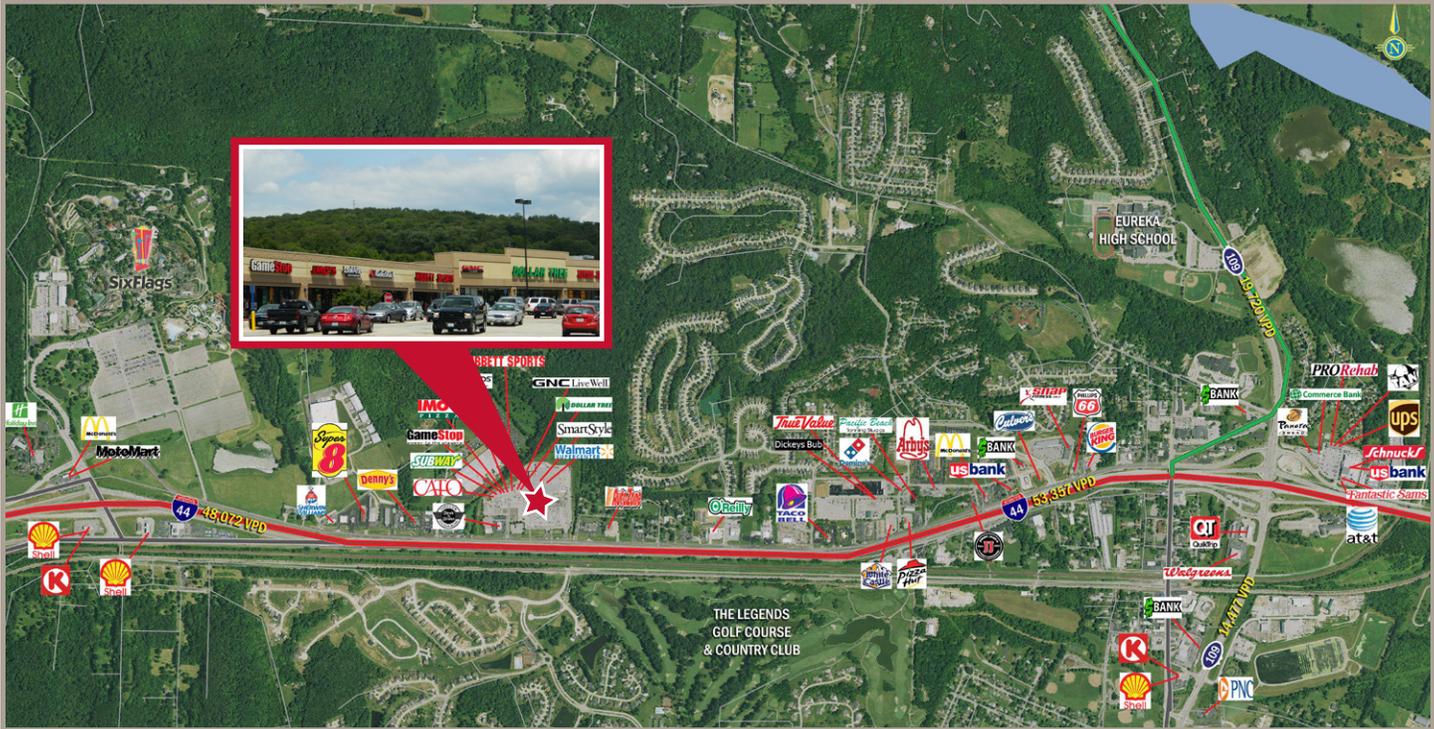


EUREKA TOWNE CENTER

131 Eureka Towne Center Drive
 Eureka, Missouri 63025

FOR LEASE:

Patrick Willett, pwillett@paceproperties.com
 Connor Kaiser, ckaiser@paceproperties.com
 Evan Barnett, ebarnett@paceproperties.com



Eureka Towne Center offers:

- Great visibility from Interstate 44
- Walmart anchored center
- Ample parking
- Close proximity to Six Flags

Traffic Counts:

Interstate 44: 48,072 VPD

Space Available:

1,148 - 9,600 Square Feet

Area Retailers Include:

Schnucks, Panera, AT&T, Walgreens, Walmart, Ace Hardware, Six Flags, Clarkson Eyecare

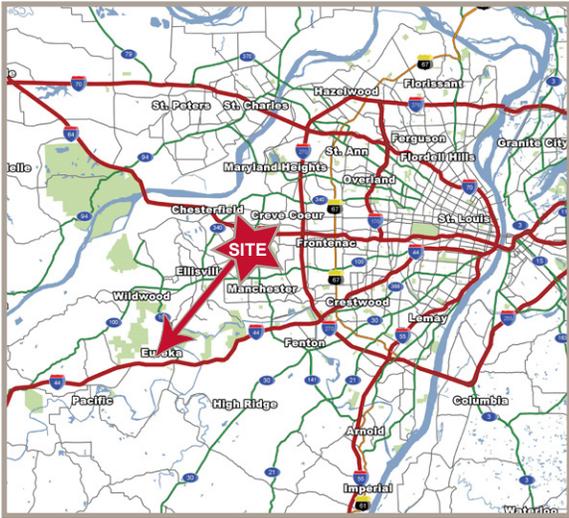
Lease Rate:

