

FOR SALE

Turnkey Restaurant

Former Denny's

1717 W. Fifth Street | Eureka, MO 63025



Paul Nagel

Vice President

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GUNDAKER
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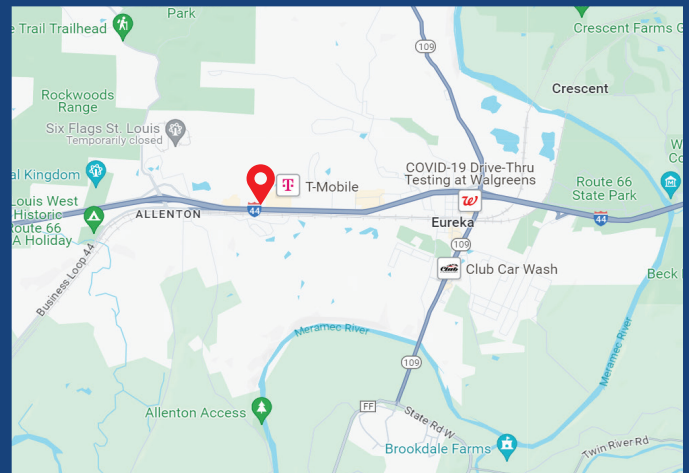


PROPERTY HIGHLIGHTS

- 5,250+/- SF Freestanding restaurant building
- 1.49 Acre lot
- Built in 1994, reconstructed in 2016
- Roof is 6 years old
- High visibility location, visible from I-44
- Retail trade area of 79,000 people
- 11 wealthiest zip code in the St. Louis Region
- ADT I-44 +60,000
- Approx. 200 seats inside
- 1/4 mile east of Six Flags Amusement Park

Interior includes:

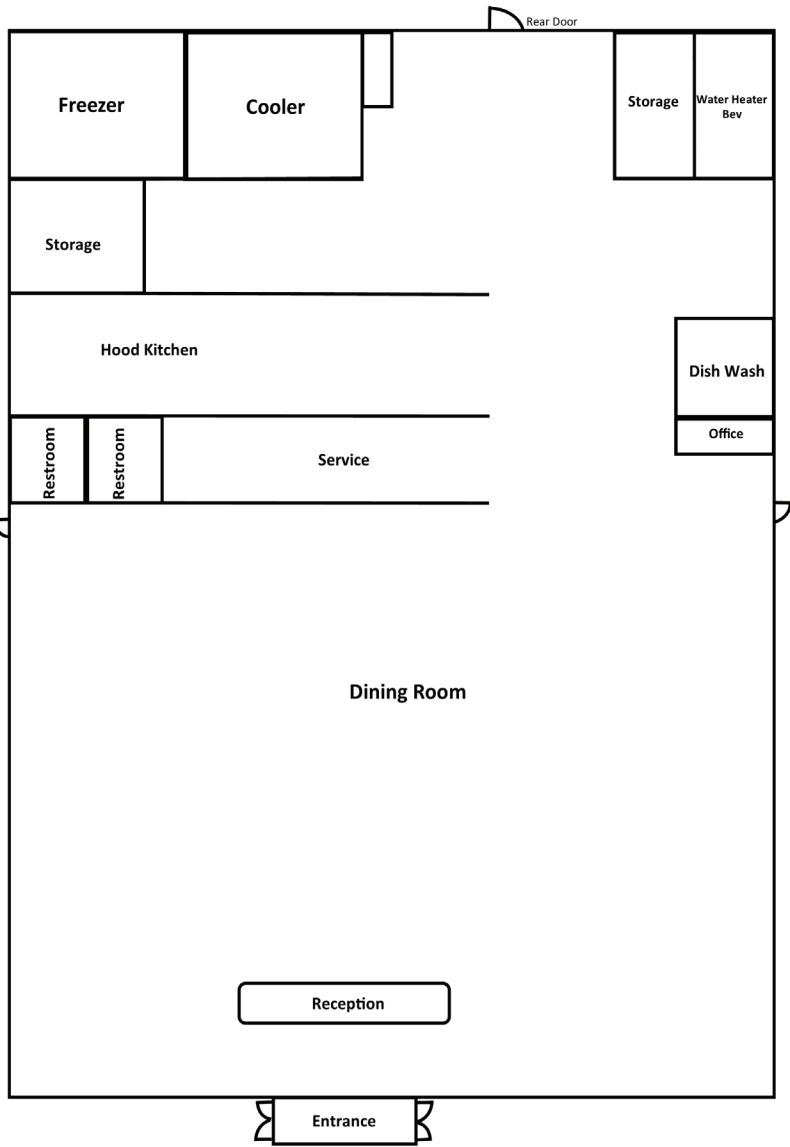
Dining Room
 Reception Area
 Service Statio
 Foyer
 Men's and Women's Restrooms (ADA Compliant)
 Office
 Storage Room



