

# Hilltop Village Center

100-111 Hilltop Village Center Drive | Eureka, MO 63025

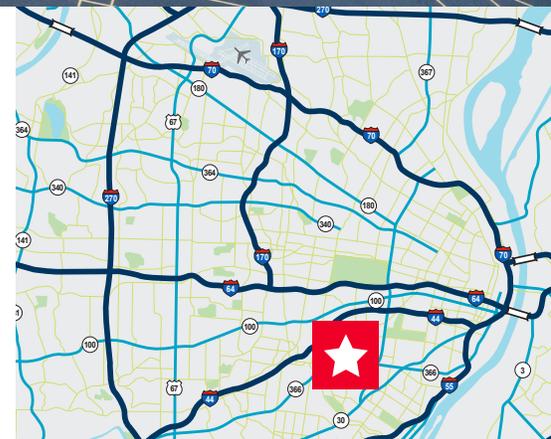


## Property Highlights

- Available Suites:
  - 1,400 SF Former Salon
  - 3,960 SF Former Restaurant Space
  - 10,891 SF Former Jr Anchor
  - 30,979 SF Former Grocery Anchor Space
- Numerous updates including new landscaping, facade, roof, lighting, etc.
- Affluent population base with Average Household Income of \$127,000+ within five miles of the shopping center
- Located in a thriving retail trade area
- Visibility to I-44 with over 64,000 vehicles per day
- Diverse tenant mix including Melvin Brewing, Dickey Bub, Ben Franklin, Poor Richards Pub & Grill, Dominos, ATA Martial Arts, St. Luke's Hospital, and Mountain Bike Shed
- **Contact broker for pricing**

## Demographics

	Trade Area	2 Miles	3 Miles	5 Miles
Population	<b>79,117</b>	11,614	12,912	27,761
Households	<b>29,214</b>	4,019	4,445	9,264
Average HH Income	<b>\$84,501</b>	\$127,562	\$128,833	\$135,296



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### Kyle Pershing

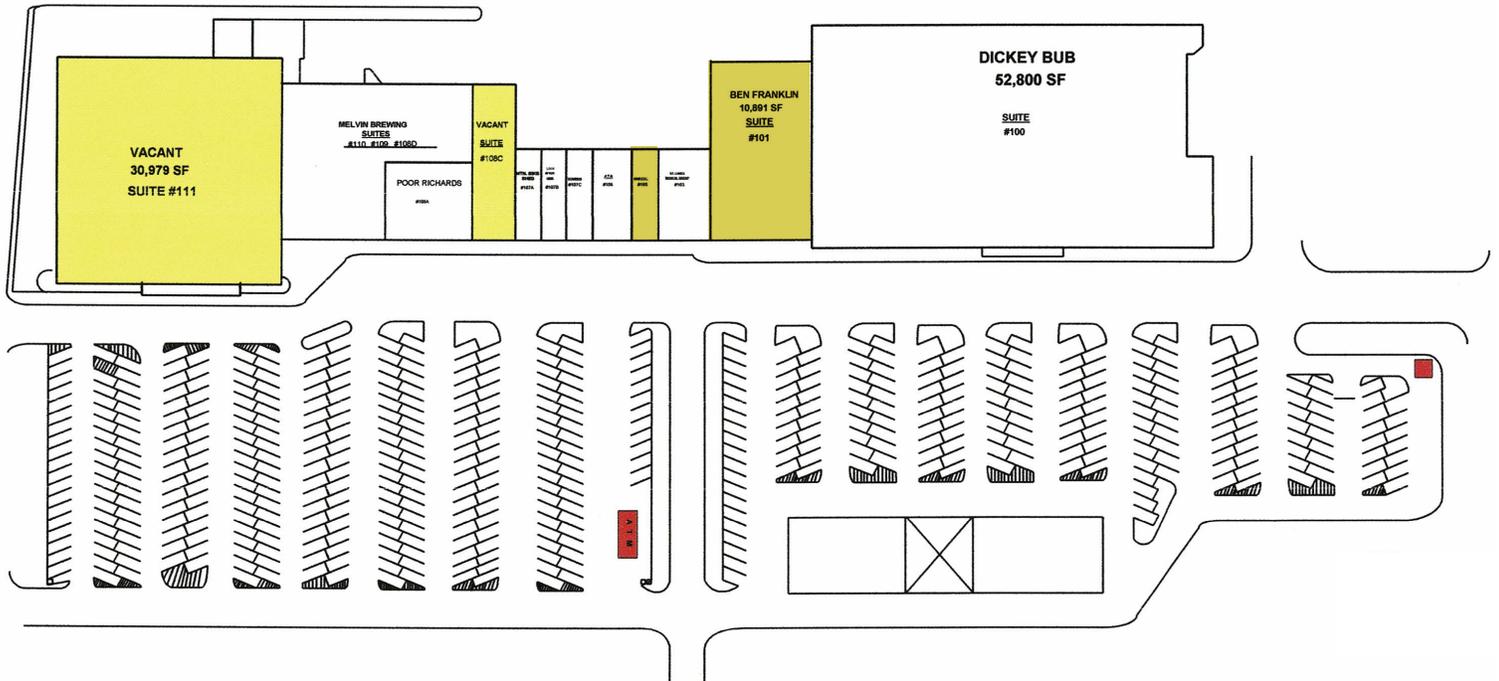
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## Site Plan



