

1091 W. 5th Street Eureka, MO 63025

For Sale / Lease

4.04 AC / 1,818 SF

Property Features

- 1,818 SF (180 SF Office / 1,638 Garage)
- 4.04 acres – mostly level
- 2 garage doors
- Multiple uses considered
 - Automotive sales and related
 - Farm equipment
 - Self-storage
 - General retail/office/medical
- +/- 280' frontage

- Excellent I-44 visibility
- Signage opportunity
- Great access situated halfway between Hwy 109 and Allenton Rd.
- Six Flags is 1.25 miles nearby
- Strong growing demographics

Sale Price: \$1,995,000

Lease Rate: \$8,250 / month, NNN

For more information:

Dan Hayes

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Michelle Goodwin

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1091 W. 5th Street Nearby Retailers



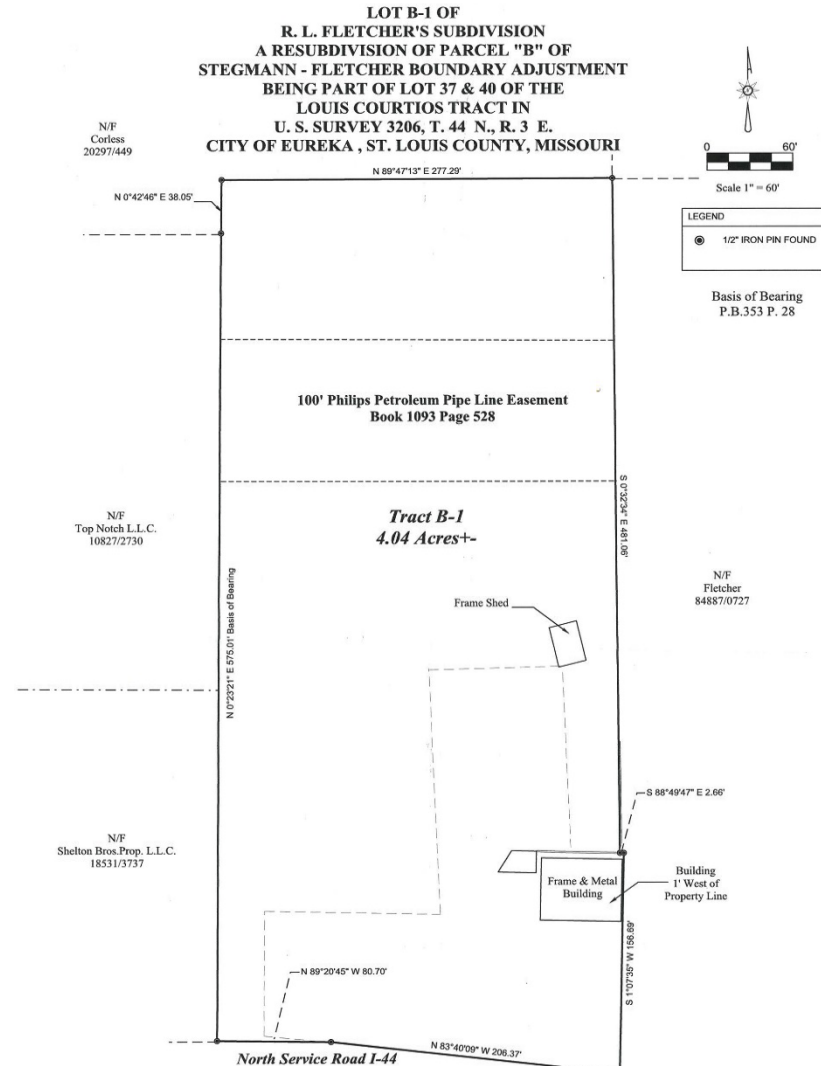
Demographics

U.S. Census	1 Mile	3 Miles	5 Miles
Population	6,218	14,216	25,459
Households	2,191	4,980	8,691
Avg HH Inc.	\$129,196	\$132,046	\$135,560

Traffic Counts

55,000 VPD on I-44
36,591 VPD on Rt. 109
32,500 VPD on W. 5th St.

Full Demographic Report



HASKIN'S SURVEYING L.L.C.
LAWRENCE E. WARREN P.L.S.
P.O. BOX 156 HOUSE SPRINGS, MO.
PHONE 636-677-1030

This is to certify that we have, at the request of Brent Milner, and Security Title Insurance Agency L.L.C. during the month of May 2015, executed a boundary survey on Lot B-1 of the Resubdivision of Parcel B of the Stegmann - Fletcher Boundary Adjustment Plat as recorded in Plat Book 353 Page 28 of the St. Louis County Land Records, and referred to in Title Commitment 7288sec, being part of Lots 37 and 40 of the Louis Courtios tract in U.S. Survey 3206, Township 44 North, Range 3 East, City of Eureka, St. Louis County, Missouri, as shown hereon, and that the result of said survey is, to the best of my knowledge and belief, correctly represented on the above plat, and executed in accordance with the Missouri Standards for Urban and Suburban Surveys adopted by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this May 29, 2015.

Lawrence E. Warren, P.L.S.

Eureka is conveniently located along interstate 44 in the southwestern corridor of St. Louis County. The north/south connection is Highway 109. Highway 109 to the north provides access to communities such as Wildwood, Chesterfield and Ellisville, and to the south, northern Jefferson County. A demographic analysis shows an average household income of over \$130,000 in a 3-mile radius. The property is also just 1.6 miles east of Six Flags St. Louis, a 503-acre combination amusement and water park.

Eureka's downtown has new construction, new restaurants, and more. New residential facilities are being made also, including lovely lofts in reclaimed warehouses. Several sports venues have also popped up, leading to the improvement of many of Eureka's critical inner neighborhoods.

Eureka is one of the friendliest, safest, and most affordable cities in Missouri, if not the U.S. Crime rates are very low, the weather is good most of the year, and houses are affordable. The education system here is one of the best in the country.



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