



EUREKA TOWNE CENTER

131 EUREKA TOWNE CENTER

EUREKA, MO



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commercial real estate

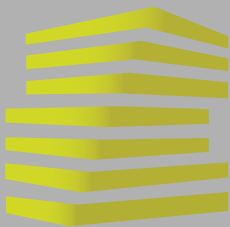
WELCOME

ALTOS CANTINA

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PHYSICAL THERAPY





EUREKA TOWNE CENTER

NEIGHBORHOOD VIBE

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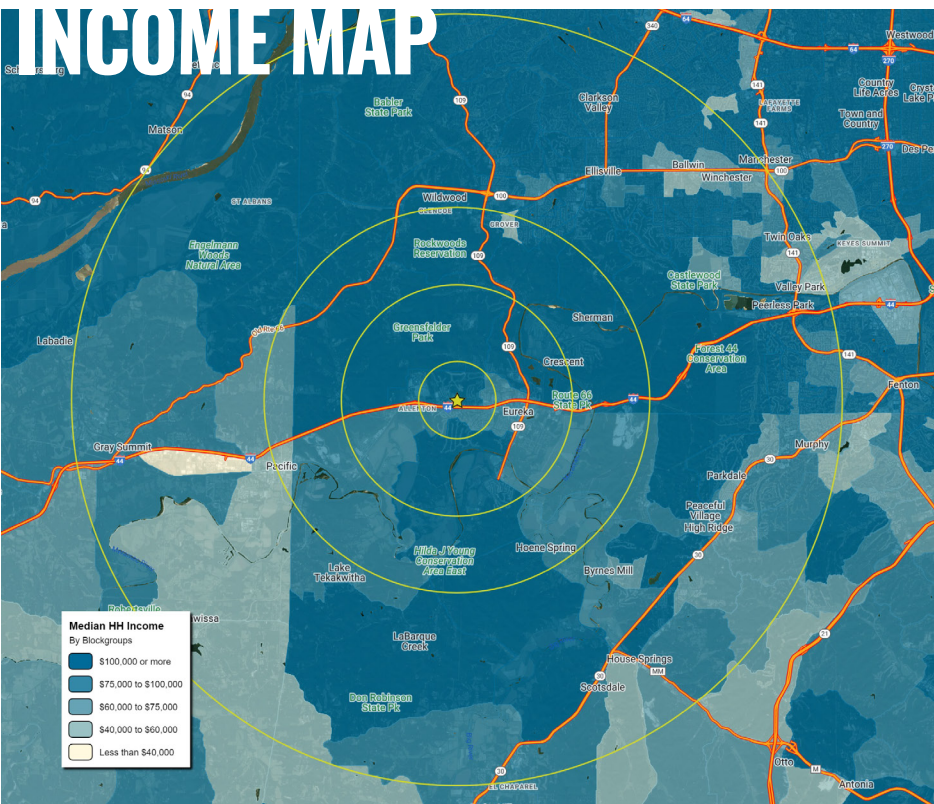
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INCOME MAP



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



1 MILE
5,960

3 MILES
15,555

5 MILES
25,142

HOUSEHOLDS



1 MILE
1,985

3 MILES
5,222

5 MILES
8,895

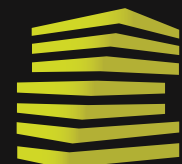
AVG HH INCOME



1 MILE
\$142,469

3 MILES
\$171,154

5 MILES
\$170,937



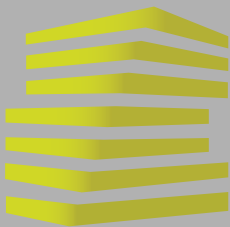
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SITE PLAN

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Suite	Tenant	SF
1	Walmart	148,401
2	Petsense	6,600
3	Eureka Music	3,000
4-5	Dollar Tree	10,200
6	AVAILABLE	4,833
7	T-Mobile	2,000
8	Great Clips	1,200
9	Imo's Pizza	1,600
10	AVAILABLE	2,800
11	AVAILABLE	2,800
12	Subway	1,600
13	Axes Physical Therapy	4,000
14	China King	1,600
15	Puff Zone	1,148
16	The Nail Idol	1,179
17	AVAILABLE	1,150

