



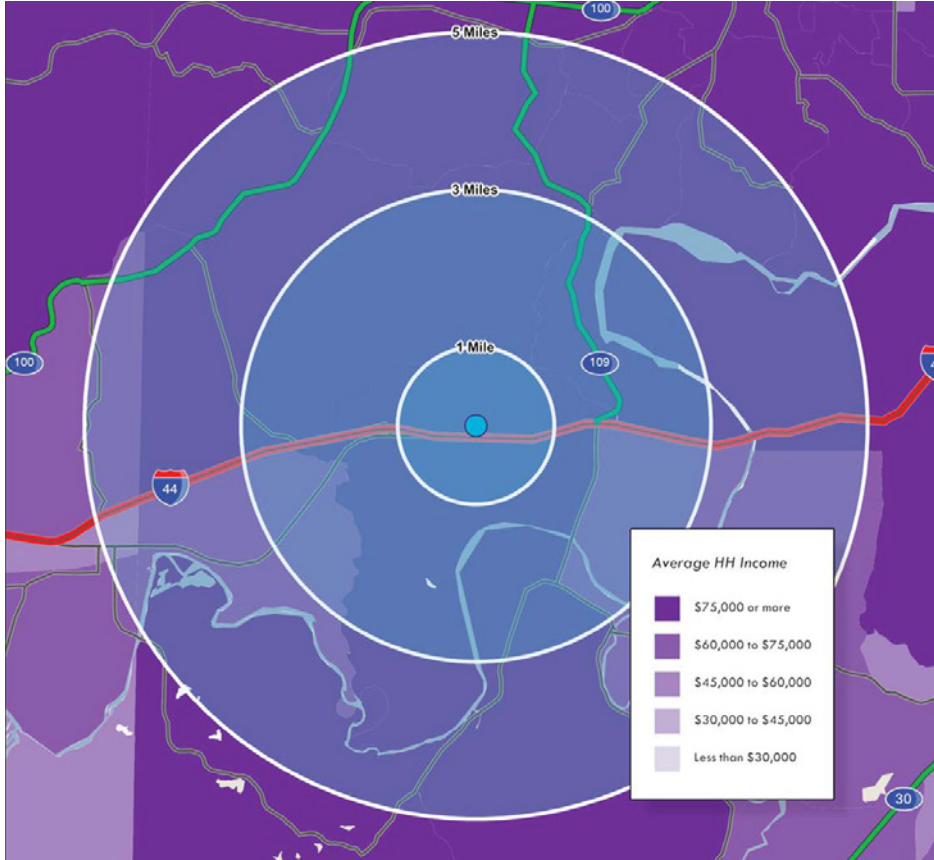
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COMMERCIAL REAL ESTATE



FORMER APPLEBEE'S

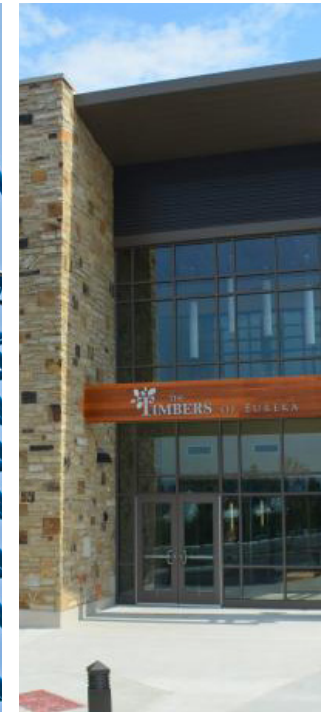
EUREKA TOWNE CENTER • 4,738 SF FORMER APPLEBEE'S BAR AND GRILL AVAILABLE FOR LEASE AT 289,826 SF CENTER IN EUREKA, MO.

MARKET OVERVIEW



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 average household income in Eureka of over \$107,000. The Property is also just 1.5 miles east of Six Flags St. Louis, a 503-acre combination amusement and water park.

Area Developments: McBride & Son is under construction on 292.5 acres behind Six Flags near Greensfelder Park and Camp Wyman in Eureka. The first lots are projected to be delivered Fall 2016. The subdivision, being dubbed the Arbors of Rockwood, is to include 415 single-family homes and 112 villas with prices ranging from \$200,000 to \$500,000. The plan also calls for a new elementary school to be built on 13.29 acres on the southwest corner of the new development.



