



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)
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JOHN@L3CORP.NET



POPULATION ANALYSIS

POPULATION		<u>3 MILE</u> 14,466	<u>5 MILES</u> 25,359	<u>10 MILES</u> 236,588
HOUSEHOLDS		<u>3 MILE</u> 5,035	<u>5 MILES</u> 8,724	<u>10 MILES</u> 88,665
AVG HH INCOME		<u>3 MILE</u> \$120,319	<u>5 MILES</u> \$118,971	<u>10 MILES</u> \$110,061

VIEW &
DOWNLOAD:

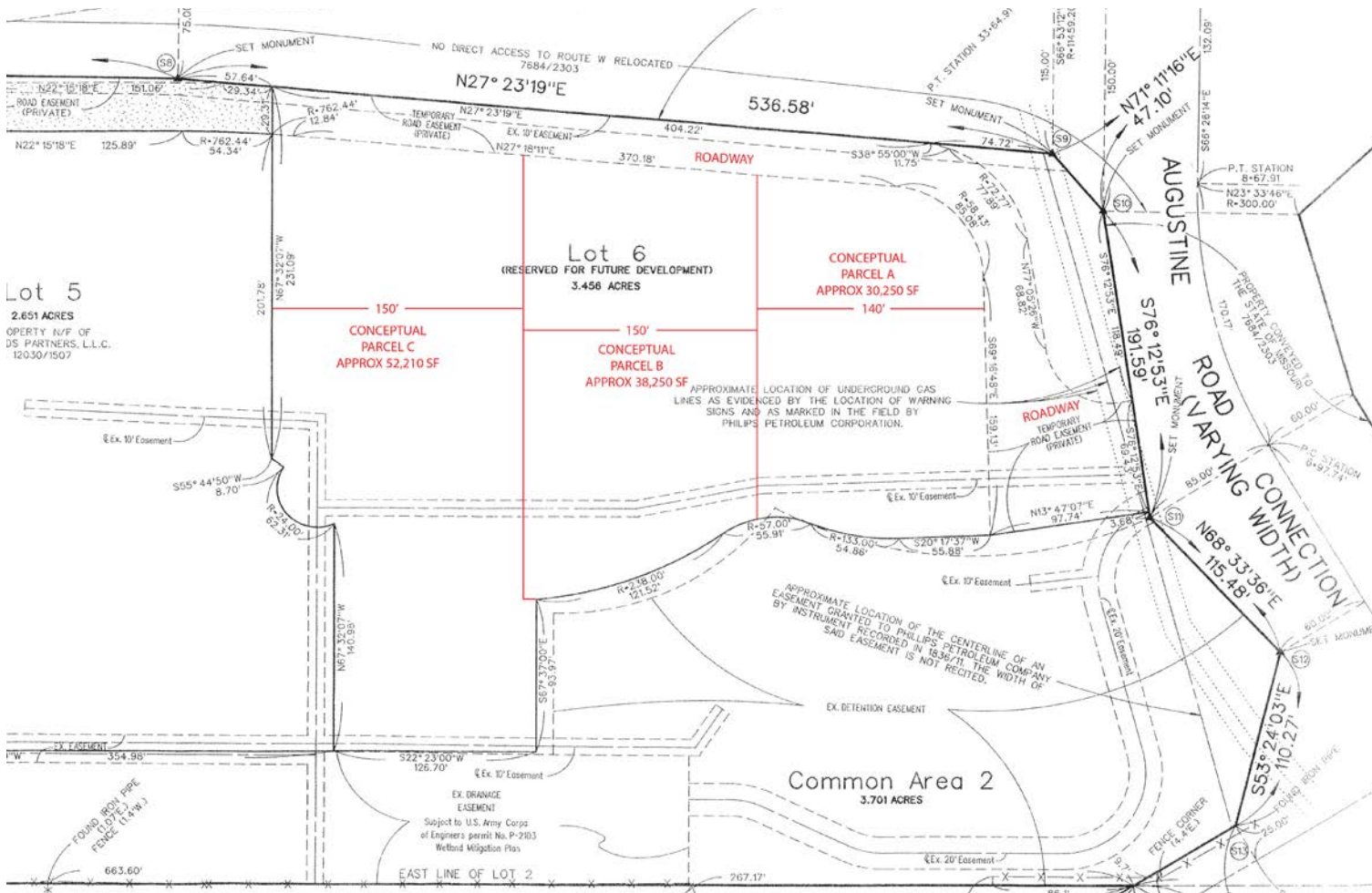
DEMO REPORT

8 LEGENDS PARKWAY

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

PLEASE CONTACT:

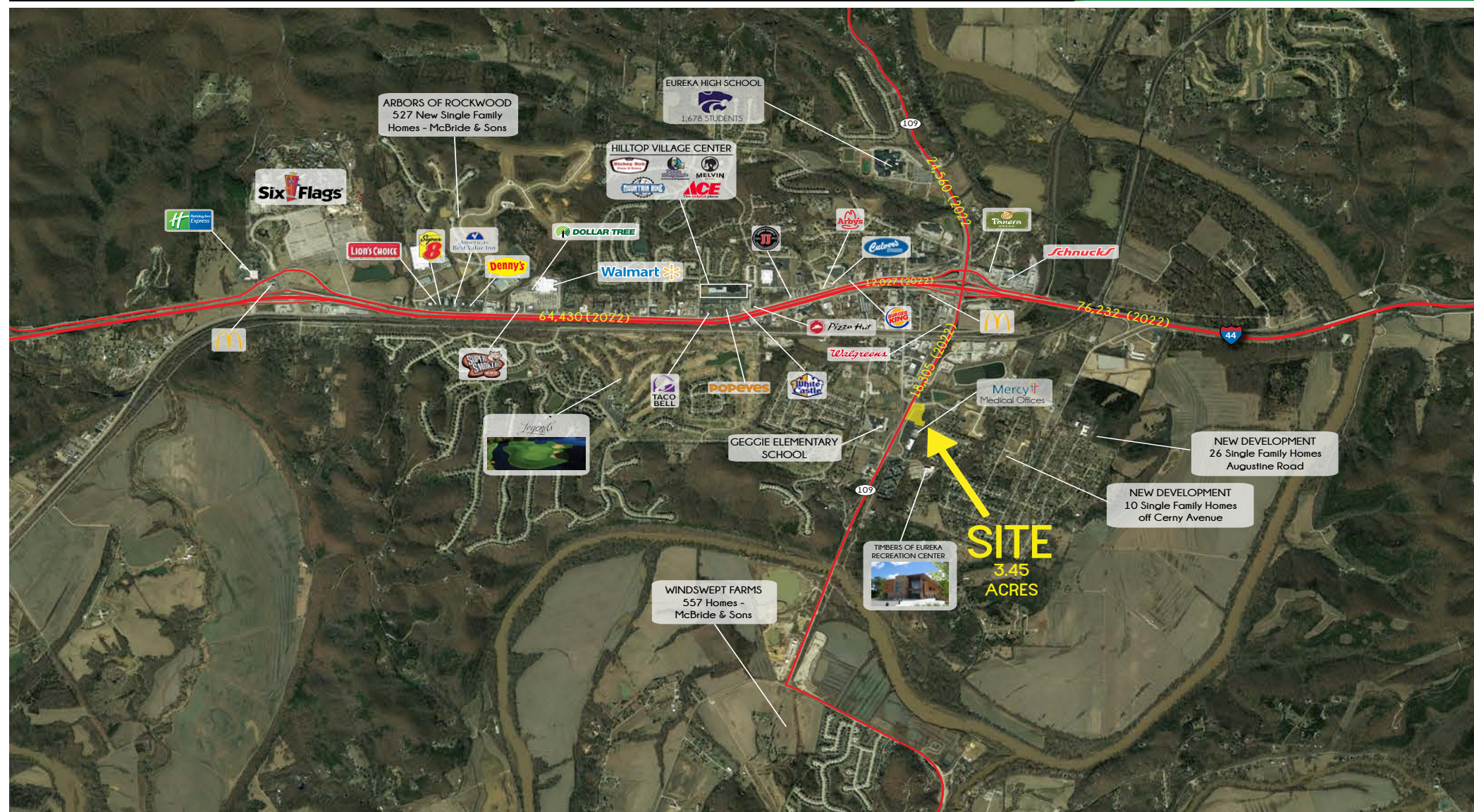
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