

FOR SALE

1.49 Acres of Commercial Land

East Ave & 3rd St, Eureka MO 63025

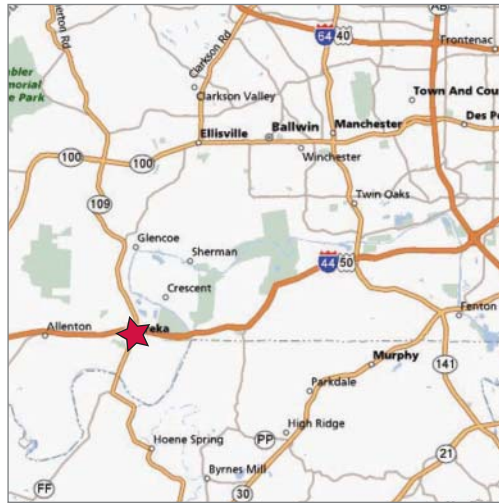


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	3,490	11,562	4,375
Households	1,225	3,907	8,045
Avg HH Inc.	\$99,928	102,390	104,827

Traffic Counts

- 62,720 ADT on I-44
- 17,61 ADT on Hwy 109



Property Highlights

- 1.49 acres commercial land
- Great visibility to I-44
- Utilities to site
- Easy access to Hwy 109 & I-44
- Area tenants include: Schnucks, Walgreens, QuikTrip, Panera, Save-A-Lot and AT&T

New Sale Price

~~\$1,000,000~~ \$600,000



Commercial Real Estate Services, Worldwide.

Contact

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.