POPULATION		<u>1 MILE</u> 3,966	<u>3 MILES</u> 15,123	<u>5 MILES</u> 24,495
HOUSEHOLDS		<u>1 MILE</u> 1,435	<u>3 MILES</u> 5,077	<u>5 MILES</u> 8,603
AVG HH INCOME		<u>1 MILE</u> \$114,511	<u>3 MILES</u> \$121,919	<u>5 MILES</u> \$124,288



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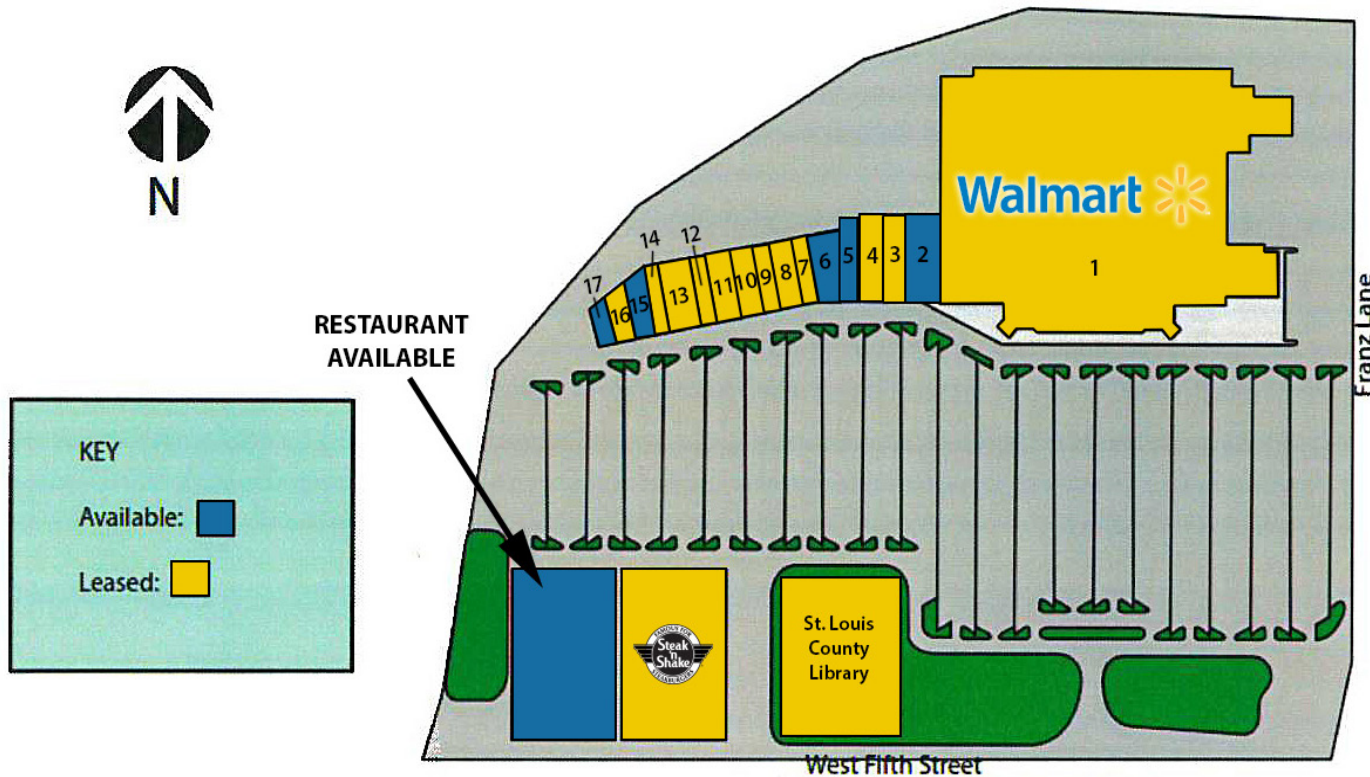
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CENTER SITE PLAN



