



GUNDAKER
COMMERCIAL GROUP

FOR SALE

1467 West 5th Street
Eureka, Missouri 63025



Property Overview

Property Type	Office/Retail/Special Use
Building SF	9,919
Parcel Size	2.226+/- Acres
Sale Price	\$2,950,000

To learn more, please contact:

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Features

- Highly visible from I-44
- Easy access to I-44 via Route 109 or Allenton Six Flags Road
- Great landscaping
- Eye appealing exterior
- High quality interior finishes
- Built in 2004
- Situated in heavy retail and service area
- Approximately 1/2 mile from Six Flags Over Mid America

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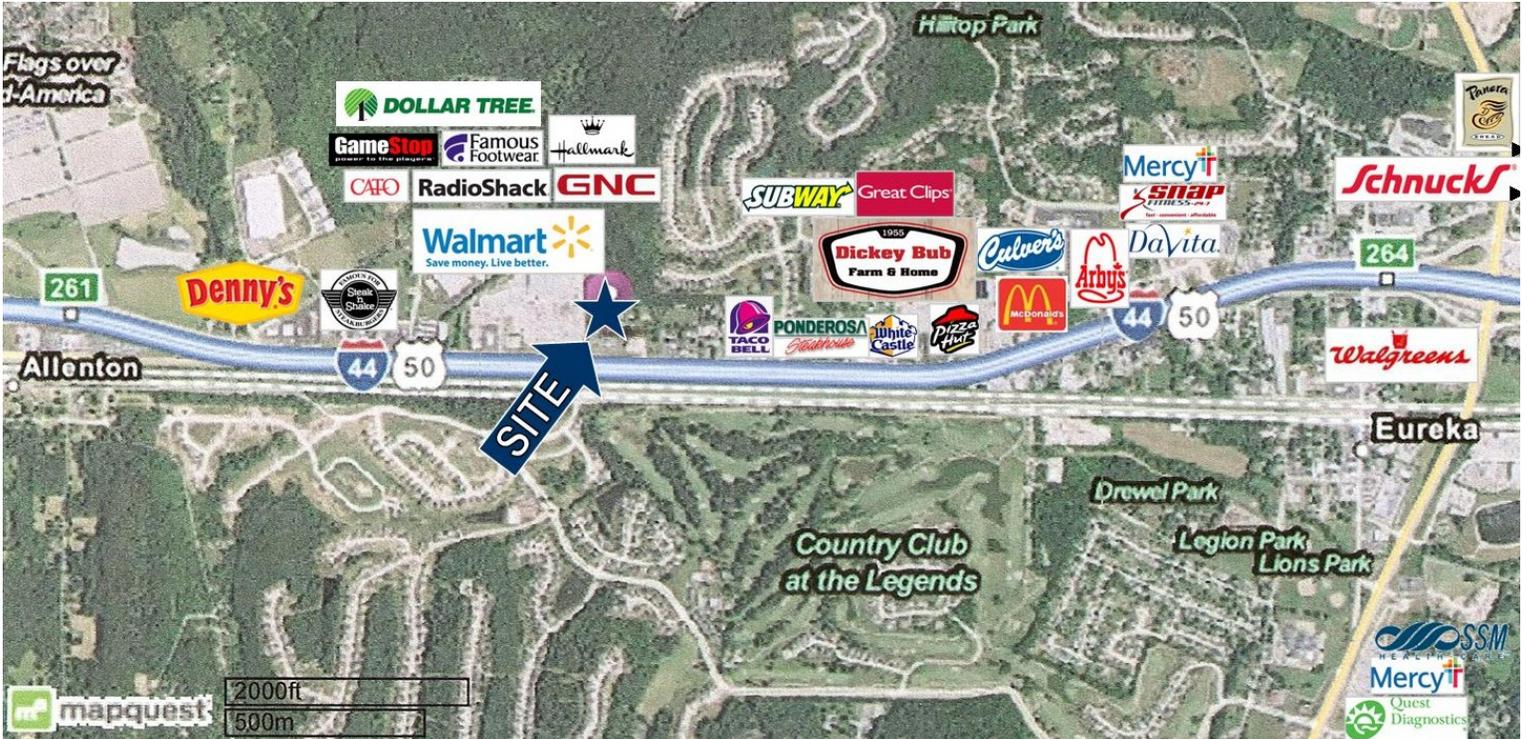
- Interior property features 14 glass front offices off impressive lobby area, 1 office includes adjacent workroom.
- Breakroom/kitchen with portable dividing wall to conference room, 7 additional offices, large open area, 4 restrooms, several utility and storage rooms, vaults and lots of built-in cabinetry.
- The exterior of the property features 40 parking spaces and 3 handicap parking spaces, plus 3 drive-thru service lanes.



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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	5,050	14,429	25,017
Average Household Income	\$112,996	\$110,468	\$108,169

Population by Employment: Over 230 businesses and 8,000 employees within a 5-mile radius.

Traffic Counts: On I-44 just West of 109 - 56,071

Ideal Uses: Corporate Offices, Financial Services, Medical or Dental Offices, Retail, Restaurant, Professional Services, Church and more.

There is a strong residential base surrounding the property with approximately 7,700 households with an average household income of \$108,000 within a 5-mile radius.

The near area property uses include a variety of retail, restaurants, office and medical facilities and several small retail shopping centers as well as the entertainment venue, Six Flags Over Mid America.