\$13.00 - \$16.00/SF

2012 Triple Nets:

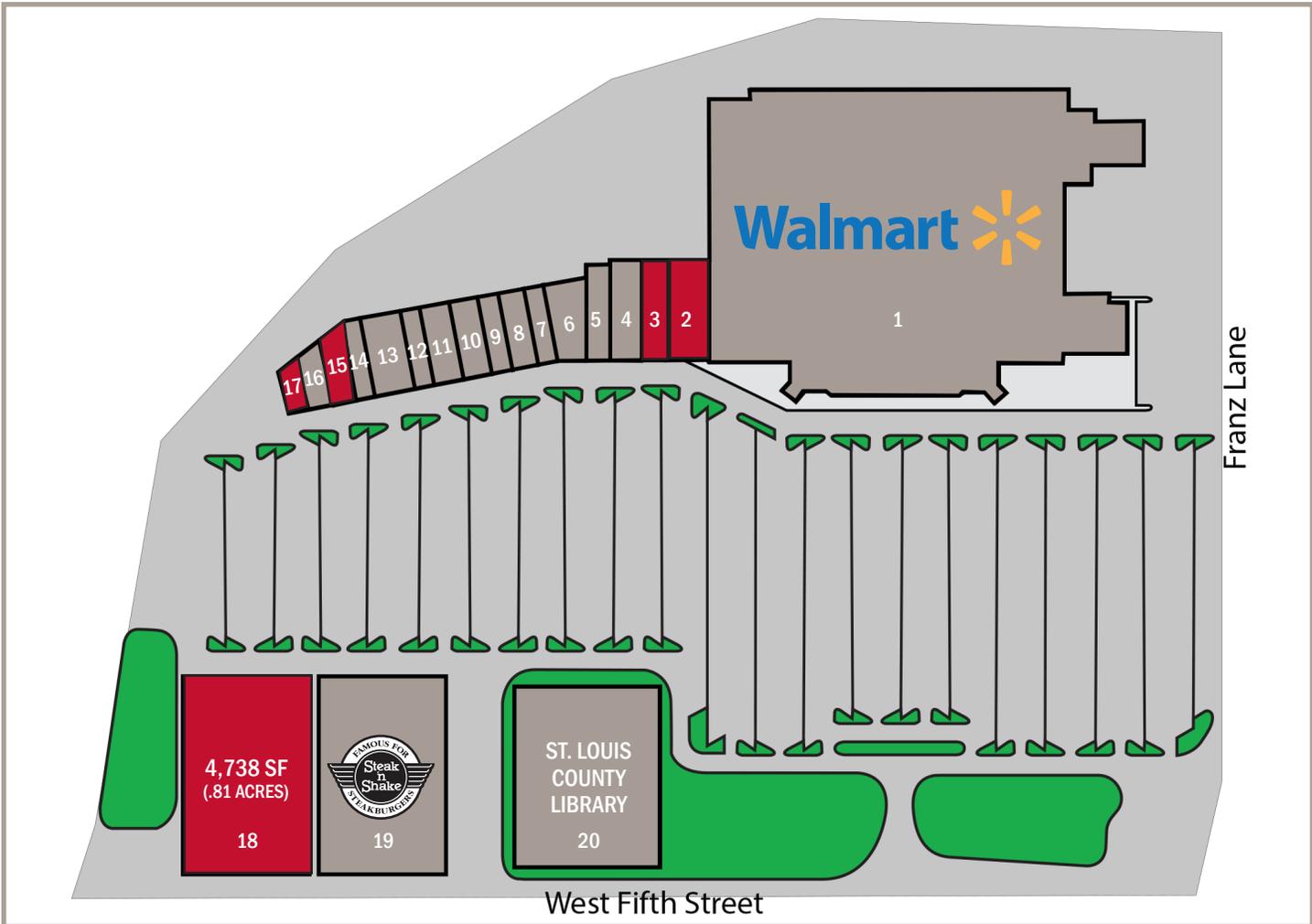
\$6.31 NNN

2012 Demographics	3-Mile	5-Mile	10-Mile
Population	11,376	26,109	192,920
Average Income	\$112,792	\$121,456	\$106,145
Employees	5,074	9,001	48,927



The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

SITE PLAN



Number	Name	SF	Number	Name	SF
1	Walmart	146,401	11	State Beauty Supply	2,800
2	Available	6,600	12	Subway	1,600
3	Available	3,000	13	Cato	4,000
4	Dollar Tree	8,000	14	China King	1,600
5	GNC	2,200	15	Available	1,148
6	Hibbett Sports	4,833	16	The Nail Idol	1,179
7	Cricket Wireless	2,000	17	Available	1,150
8	Great Clips	1,200	18	Available	4,738
9	Imo's Pizza	1,600	19	Steak 'n Shake	
10	GameStop	2,800	20	St. Louis County Library	