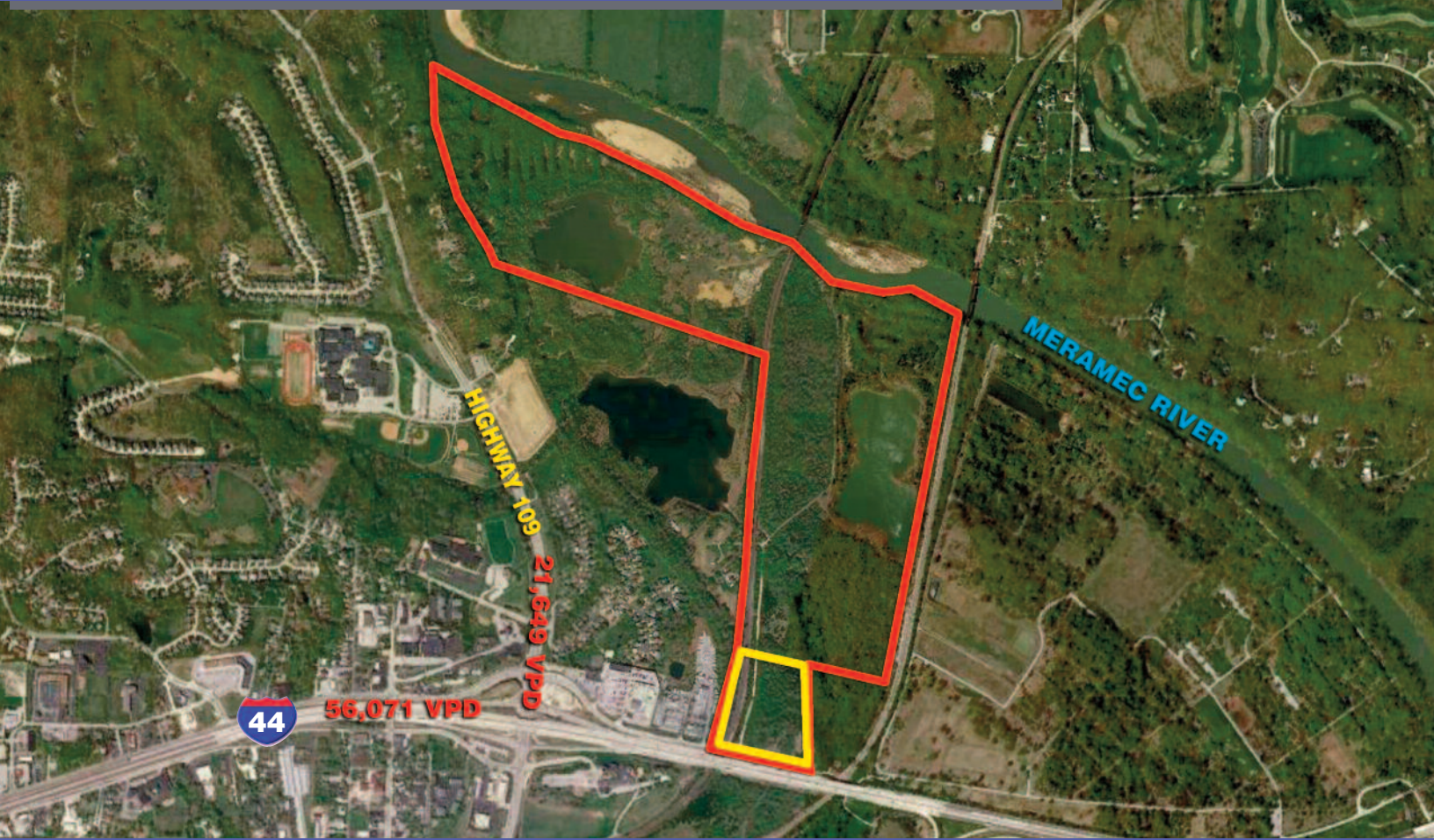


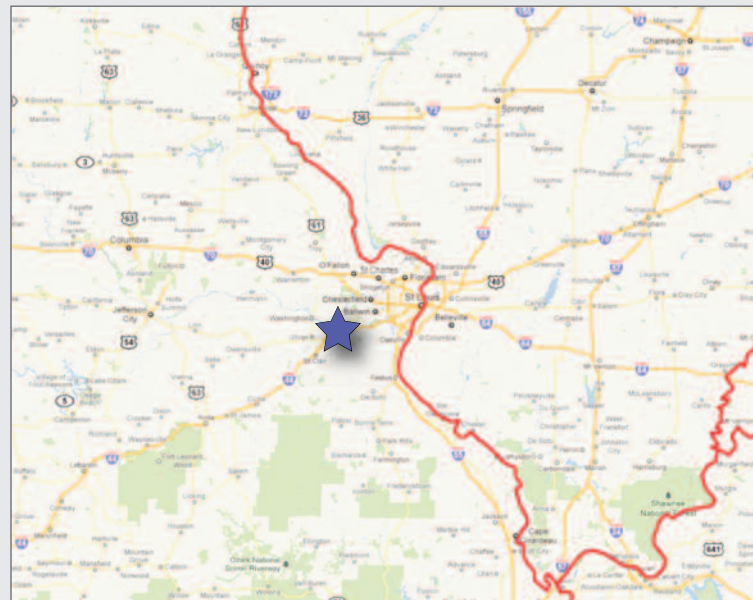
For Sale or Lease - Land in Eureka, MO



I-44 and Highway 109 • Eureka, MO 63025

PROPERTY FEATURES:

- Approximately 230 acres; will parcel in a sale
- Located in Eureka at I-44 and Highway 109
- Approximately 20 acres of frontage visible from I-44
- **Lease Rate:**
\$0.30 PSF 20 acres frontage
\$0.05 PSF 210 acres rear
- **Sale Price: Asking \$7,252,000**



VINCE BAJARDI, CCIM
vbajardi@sansonegroup.com
JAKE CORRIGAN
jcorrigan@sansonegroup.com

120 S. Central, Suite 500
Saint Louis, MO 63105
p: 314.727.6664
f: 314.727.6101



Additional Information

Demographics

	5 Miles	10 Miles	15 Miles
Population	30,695	241,424	510,845
Median Age	36.1	37.3	40.1
Average Household Income	\$104,170	\$99,078	\$101,900
Daytime Employees	9,364	97,552	305,286
Total # of Businesses	902	7,335	20,935

Average Daily Traffic Count: 56,071

