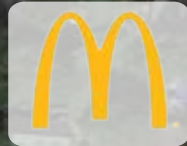


13

63,990 (2023)



29,577 SF



E. 4th St.

109



SITE

305 EAST AVENUE

EUREKA, MO 63025

GROUND LEASE OPPORTUNITY ON 29.577 SF OF LAND WITH
EXCELLENT SOUTH OUTER ROAD FRONTAGE IN EUREKA, MO

Walgreens



18,834 (2023)

N. Central Ave.

305 EAST AVENUE

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



POPULATION ANALYSIS

POPULATION



5 MILES

31,870

10 MILES

251,634

HOUSEHOLDS



5 MILES

10,958

10 MILES

94,375

AVG HH INCOME



5 MILES

\$137,015

10 MILES

\$122,703

VIEW &
DOWNLOAD:

DEMO REPORT

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

305 EAST AVENUE

SITE PLAN

PLEASE CONTACT:

L³ CORPORATION

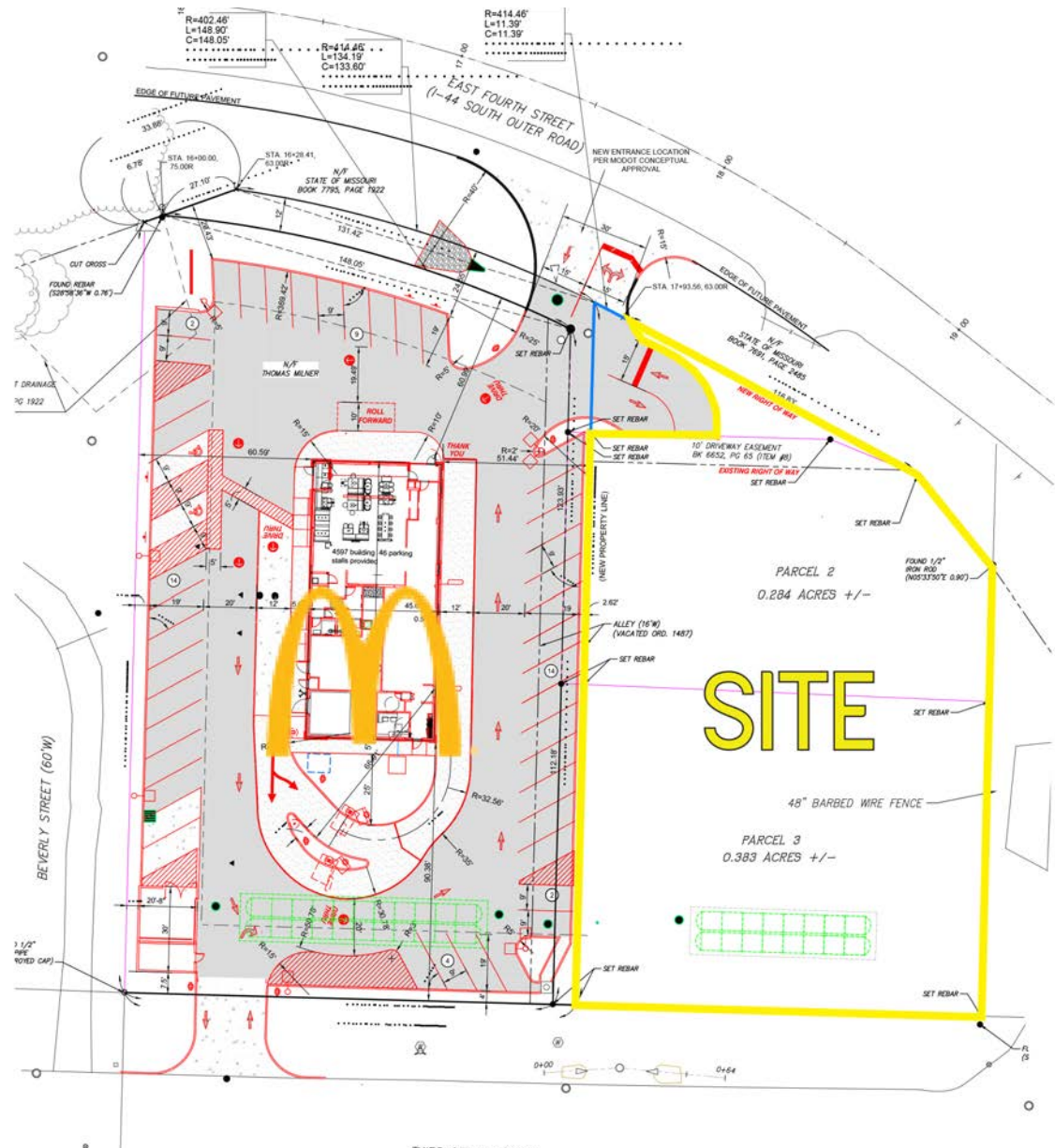
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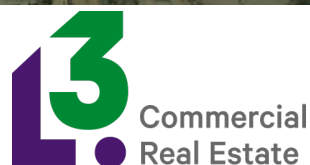
JOHN@L3CORP.NET

- 29,577 SF OF LAND
- EXCELLENT SOUTH OUTER ROAD FRONTAGE AND VISIBILITY
- EASILY ACCESSIBLE FROM I-44 & HIGHWAY 109
- 17,000 CUBIC YARDS OF FILL PROPERLY COMPACTED
- GROUND LEASE OPPORTUNITY: CALL FOR PRICING



MARKET AERIAL

JOHN@L3CORP.NET



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