360 VIRTUAL TOURS
AVAILABLE SUITES



SUITE 6



SUITE 11



SUITE 10



SUITE 17



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MARKET AERIAL

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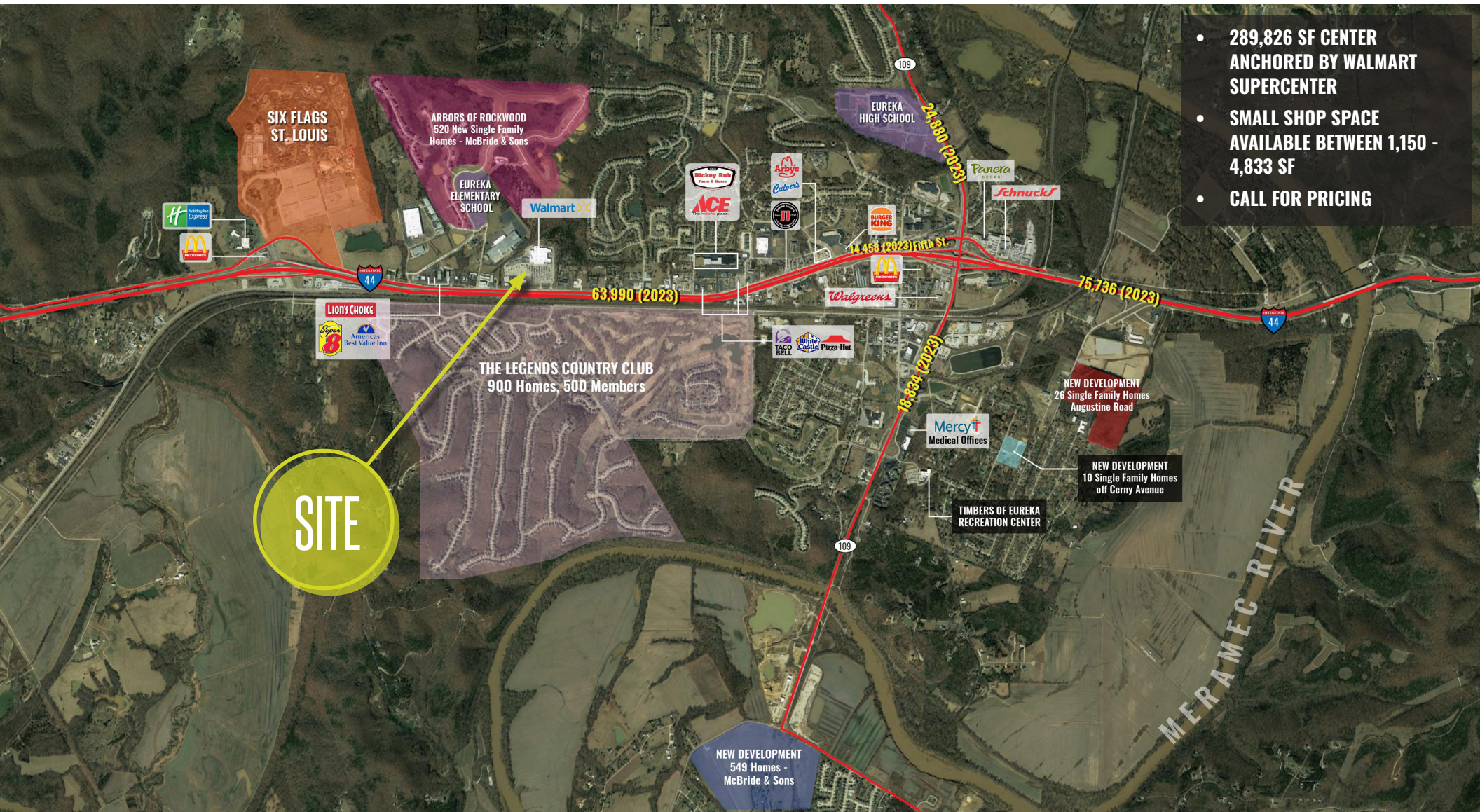
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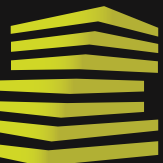
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- 289,826 SF CENTER ANCHORED BY WALMART SUPERCENTER
- SMALL SHOP SPACE AVAILABLE BETWEEN 1,150 - 4,833 SF
- CALL FOR PRICING



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