



HILLTOP VILLAGE CENTER  
 Mickey D's  
 MELVIN  
 MOUNTAIN BIKES  
 ACE  
 The industrial place.

VICTORIAN GARDENS  
 RETIREMENT COMMUNITY

ST. MARK'S LUTHERAN  
 CHURCH & SCHOOL

DOLLAR TREE

Walmart

FIFTH STREET  
 MOTORS

Bowden Collision Center  
 & Automotive Repairs

MoDOT

TACO BELL

ALDI

Arbys

Culver's

BURGER KING

ASSURED  
 AUTOMOTIVE

66,319 (2025)

7,562 (2025)

Fifth St.

44

McDonald's

Pizza Hut

POPEYES

White Castle

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



# 80 HILLTOP VILLAGE CENTER DR

## PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

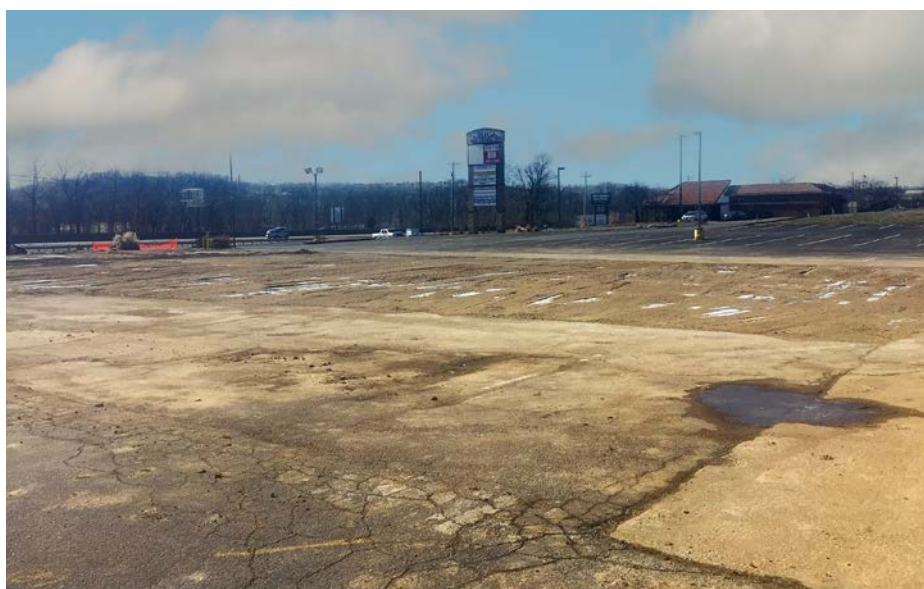
L<sup>3</sup> CORPORATION

JOHN NOTTER


314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JNOTTER@L3CORPORATION.COM



## 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

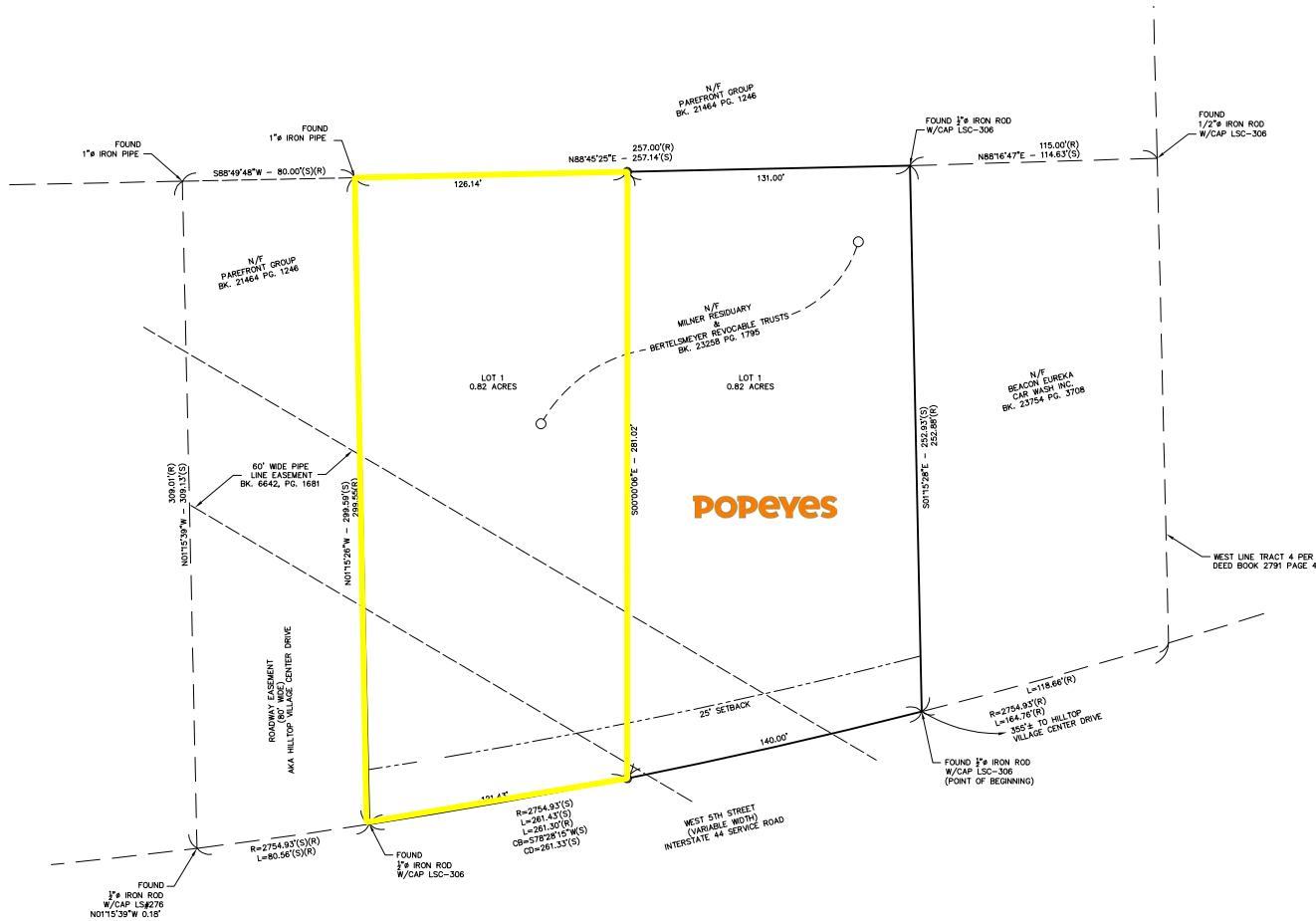
VIEW &  
DOWNLOAD:

**DEMO REPORT**

# 80 HILLTOP VILLAGE CENTER DR

## SITE PLAN

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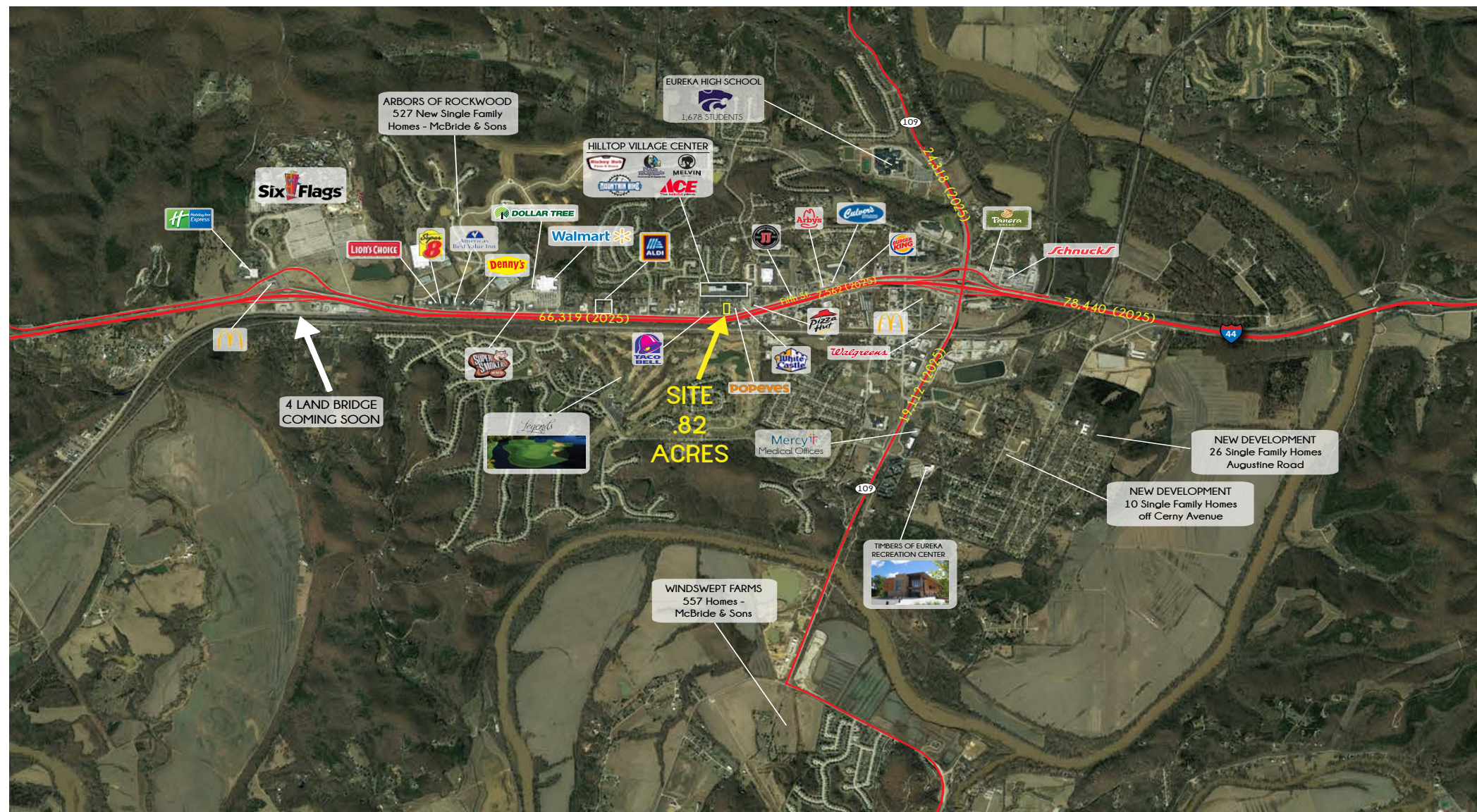
- LAND READY FOR DEVELOPMENT ADJACENT TO HILLTOP VILLAGE CENTER
- 122' OF FRONTAGE ALONG 5<sup>TH</sup> STREET
- HIGH VISIBILITY FROM I-44 (66,319 VPD 2025)
- POPEYE'S WILL BUILD ON THE LOT TO THE EAST
- CAPTURES EXISTING & PLANNED HOMES NORTH OF I-44
- CALL BROKER FOR PRICE



# 80 HILLTOP VILLAGE CENTER DR

## MARKET AERIAL

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