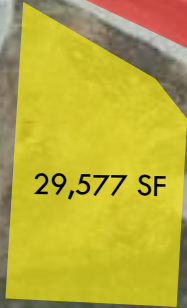




66,319 (2025)



29,577 SF



E. 4th St.

N. Central Ave.



SITE



19,112 (2025)

# 305 EAST AVENUE

EUREKA, MO 63025

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



# 305 EAST AVENUE

## 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



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**

# 305 EAST AVENUE

## SITE PLAN

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

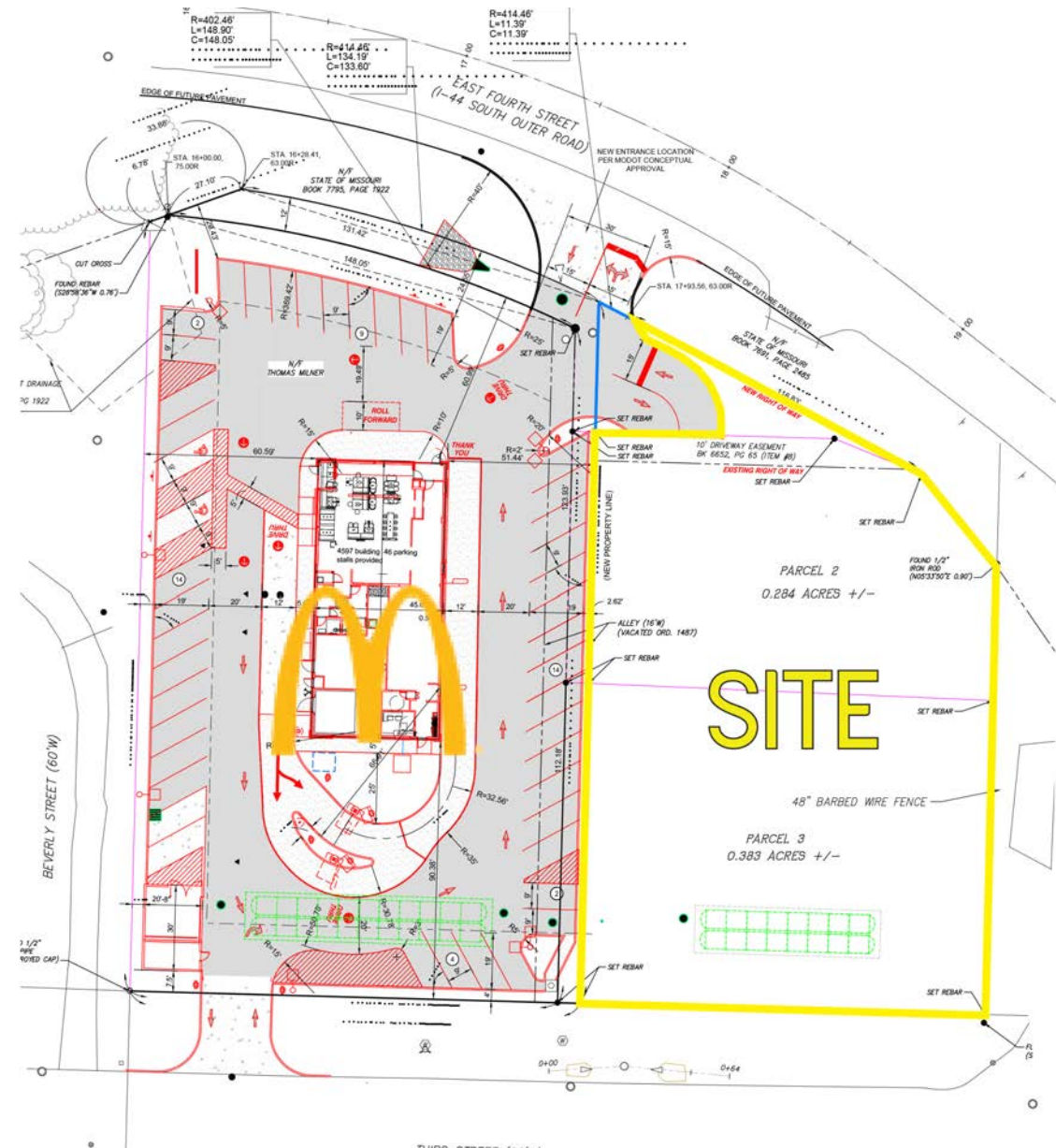
JOHN NOTTER

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314.650.3600 (MOBILE)