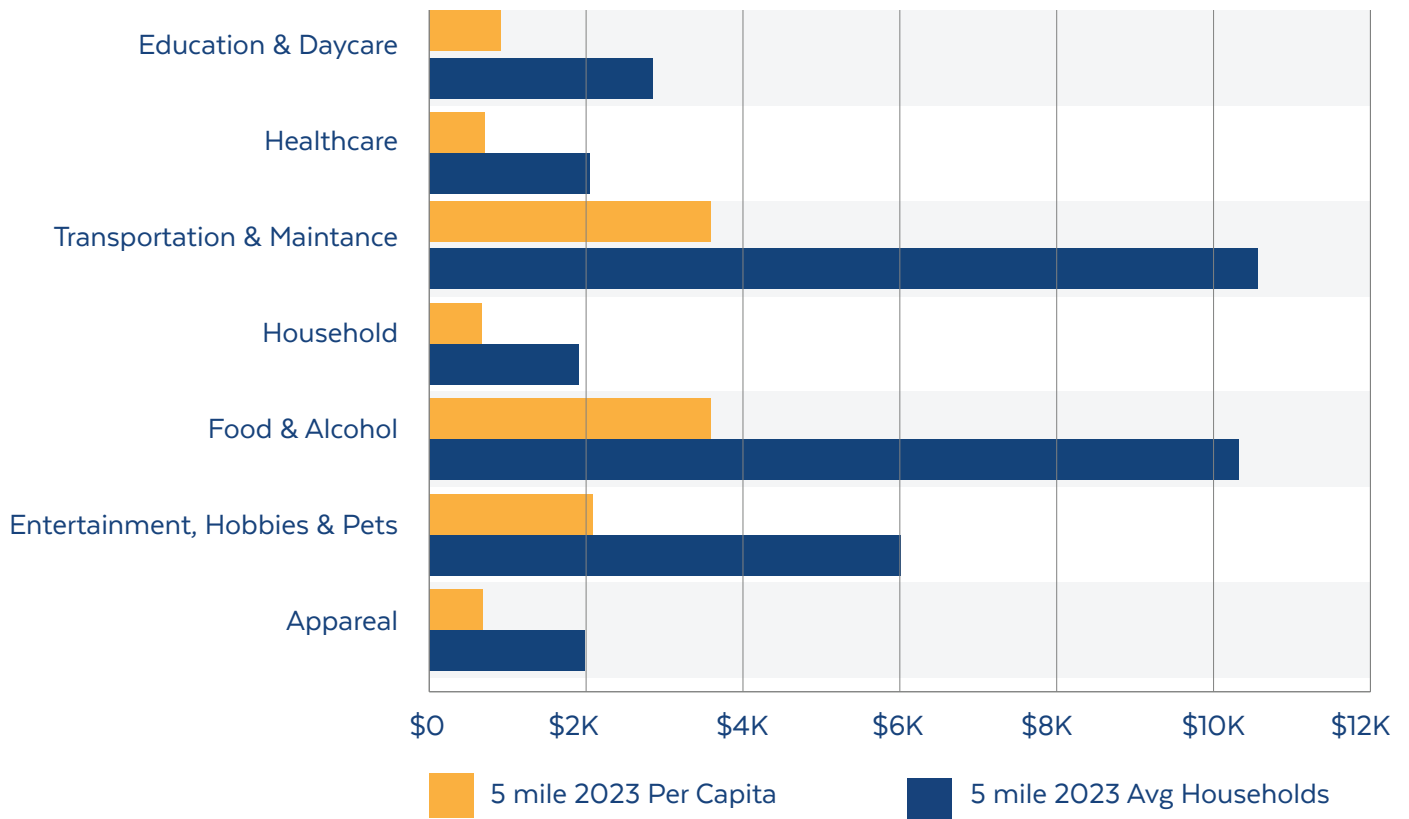
Kitchen Features:

