

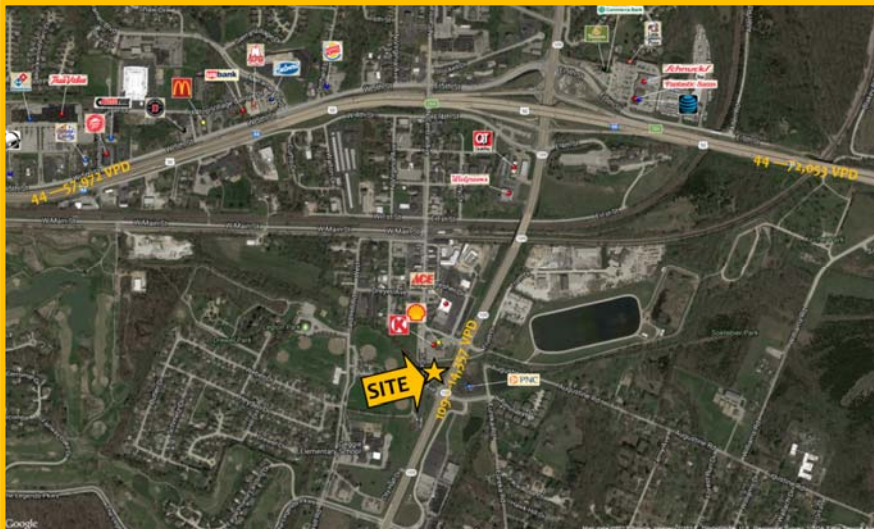


GREWE
BROKERAGE &
DEVELOPMENT, LLC

[350 S CENTRAL AVE]

EUREKA, MO

1,752 SF | 0.70 acres



Contact Information:
Kyle Lenzen
 314.600.2351
 klenzen@gjgrewe.com

350 S Central Avenue

Located off of Highway 109 with easy access to I-44 in Eureka, Missouri this former 1,752 sf office building/0.70 acre tract is available for Lease. Ownership plans to redevelop the building and add a drive thru to accommodate a restaurant user.

Eureka is located about 35 miles west of Saint Louis. Area attractions located in the nearby area include the 224 acre Six Flags Saint Louis theme and water park. Additionally, 1,105 new homes are being developed within the immediate trade area.

• NEIGHBORING TENANTS INCLUDE:



SOUTH ELEVATION



EAST ELEVATION

350 S Central Ave Eureka, MO

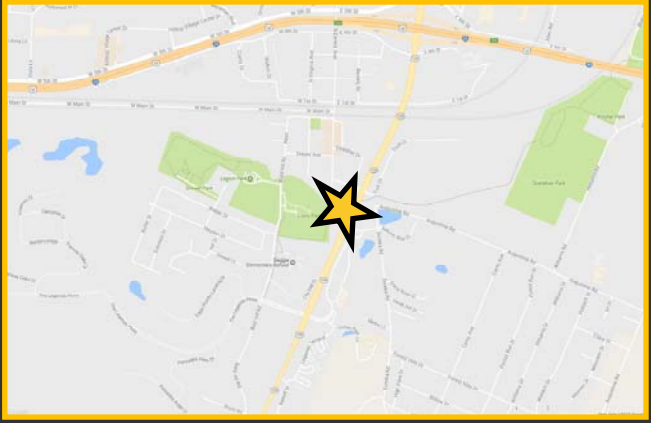
[DEMOGRAPHICS]

3-Mile Radius | 5-Mile Radius | 10-Mile Radius

| | | | |
|-----------------------|----------|-----------|----------|
| Med. Household Income | \$98,840 | \$100,639 | \$91,984 |
| Total Population | 13,848 | 24,968 | 236,222 |
| Daytime Employment | 6,084 | 8,095 | 77,035 |

[AVERAGE DAILY TRAFFIC]

| | |
|---------------|--------|
| Highway 109 | 14,357 |
| Interstate 44 | 72,053 |



GOOD NEWS FOR PEOPLE ON THE GROW.

G.J. Grewe Brokerage & Development LLC 9109 Watson Rd., 4th Floor, St. Louis, MO 63126

