER DAVITA DIALYSIS FOR SUBLEASE

EUREKA, MO

419 MERAMEC BLVD (FORMER DAVITA DIALYSIS)

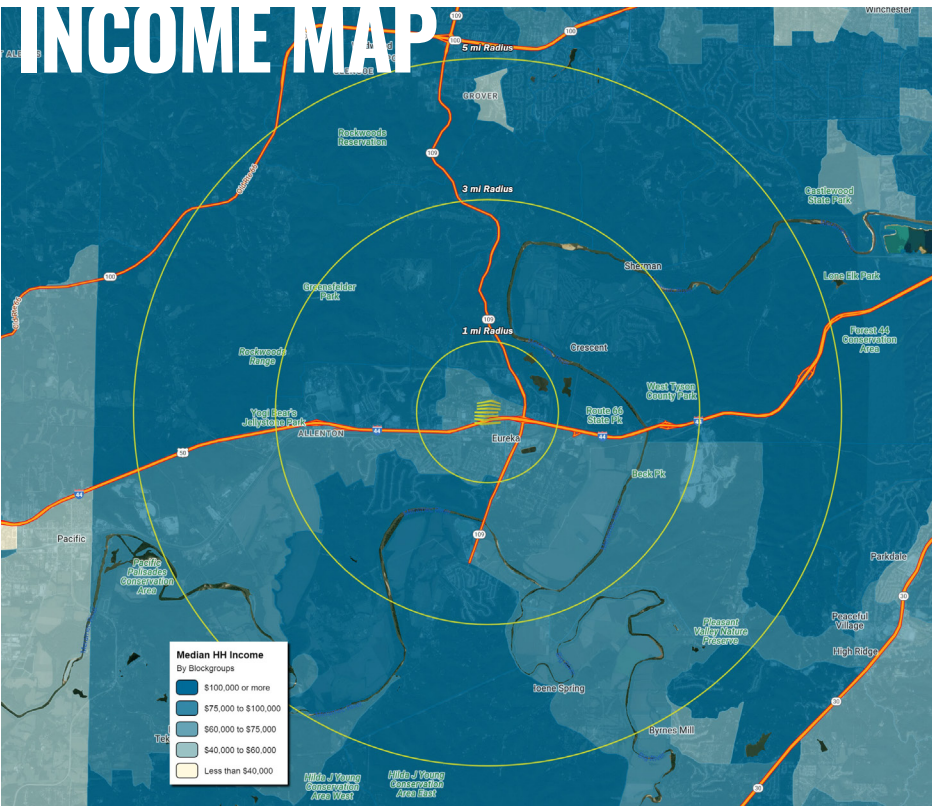
NEIGHBORHOOD VIBE

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com



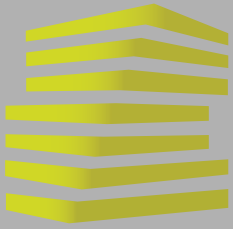
Eureka is conveniently located along Interstate 44 in the southwestern corridor of St. Louis County. The north/south connection is Highway 109. Highway 109 to the north provides access to communities such as Wildwood, Chesterfield and Ellisville, and to the south, northern Jefferson County. A demographic analysis shows average household income in Eureka of over \$107,000. The Property is also just 1.5 miles east of Six Flags St. Louis, a 503-acre combination amusement and water park.

Area Developments: McBride & Son is under construction on 292.5 acres behind Six Flags near Greensfelder Park and Camp Wyman in Eureka. The subdivision, being dubbed the Arbors of Rockwood, is to include 415 single-family homes and 112 villas with prices ranging from \$200,000 to \$500,000. The plan also calls for a new elementary school to be built on 13.29 acres on the southwest corner of the new development.

ANNUAL DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME
<b>1 MILE</b>	4,749	1,619	\$153,811
<b>3 MILES</b>	4,718	5,056	\$174,165
<b>5 MILES</b>	29,301	10,294	\$180,296





419 MERAMEC BLVD (FORMER DAVITA DIALYSIS)

PHOTOS + DETAILS

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com



**The Shoppes at Hilltop**  
FIFTH STREET  
EUREKA, MISSOURI

- 5,353 SF SUBLEASE OPPORTUNITY OF FORMER DAVITA DIALYSIS IN EUREKA, MO
- MEDICAL OFFICE BUILDOUT
- AMPLE PARKING
- PYLON SIGNAGE AVAILABLE
- NEARBY MAJOR RETAIL INCLUDES WALMART (1.3M ANNUAL VISITS), DICKEY BUB (123.7K ANNUAL VISITS), AND SCHNUCKS (778K ANNUAL VISITS)

\* VISITOR DATA PROVIDED BY PLACER.AI

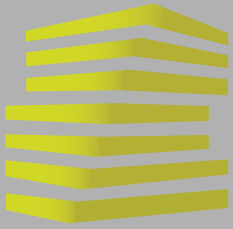
- SIX FLAGS ST. LOUIS ALSO LOCATED NEARBY ATTRACTING A TOTAL OF 744.3K ANNUAL VISITS \* VISITOR DATA PROVIDED BY PLACER.AI

- EUREKA IS THE 5TH WEALTHIEST AND ONE OF THE FASTEST GROWING ZIP CODES IN THE ST. LOUIS REGION.

\* ZIP CODE DATA PROVIDED BY ST. LOUIS BUSINESS JOURNAL

- CALL BROKER FOR PRICING





419 MERAMEC BLVD (FORMER DAVITA DIALYSIS)

MARKET AERIAL

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.