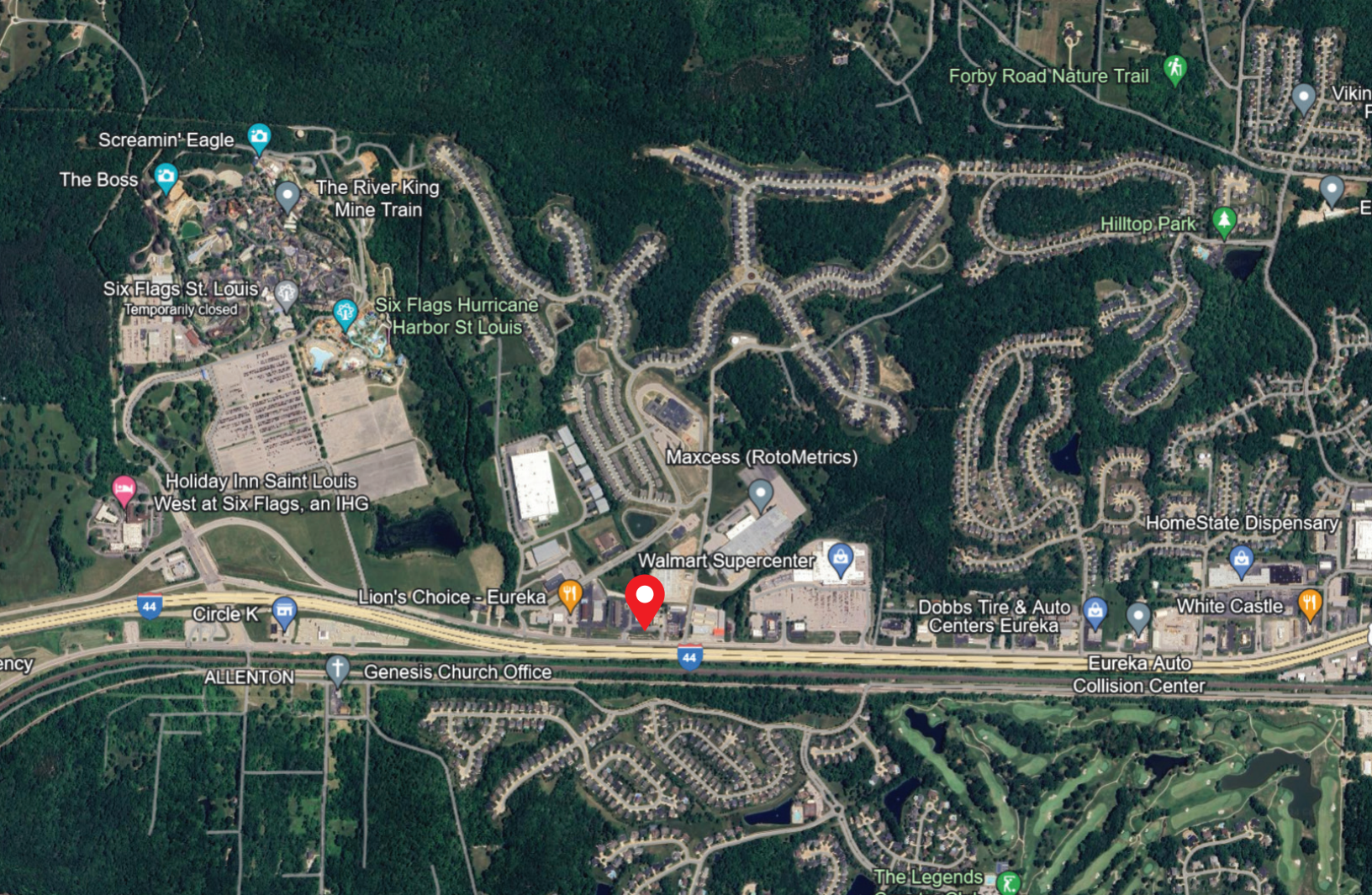
Food Preparation Station
 Drink Station
 Dish Washing Area with Sinks
 Stove Area with Overhead Hoods (Stoves Removed)
 Janitor Sink
 Freezer
 Cooler
 Hot water heater and Water Softener

REDUCED SALE PRICE: ~~\$998,500~~ \$795,000



POPULATION	5 Mile	10 Mile
2023 Population	26,034	185,371
2028 Population Projection	26,634	186,786
Annual Growth 2010-2023	0.9%	0.2%
Annual Growth 2023-2028	0.5%	0.2%
Median Age	42	42.2
Average Household Income	\$125,568	\$120,493





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