Suite	SF	Tenant	Suite	SF	Tenant
100	52,800	Dickey Bub	107B	1,400	Look After Hair
101	10,891	AVAILABLE	107A	1,400	Mountain Bike Shed
103	3,045	St. Lukes Medical Group	108C	3,960	VACANT RESTAURANT
105	1,400	VACANT SALON	108A	4,000	Poor Richards
106	2,100	ATA Martial Arts	109-110	12,230	Melvin Brewing
107C	1,400	Domino's	111	30,979	VACANT ANCHOR

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RETAIL SPACE FOR LEASE

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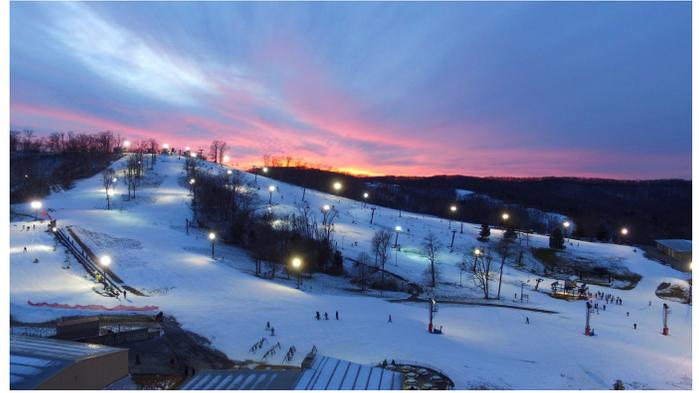
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## Eureka

Eureka is located just 12 minutes from Hwy 270 along Hwy 44 in the southwestern region of St. Louis County. Hwy 109 connects Eureka with West County, just minutes from Wildwood and 15-20 minutes to Chesterfield, Ellisville and Ballwin. Heading west on Hwy 44, Pacific and Union are also in close proximity.

Rockwood School District is consistently ranked high in the State which is one of the driving forces of the 1,100 new homes now under construction by McBride Homes and Flower & Fendler. The Arbors of Rockwood has 527 new homes and townhomes planned, and also will be the home of the new Eureka grade school and Eureka Library. Windswept Farms, just at the end of Hwy 109, has 549 new homes under construction.

Six Flags has been the biggest draw for the Eureka community since the early 70's. There is a new soccer park also under construction which will feature 6 fields, two of which will be retrofitted in the winter months to accommodate indoor soccer.



