



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: L³ CORPORATION
JOHN NOTTER
314.282.9825 (DIRECT)
314.650.3600 (MOBILE)
JNOTTER@L3CORPORATION.COM



POPULATION ANALYSIS

POPULATION		<u>3 MILE</u> 16,726	<u>5 MILES</u> 27,191	<u>10 MILES</u> 241,268
HOUSEHOLDS		<u>3 MILE</u> 5,622	<u>5 MILES</u> 9,410	<u>10 MILES</u> 92,625
AVG HH INCOME		<u>3 MILE</u> \$148,202	<u>5 MILES</u> \$144,625	<u>10 MILES</u> \$134,532

VIEW &
DOWNLOAD:

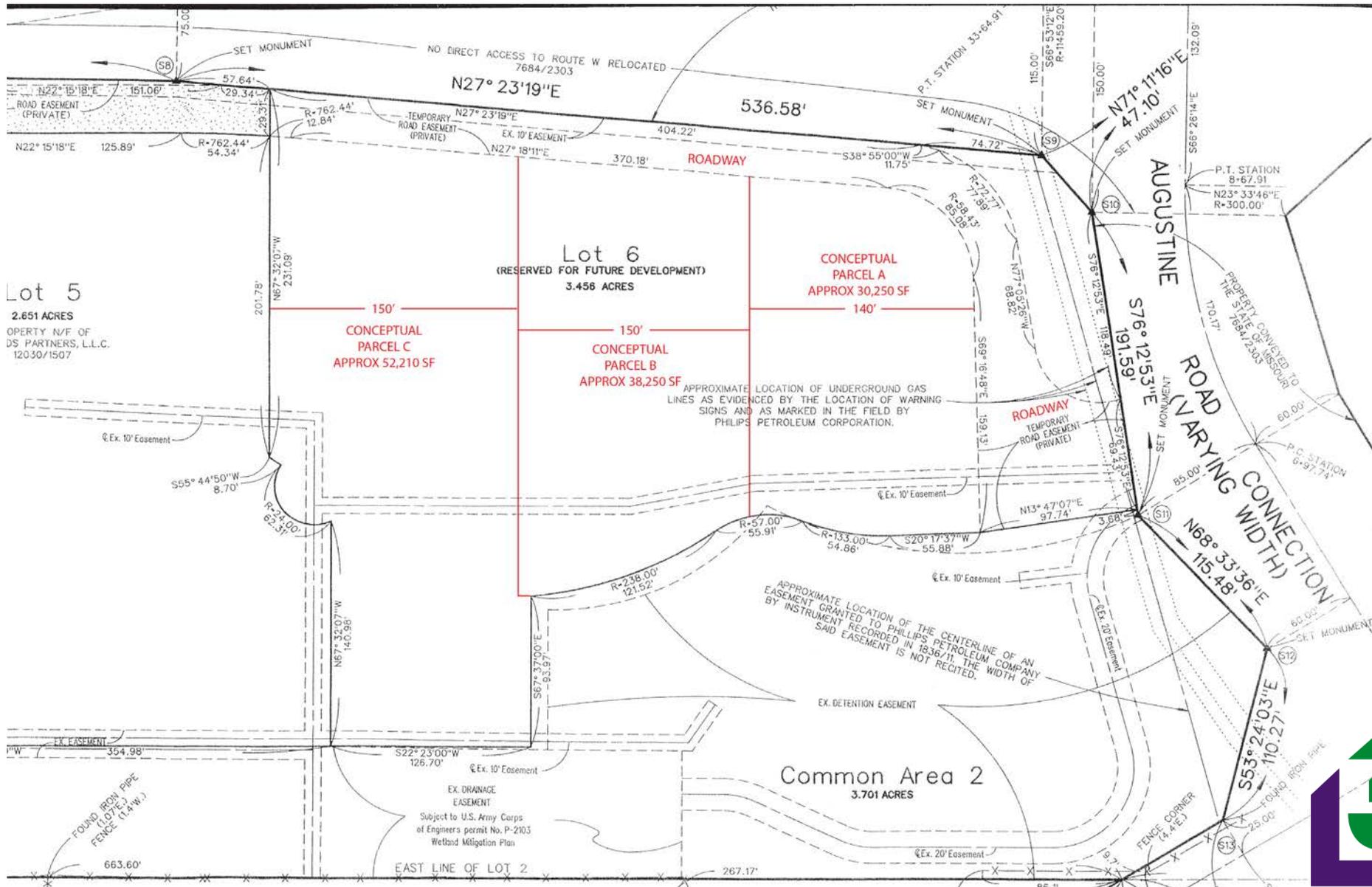
DEMO REPORT

- DEVELOPMENT READY PARCELS ADJACENT TO MERCY MEDICAL
- CONTACT BROKER FOR PRICING ON GROUND LEASES
- 3.455 ACRES IN TOTAL (+/- 2.77 ACRES ARE USEABLE)
- NEAR EXISTING POPULATION AND NEW PLANNED NEIGHBORHOODS

