



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

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		14,466	25,359	236,588
HOUSEHOLDS		5,035	8,724	88,665
AVG HH INCOME		\$120,319	\$118,971	\$110,061

VIEW &  
DOWNLOAD:

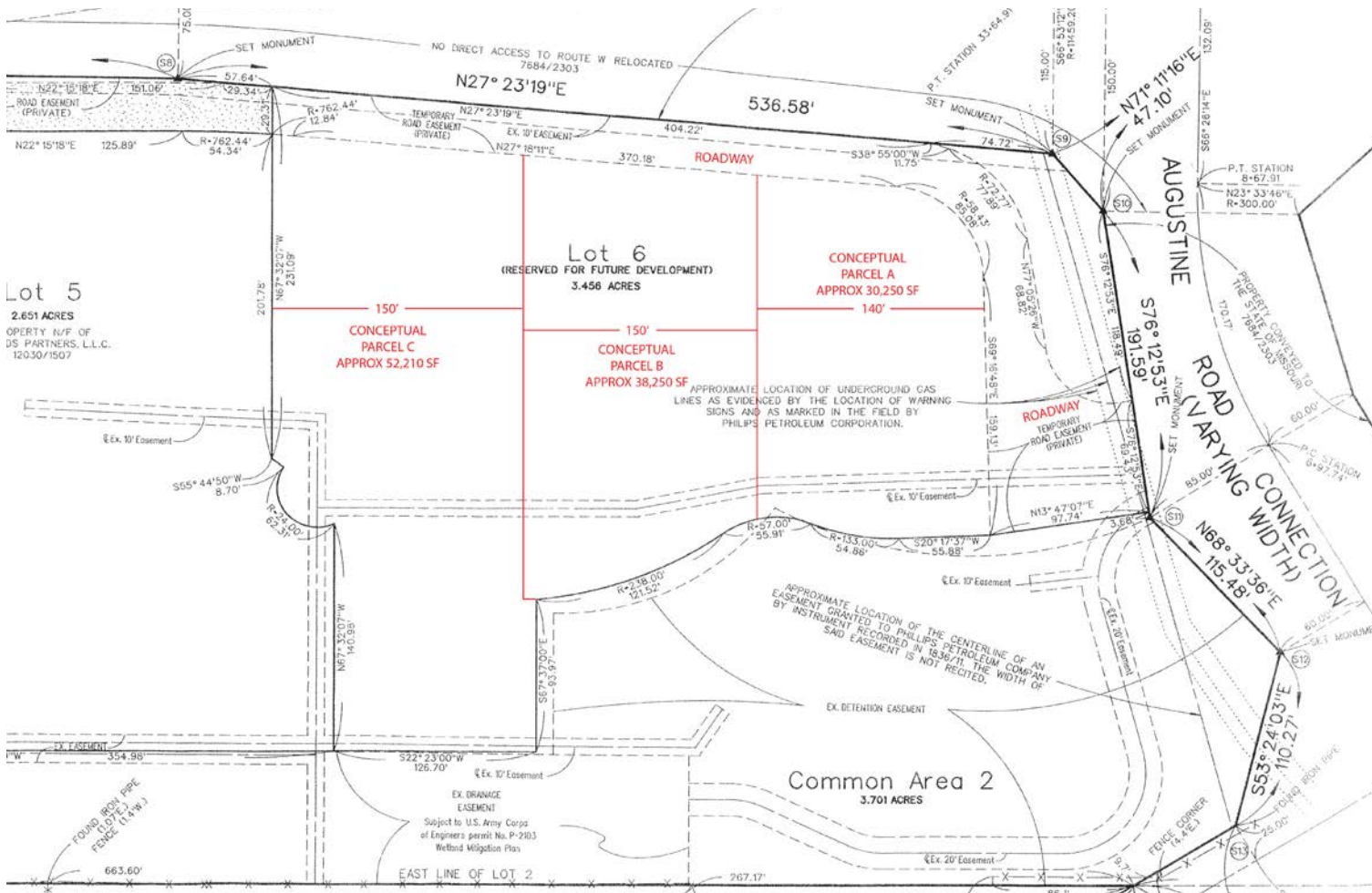
DEMO REPORT

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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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