

# Walmart



# EUREKA TOWNE CENTER

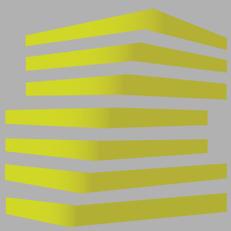
131 EUREKA TOWNE CENTER

EUREKA, MO



LOCATION.  
commercial real estate

WELCOME  
petsense  
by VSC Tractor Supply



# EUREKA TOWNE CENTER

## NEIGHBORHOOD VIBE

ALEX APTER

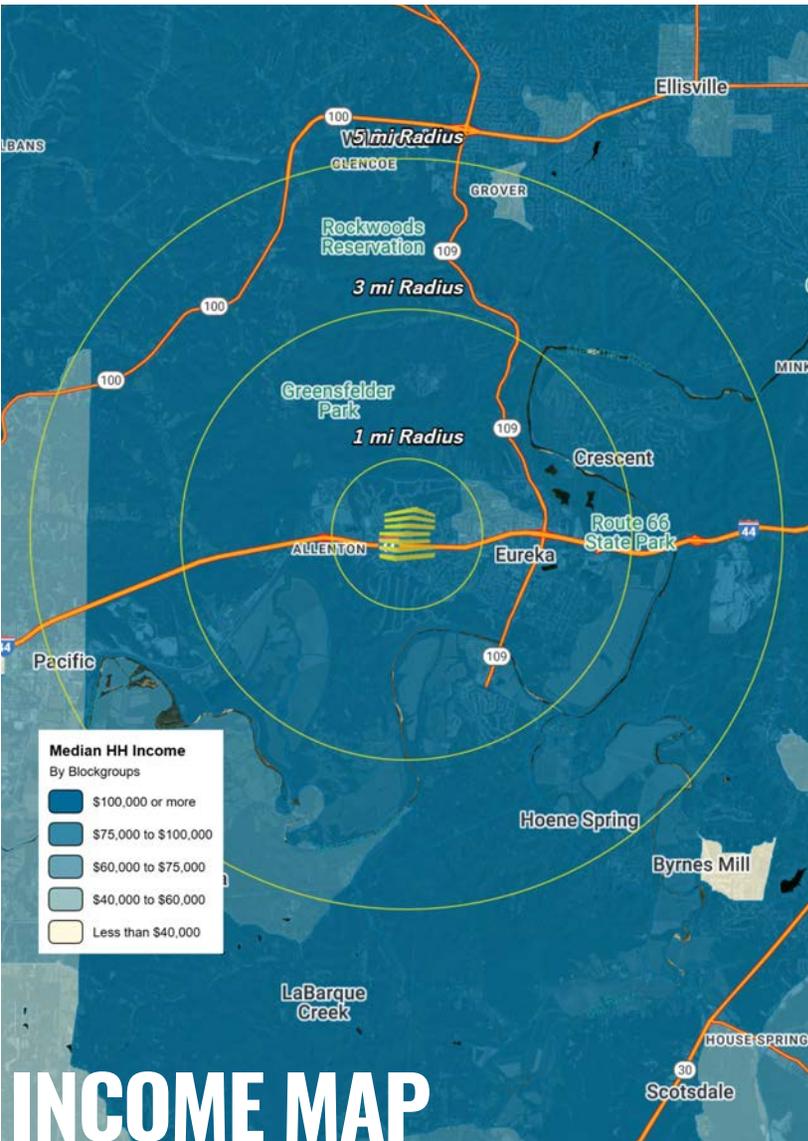
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# INCOME MAP

### TRADE AREA OVERVIEW

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.

### DEMOGRAPHICS

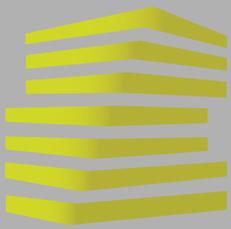
|                      | 1 mile    | 3 miles   | 5 miles   |
|----------------------|-----------|-----------|-----------|
| <b>POPULATION</b>    | 5,960     | 15,555    | 25,142    |
| <b>HOUSEHOLDS</b>    | 1,985     | 5,222     | 8,895     |
| <b>EMPLOYEES</b>     | 1,378     | 7,069     | 10,011    |
| <b>MED HH INCOME</b> | \$142,469 | \$171,154 | \$170,937 |

### AREA RETAIL | RESTAURANTS



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# EUREKA TOWNE CENTER

## SITE PLAN

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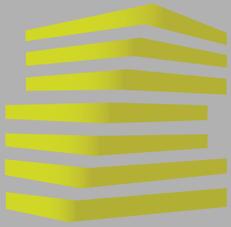
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| Suite | Tenant                | SF      |
|-------|-----------------------|---------|
| 1     | Walmart               | 148,401 |
| 2     | Petsense              | 6,600   |
| 3     | AVAILABLE             | 3,000   |
| 4-5   | Dollar Tree           | 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   |
| 18    | AVAILABLE             | 1,400   |

**360 VIRTUAL TOURS**  
AVAILABLE SUITES

- SUITE 6
- SUITE 11
- SUITE 10
- SUITE 17



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## MARKET AERIAL

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**SITE**

SIX FLAGS  
ST. LOUIS

ARBORS OF ROCKWOOD  
520 New Single Family  
Homes - McBride & Sons

EUREKA  
ELEMENTARY  
SCHOOL

Walmart

ALDI

ACE

Arby's

McDonald's

BURGER KING

Walgreens

Tanera

Schnuck's

Lion's Choice  
America's Best Value Inn

THE LEGENDS COUNTRY CLUB  
900 Homes, 500 Members

TACO BELL

Pizza Hut

Mercy  
Medical Offices

NEW DEVELOPMENT  
26 Single Family Homes  
Augustine Road

NEW DEVELOPMENT  
10 Single Family Homes  
off Cerny Avenue

TIMBERS OF EUREKA  
RECREATION CENTER

NEW DEVELOPMENT  
549 Homes -  
McBride & Sons

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



**LOCATION.**  
commercial real estate

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