Suite	Tenant	SF
1	Walmart	146,401
2	AVAILABLE	6,600
3	Eureka Music	3,000
4	Dollar Tree	8,000
5	AVAILABLE	2,200
6	AVAILABLE	4,833
7	Cricket	2,000
8	Great Clips	1,200
9	Imo's Pizza	1,600
10	GameStop	2,800
11	State Beauty Supply	2,800
12	Subway	1,600
13	Cato	4,000
14	China King	1,600
15	AVAILABLE	1,148
16	The Nail Idol	1,179
17	AVAILABLE	1,150

- FORMER APPLEBEE'S BAR AND GRILL AVAILABLE FOR LEASE
- 4,738 SF ON 0.81 ACRES
- EXCELLENT VISIBILITY TO INTERSTATE 44
- SHADOW ANCHORED BY WALMART SUPERCENTER
- \$75,000 GROUND LEASE



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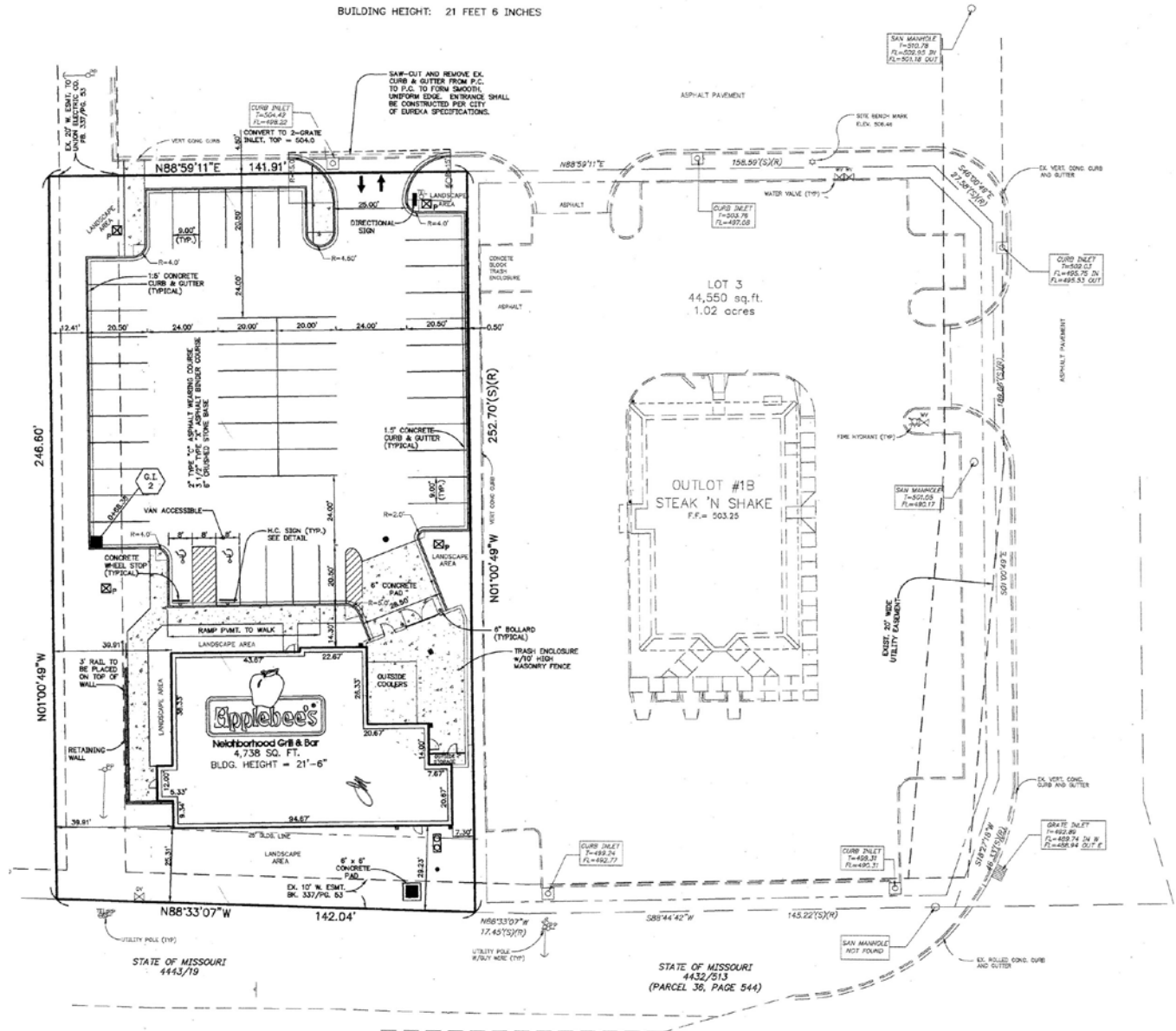
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S I T E P L A N

