



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

EUREKA HIGH SCHOOL  
1,678 STUDENTS

HILLTOP VILLAGE CENTER  
Hickory Dale  
MELVIN  
FOUNTAIN BURG

Six Flags

Hilton Garden  
Express

LION'S CHOICE

Signature  
8

AMERICA'S  
Best Value Inn

Denny's

DOLLAR TREE

Walmart  
Supercenter

JJ  
ON THE BORDER

McDonald's

Arby's

Calumet's

Panera  
BREADS

Schnuck's

McDonald's

65,687 (2019)

109

20,994 (2019)

77,685 (2019)

44

22,706 (2019)

Pizza Hut

BURGER KING

Walgreens

White  
Castle

TACO  
BELL

Mercy  
Medical Offices

Legends

SITE

NEW DEVELOPMENT  
26 Single Family Homes  
Augustine Road

NEW DEVELOPMENT  
10 Single Family Homes  
off Cerny Avenue

WINDSWEPT FARMS  
557 Homes -  
McBride & Sons

TIMBERS OF EUREKA  
RECREATION CENTER

# 1091 W. FIFTH STREET

4.04 ACRE GROUND LEASE OPPORTUNITY IN THE MIDDLE OF  
BUSY RETAIL CORRIDOR IN EUREKA, MO

# 1091 W. FIFTH ST

## MARKET OVERVIEW

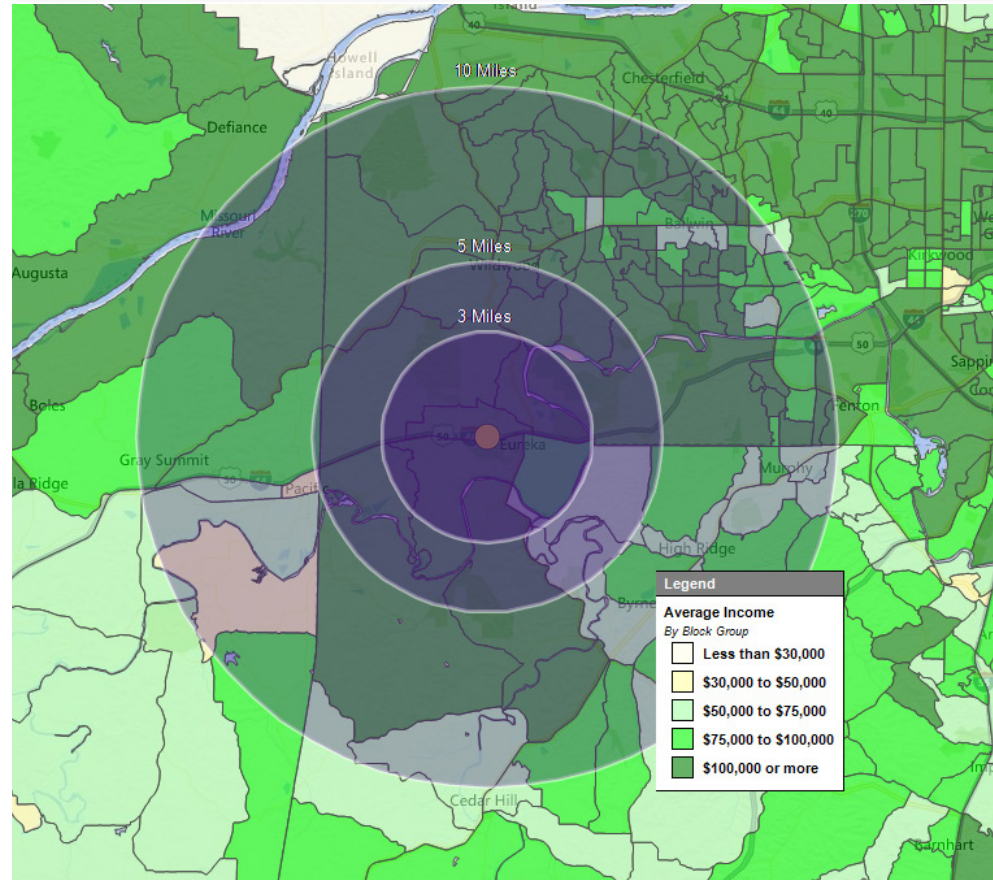
PLEASE CONTACT: L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



		<u>3 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
POPULATION		14,069	26,203	215,415
HOUSEHOLDS		4,774	8,857	80,191
AVG HH INCOME		\$119,979	\$123,297	\$111,277



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 an average household income of over \$116,000 in a 3 mile radius. The property is also just 1.6 miles east of Six Flags St. Louis, a 503-acre combination amusement and water park.

The Arbors of Rockwood, includes 415 single-family homes and 112 villas with prices ranging from \$260,000 to \$500,000. The new development includes a new elementary school, Eureka Elementary, along with a dog park, public pavilions, walking trails, and a community lake. Windswept Farms sits on 174 acres and includes 557 single family homes, with prices starting at \$300,000.



# 1091 W. FIFTH ST.

## SITE PLAN

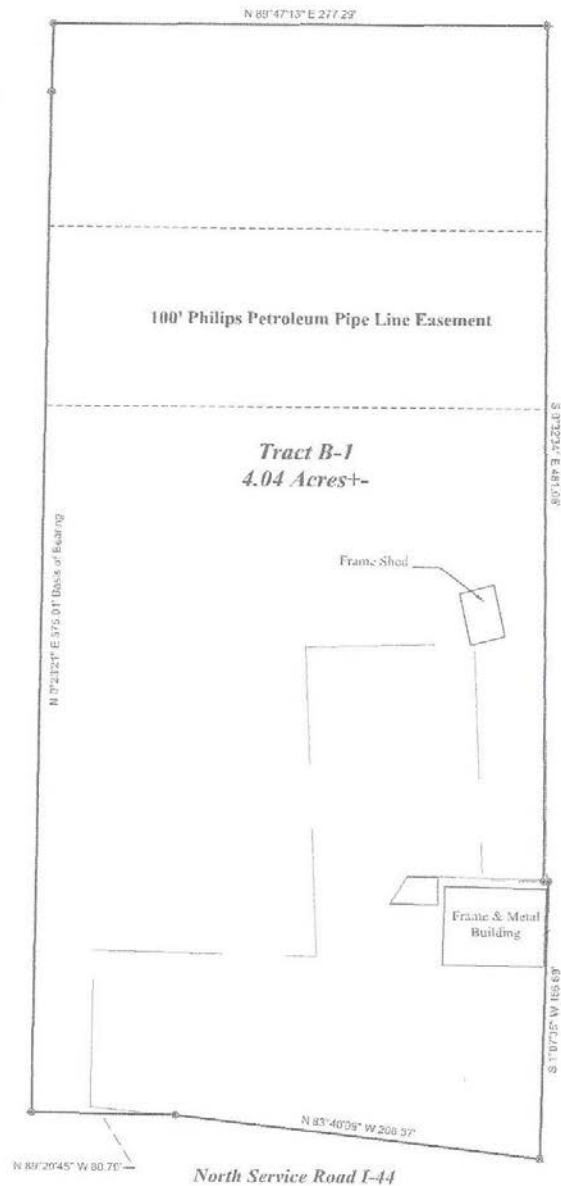
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- 4.04 ACRES OF LAND
- 175,982 SF OF LAND
- HIGHLY VISIBLE FROM INTERSTATE 44
- 0.46 MILES FROM WALMART SUPERCENTER
- 1.37 MILES FROM SIX FLAGS ST. LOUIS
- GROUND LEASE OPPORTUNITY: \$7,500.00/MONTH

