

# HILLTOP VILLAGE CENTER



**FOR LEASE . COMPLETE RENOVATION UNDERWAY  
100 - 111 HILLTOP VILLAGE CENTER . EUREKA . MISSOURI**

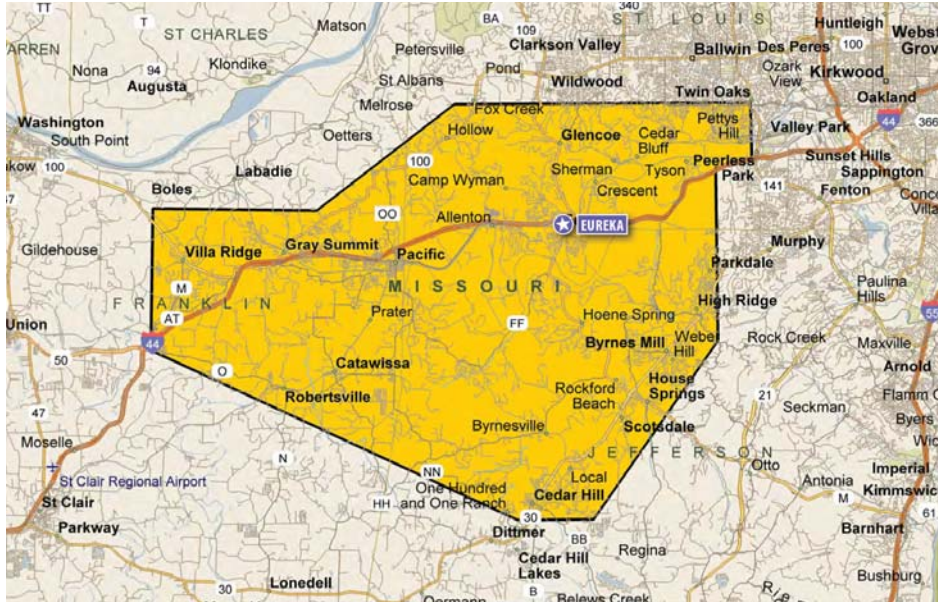
ANCHOR SPACE AVAILABILITY, SHOP SPACE AVAILABILITY AND OUTPARCEL OPPORTUNITY AT CENTER.

**L<sup>3</sup> CORPORATION**  
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150  
SAINT LOUIS . MISSOURI . 63141  
314.469.7400 . WWW.L3CORP.NET



# MARKET OVERVIEW



## 2015 ESTIMATED TRADE AREA DEMOGRAPHICS

POPULATION: 79,117

HOUSEHOLDS: 29,214

AVERAGE HOUSEHOLD INCOME: \$84,501



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.

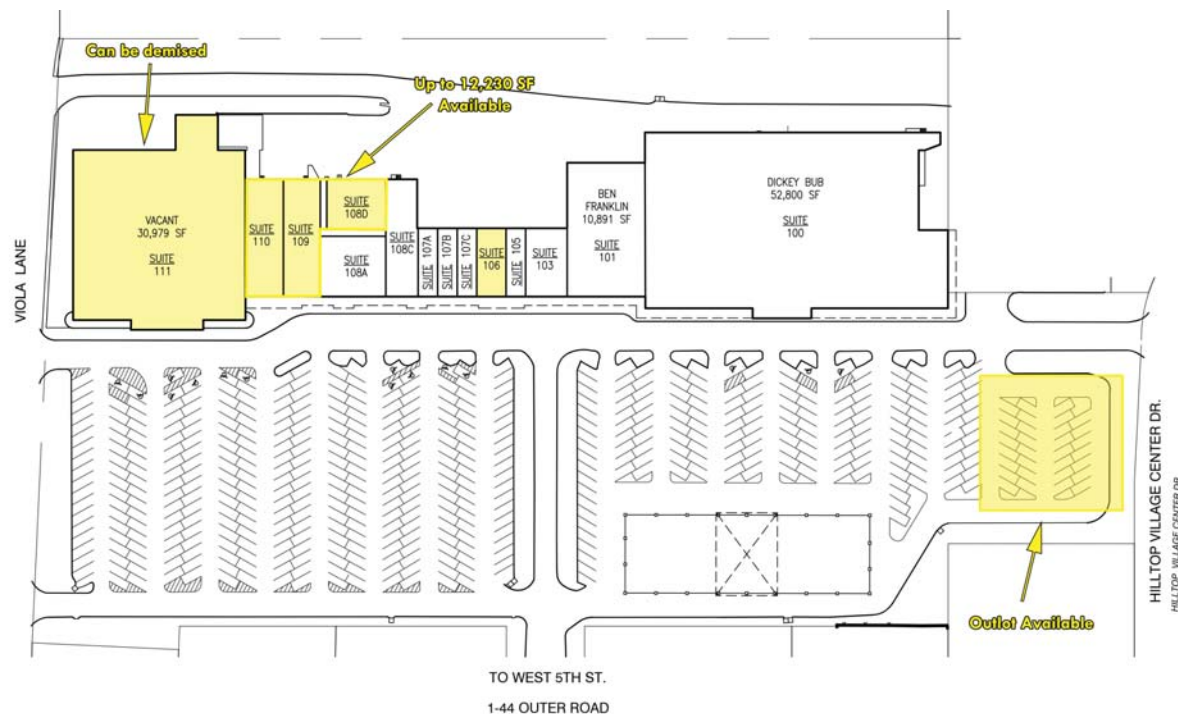
Area Developments: 4.4 acres located immediately northeast of Hilltop Village Shopping Center is currently under contract for a proposed development of 72 residential units; McBride & Son is planning a new subdivision of 292.5 acres behind Six Flags near Greensfelder Park and Camp Wyman in Eureka. The 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.



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# S I T E P L A N



- COMPLETE RENOVATION UNDERWAY
- NEW PYLON RECENTLY COMPLETED
- PROPERTY HAS VISIBILITY TO OVER 53,600 CARS PER DAY
- 30,979 SF ANCHOR SPACE AND JUNIOR ANCHOR SPACE AVAILABLE
- LANDLORD CAN EXPAND OR DEMISE THE BOX. POSSIBILITY TO PROVIDE UP TO 50,000 SF
- SHOP SPACE AVAILABLE FROM 2,100 - 12,230 SF
- OUTPARCEL OPPORTUNITY
- 25% POPULATION GROWTH PROJECTED IN THE NEXT FIVE YEARS

Suite	Tenant	SF	Frontage
100	Dickey Bub	52,800	309'
101	Ben Franklin	10,891	79'
103	Marshall Wireless	3,045	43'
105	Hair Etc.	1,400	20'
106	VACANT	2,100	30'
107C	Domino's	1,400	20'
107B	Lookafter Hair	1,400	20'
107A	Pacific Beach Tan	1,400	20'
108D	VACANT	3,000	0'
108C	Kilderkins	3,960	33'
108A	Poor Richard's	4,000	67'
109	VACANT	4,530	38'
110	VACANT	4,700	39'
111	VACANT	30,979	163'
TOTAL		125,605	

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