BUILDING HEIGHT: 21 FEET 6 INCHES



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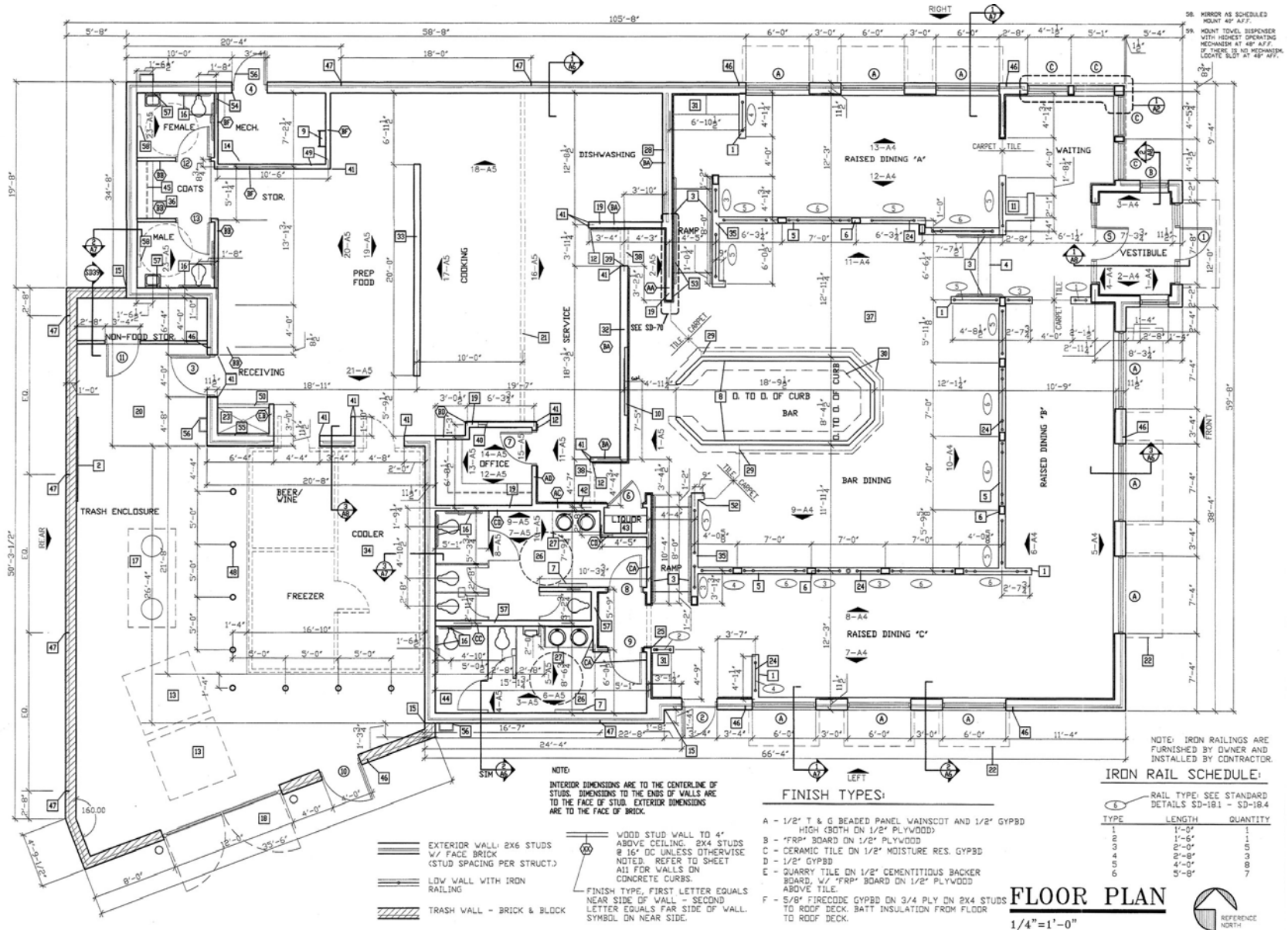
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FLOOR PLAN