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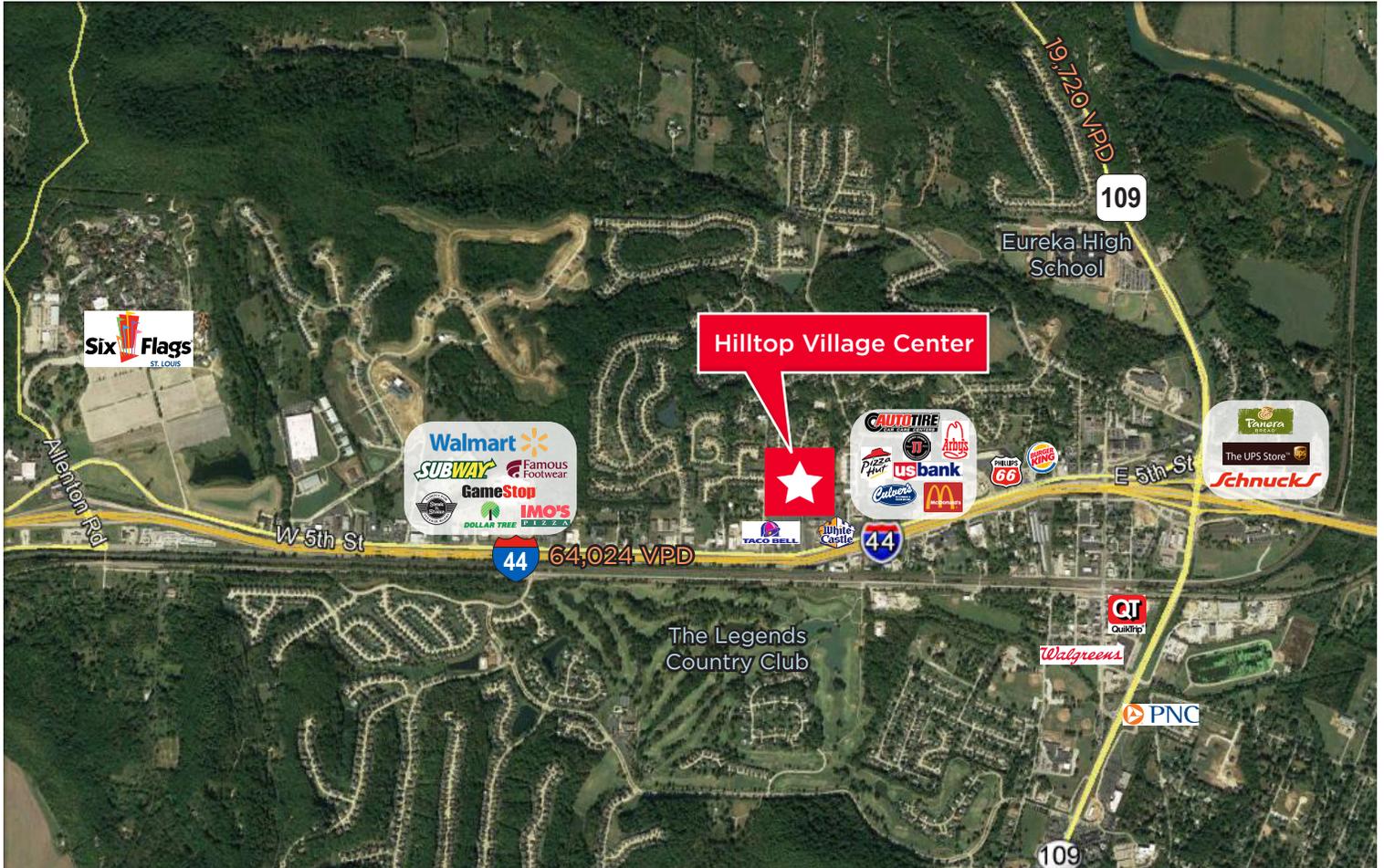
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**Aerial**



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