JNOTTER@L3CORPORATION.COM

- 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



# 305 EAST AVENUE

## MARKET AERIAL

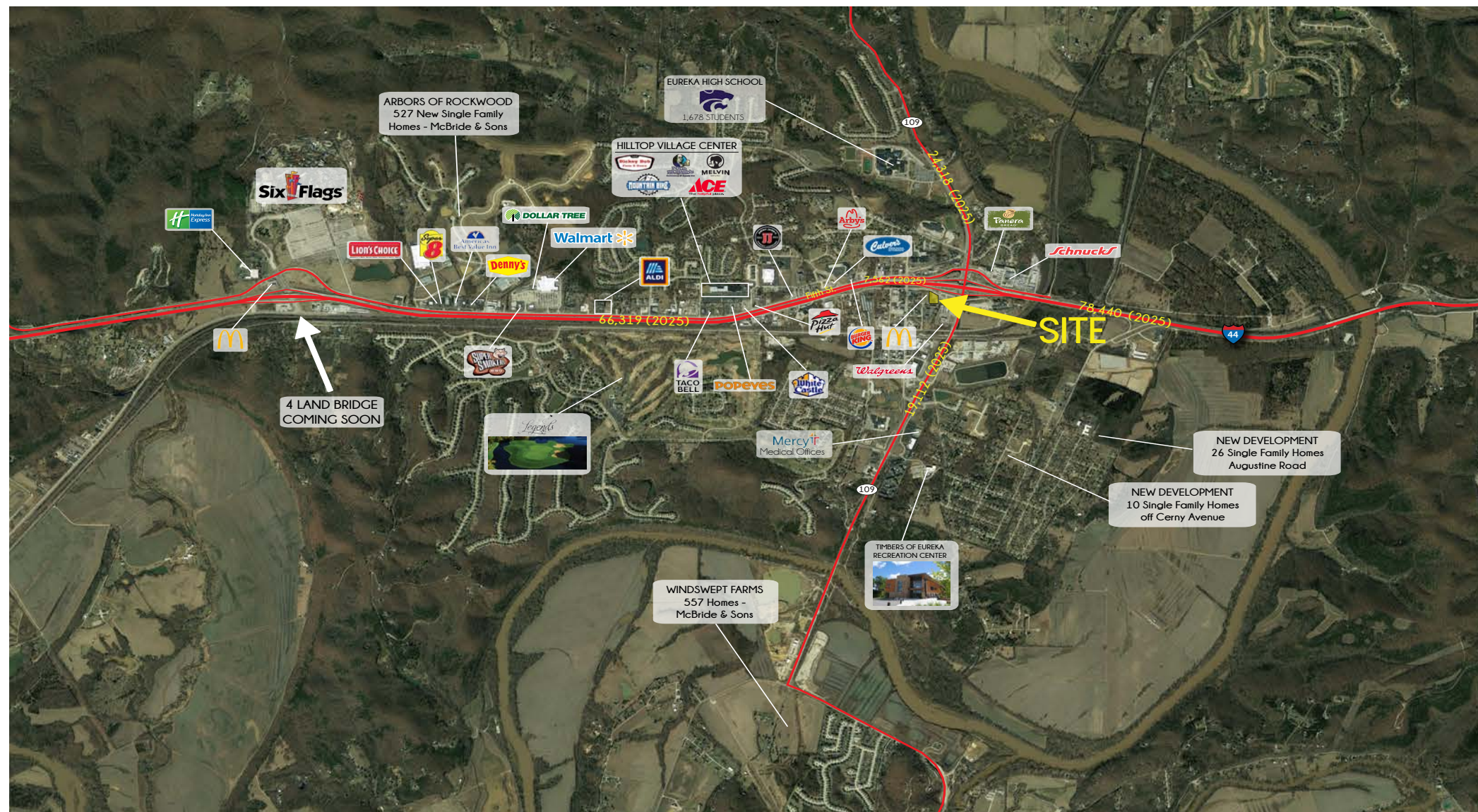
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