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S I T E P H O T O S



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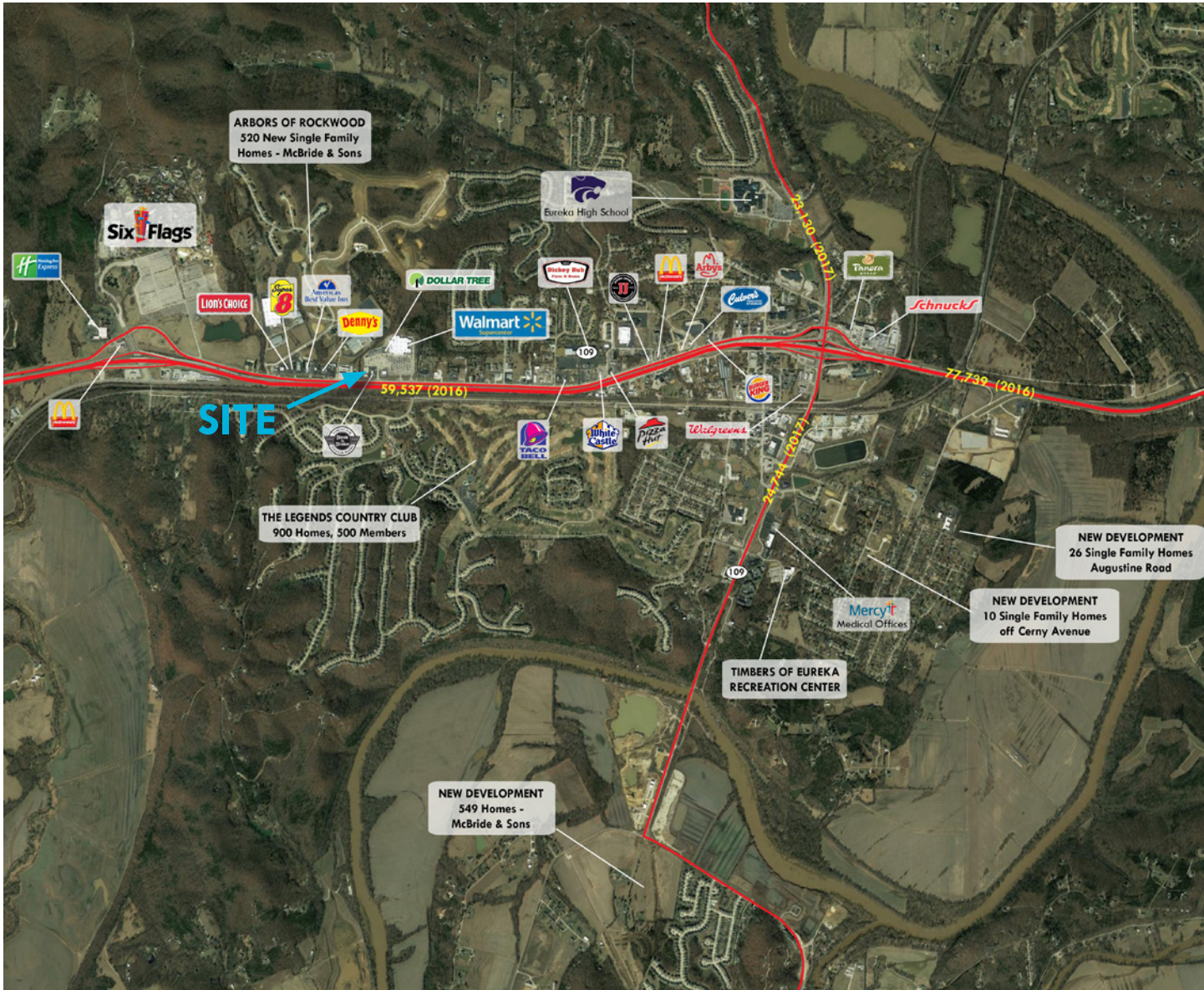
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A E R I A L



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