www.gjgrewe.com

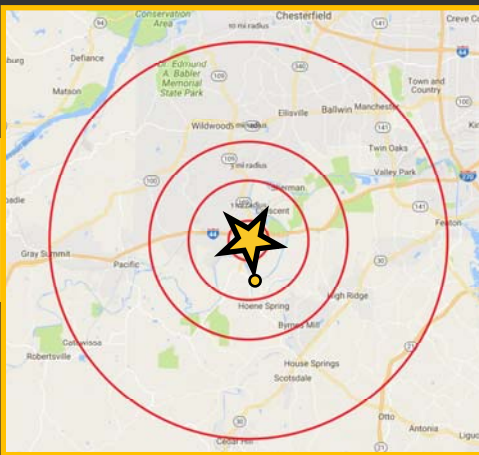


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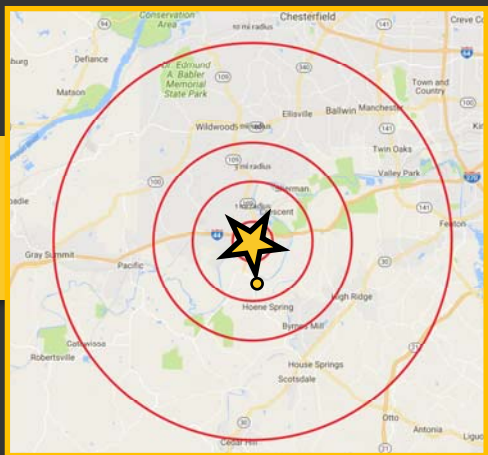
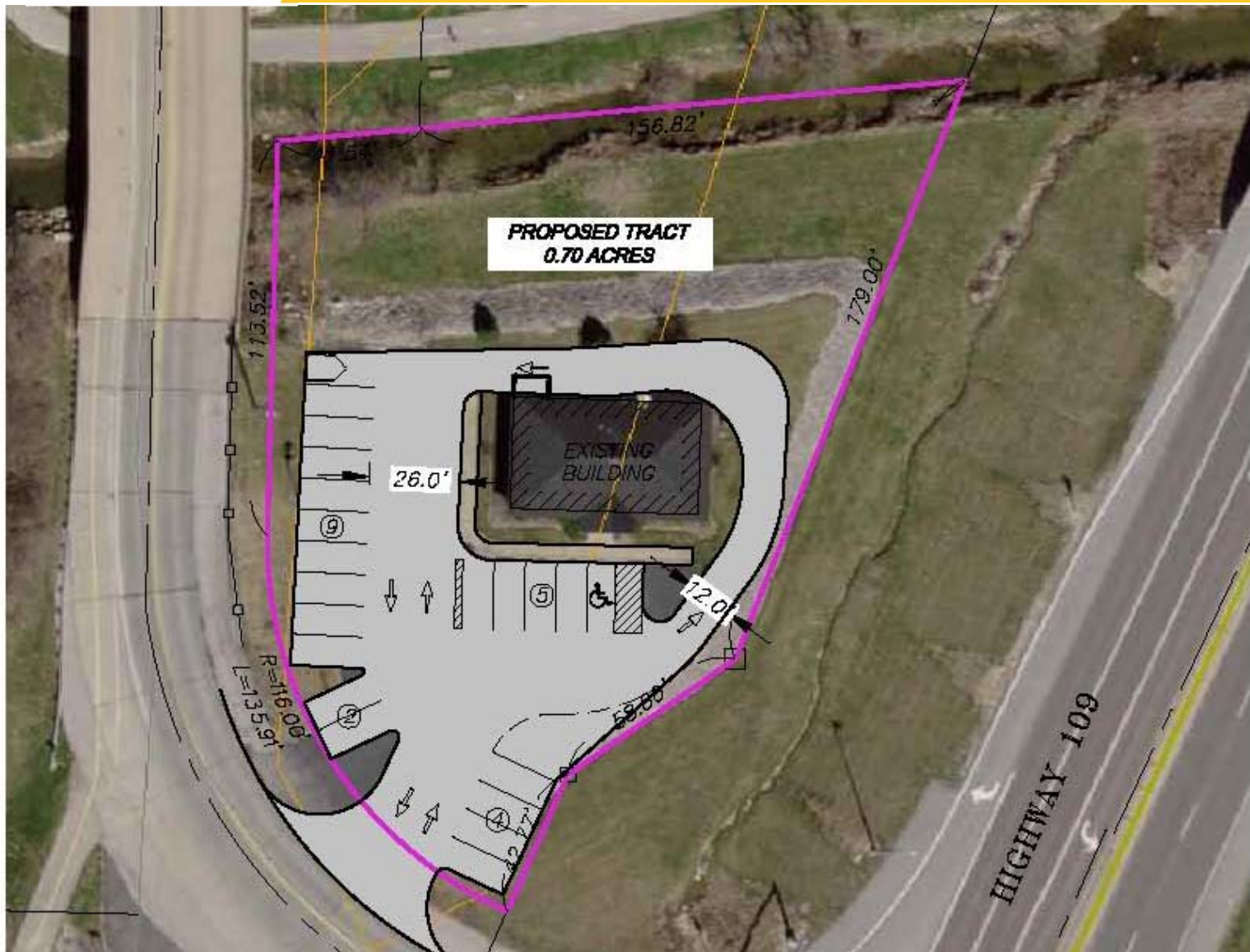
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