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SITE PLAN

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ZOOM AERIAL

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MARKET AERIAL

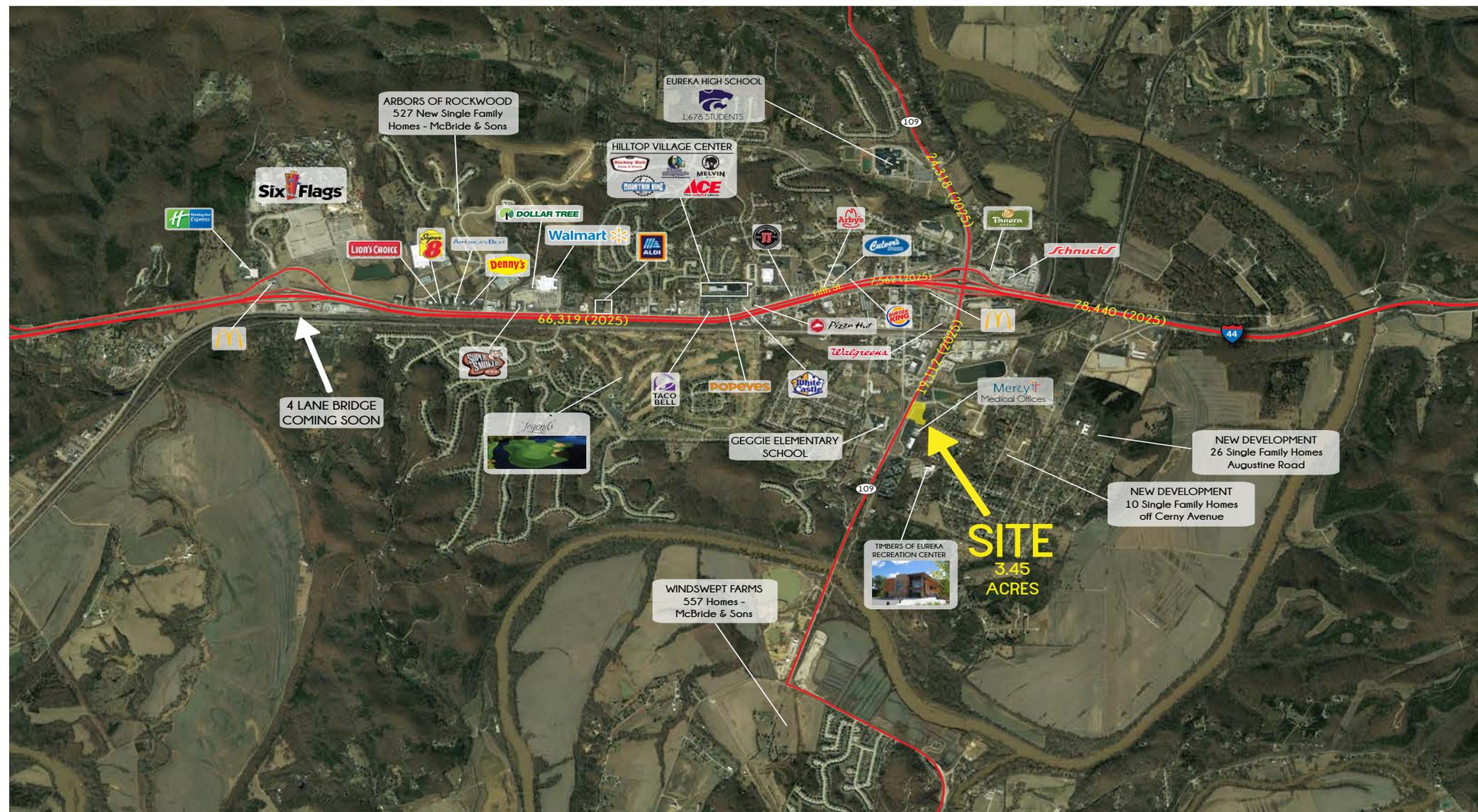
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