



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)  
JOHN@L3CORP.NET



### POPULATION ANALYSIS

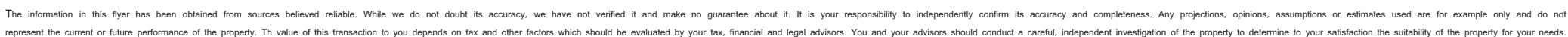
POPULATION		<u>3 MILE</u> 15,143	<u>5 MILES</u> 26,360	<u>10 MILES</u> 239,325
HOUSEHOLDS		<u>3 MILE</u> 5,276	<u>5 MILES</u> 9,093	<u>10 MILES</u> 89,695
AVG HH INCOME		<u>3 MILE</u> \$133,954	<u>5 MILES</u> \$131,200	<u>10 MILES</u> \$117,875

VIEW &  
DOWNLOAD:

DEMO REPORT

# SITE PLAN

JOHN@L3CORP.NET





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## ZOOM AERIAL

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## MARKET AERIAL

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