



BEST CORNER  
IN  
EUREKA, MO

CONCEPTUAL  
PAD SITES  
PAGE 3

HWY 109  
AT  
AUGUSTINE RD

SIGNALIZED  
INTERSECTION



## 8 LEGENDS PARKWAY

EUREKA, MO 63025

3.45 ACRES READY FOR GROUND LEASE OR BTS. ADJACENT  
TO MERCY MEDICAL OFFICE BUILDING AND RETAIL.






# 8 LEGENDS PARKWAY

## PICTURES & DEMOGRAPHICS

PLEASE CONTACT: L<sup>3</sup> CORPORATION  
JOHN NOTTER  
314.282.9825 (DIRECT)  
314.650.3600 (MOBILE)  
JNOTTER@L3CORPORATION.COM



### POPULATION ANALYSIS

POPULATION		<u>3 MILE</u> 16,265	<u>5 MILES</u> 26,630	<u>10 MILES</u> 238,242
HOUSEHOLDS		<u>3 MILE</u> 5,467	<u>5 MILES</u> 9,219	<u>10 MILES</u> 91,444
AVG HH INCOME		<u>3 MILE</u> \$135,332	<u>5 MILES</u> \$132,683	<u>10 MILES</u> \$116,371

VIEW &  
DOWNLOAD:

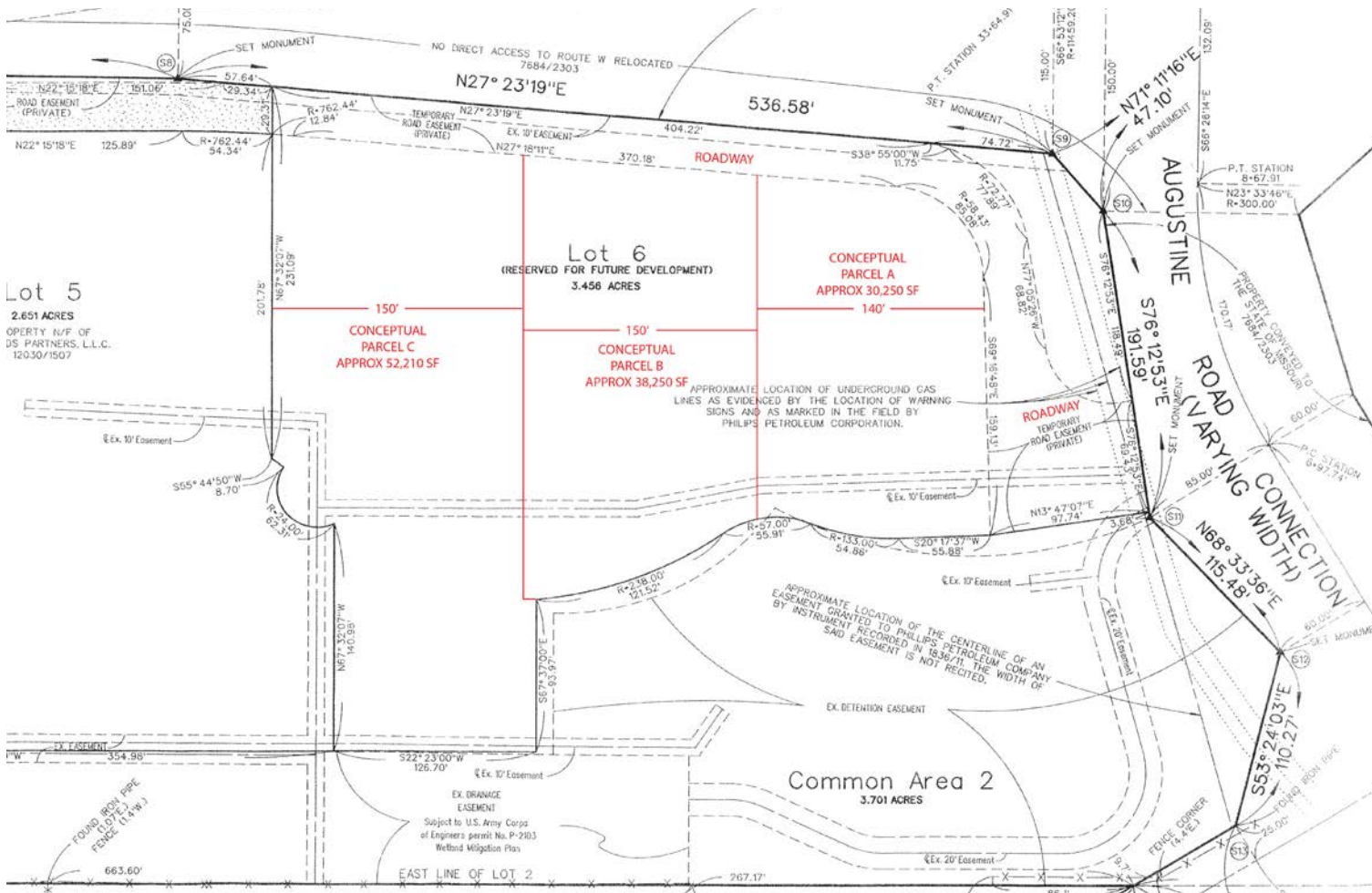
DEMO REPORT

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## SITE PLAN

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- LAND READY FOR REDEVELOPMENT ADJACENT TO MERCY MEDICAL; OFFICE, RESTAURANT AND RETAIL - LOT 6
- GROUND LEASE OPPORTUNITY CONTACT BROKER FOR PRICING
- 3.455 ACRES OF WHICH APPROXIMATELY 2.77 ACRES IS USABLE
- CAPTURES EXISTING & PLANNED HOMES SOUTH OF I-44





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## ZOOM AERIAL

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## MARKET AERIAL

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