



LOCATION.
commercial real estate



419 MERAMEC BLVD

FORMER DAVITA DIALYSIS FOR SUBLEASE

EUREKA, MO

419 MERAMEC BLVD (FORMER DAVITA DIALYSIS)

NEIGHBORHOOD VIBE

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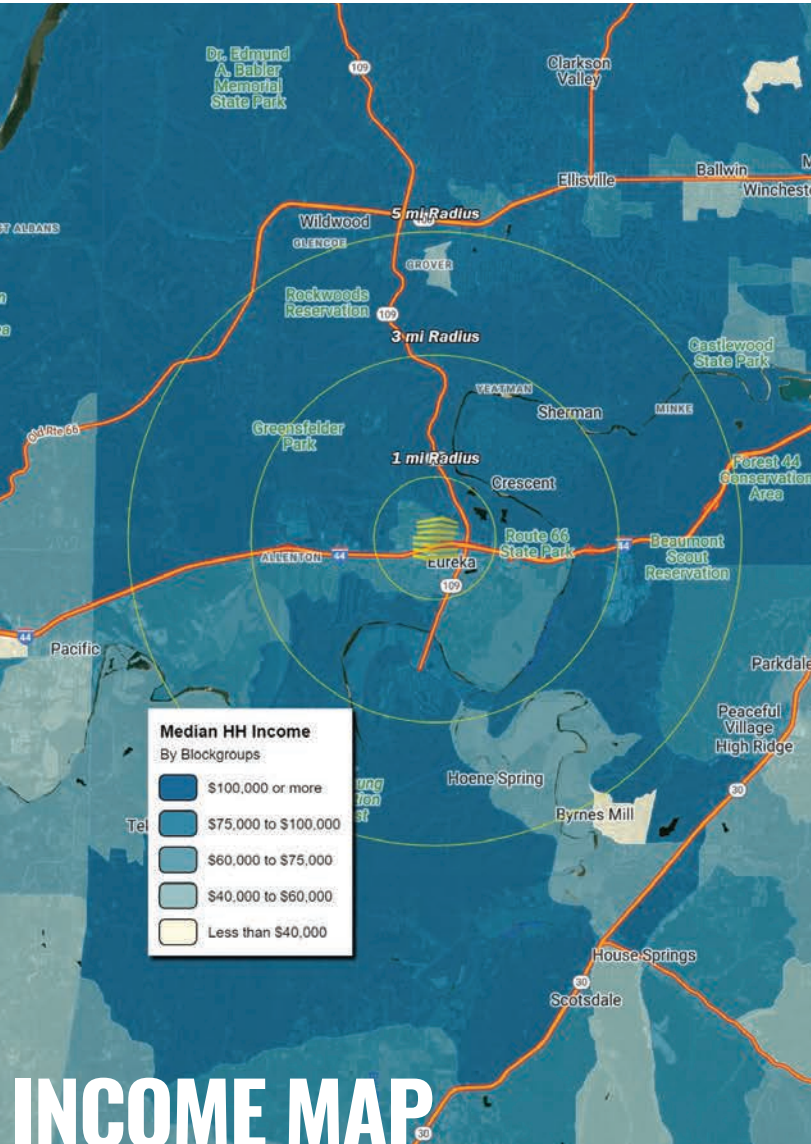
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TRADE AREA OVERVIEW

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 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.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	4,749	4,718	29,301
HOUSEHOLDS	1,619	5,056	10,294
EMPLOYEES	4,369	6,618	9,896
MED HH INCOME	\$153,811	\$174,165	\$180,296

AREA RETAIL | RESTAURANTS

Walmart

AXES
PHYSICAL THERAPY

Walgreens

SUBWAY

petsense
by Tractor Supply

Great Clips
IT'S GONNA BE GREAT

T-Mobile

Schnucks

IMO'S
PIZZA

DOLLAR
TREE

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PHOTOS + DETAILS

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- **5,353 SF SUBLEASE OPPORTUNITY OF FORMER DAVITA DIALYSIS IN EUREKA, MO**
- **MEDICAL OFFICE BUILDOUT**
- **AMPLE PARKING**
- **PYLON SIGNAGE AVAILABLE**
- **NEARBY MAJOR RETAIL INCLUDES WALMART (1.3M ANNUAL VISITS), DICKY BUB (123.7K ANNUAL VISITS), AND SCHNUCKS (778K ANNUAL VISITS)**

* VISITOR DATA PROVIDED BY PLACER.AI

- **SIX FLAGS ST. LOUIS ALSO LOCATED NEARBY ATTRACTING A TOTAL OF 744.3K ANNUAL VISITS**

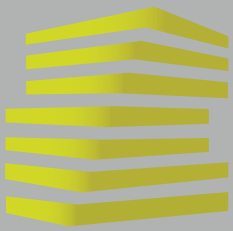
* VISITOR DATA PROVIDED BY PLACER.AI

- **EUREKA IS THE 5TH WEALTHIEST AND ONE OF THE FASTEST GROWING ZIP CODES IN THE ST. LOUIS REGION.**

* ZIP CODE DATA PROVIDED BY ST. LOUIS BUSINESS JOURNAL

- **CALL BROKER FOR PRICING**





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MARKET AERIAL

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