

HILLTOP VILLAGE CENTER  
WICKY BUB  
MELVIN  
ACE

VICTORIAN GARDENS  
RETIREMENT COMMUNITY

ST. MARK'S LUTHERAN  
CHURCH & SCHOOL

DOLLAR TREE

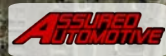
Walmart



Baron Collision Center  
& Automotive Repair



POPEYES



63,990 (2023)

14,458 (2023)

Fifth St.



SITE  
.82 ACRES

80 HILLTOP VILLAGE CENTER DR

EUREKA, MO 63025

.82 ACRES READY FOR DEVELOPMENT ADJACENT TO HILLTOP  
VILLAGE CENTER ON 5TH STREET IN EUREKA, MO



XTEAM  
RETAIL ADVISORS






# 80 HILLTOP VILLAGE CENTER DR

## 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>5 MILES</u> 28,481	<u>10 MILES</u> 228,534
HOUSEHOLDS		<u>5 MILES</u> 9,714	<u>10 MILES</u> 85,287
AVG HH INCOME		<u>5 MILES</u> \$138,326	<u>10 MILES</u> \$122,561

VIEW &  
DOWNLOAD:

DEMO REPORT

# 80 HILLTOP VILLAGE CENTER DR

## SITE PLAN

PLEASE CONTACT:

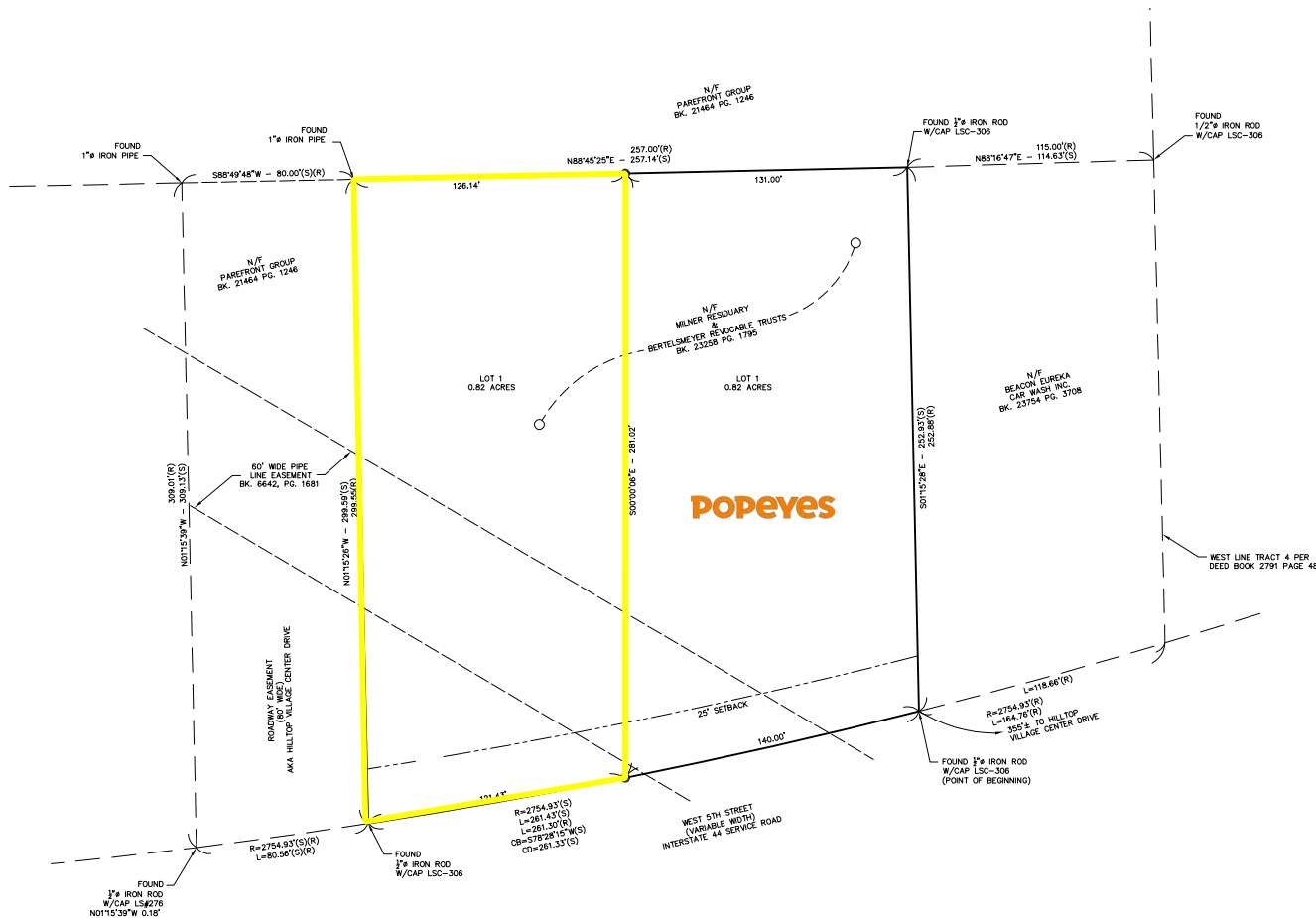
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- LAND READY FOR DEVELOPMENT ADJACENT TO HILLTOP VILLAGE CENTER
- 122' OF FRONTAGE ALONG 5<sup>TH</sup> STREET
- HIGH VISIBILITY FROM I-44 (63,990 VPD 2023)
- POPEYE'S WILL BUILD ON THE LOT TO THE EAST
- CAPTURES EXISTING & PLANNED HOMES NORTH OF I-44
- CALL BROKER FOR PRICE





# 80 HILLTOP VILLAGE CENTER DR

## MARKET AERIAL

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