

HILLTOP VILLAGE CENTER
Mickey's
MELVIN
ACE
The national place.

VICTORIAN GARDENS
RETIREMENT COMMUNITY

ST. MARK'S LUTHERAN
CHURCH & SCHOOL

DOLLAR TREE

Walmart

FIFTH STREET
MOTORS

Bureau Collision Center
& Automotive Repair

MoDOT

TACO
BELL

Arbys

Culver's

BURGER
KING

ASSURED
AUTOMOTIVE

ALDI
PROPOSED

63,990 (2023)

14,458 (2023)

44

Fifth St.

McDonald's

Pizza
Hut

POPEYES

White
Castle

SITE
.82 ACRES

80 HILLTOP VILLAGE CENTER DR

EUREKA, MO 63025

.82 ACRES READY FOR DEVELOPMENT ADJACENT TO HILLTOP
VILLAGE CENTER ON 5TH STREET IN EUREKA, MO



80 HILLTOP VILLAGE CENTER DR

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER




314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



POPULATION ANALYSIS

POPULATION		<u>5 MILES</u> 28,481	<u>10 MILES</u> 228,534
HOUSEHOLDS		<u>5 MILES</u> 9,714	<u>10 MILES</u> 85,287
AVG HH INCOME		<u>5 MILES</u> \$138,326	<u>10 MILES</u> \$122,561

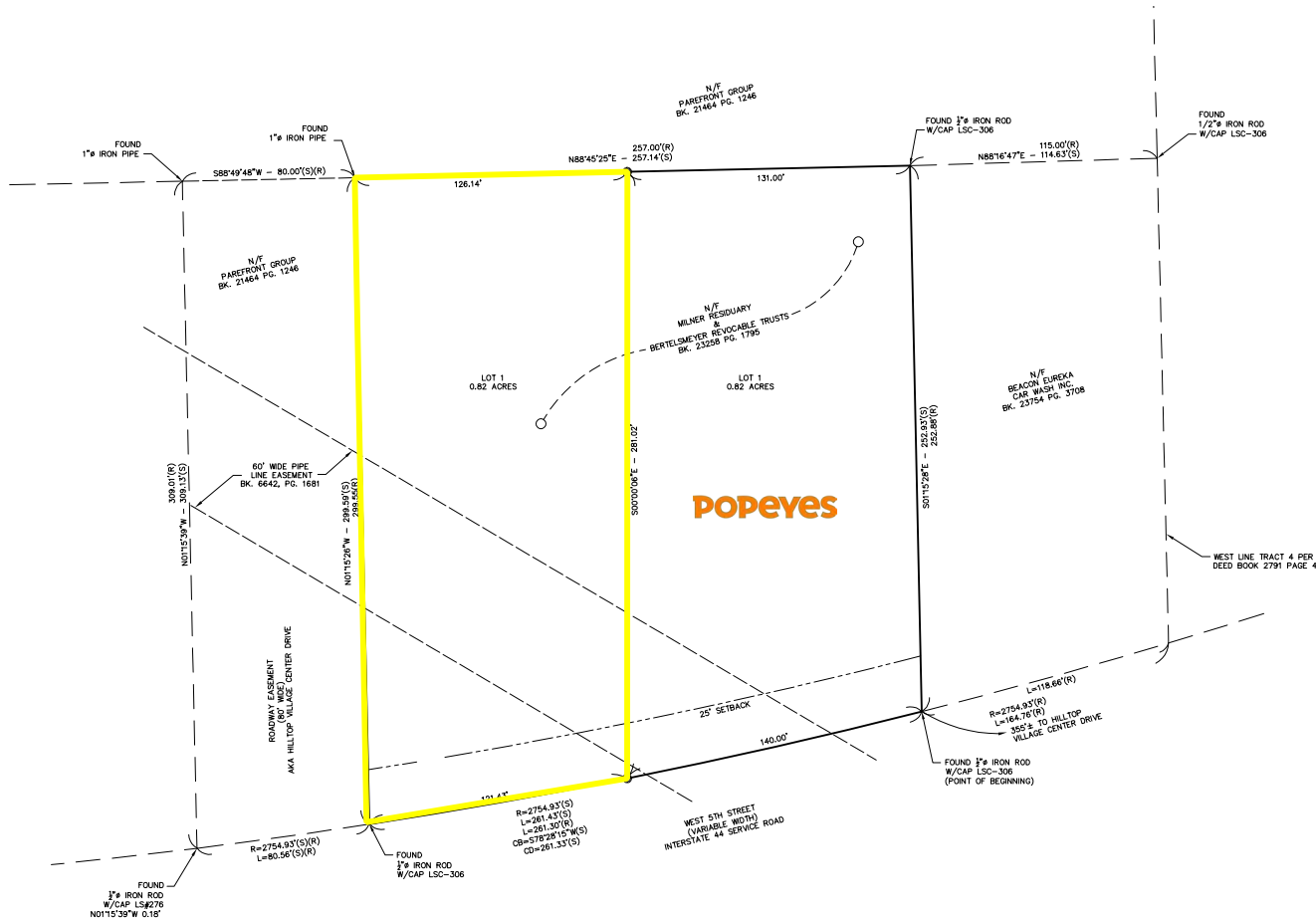
VIEW &
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DEMO REPORT

80 HILLTOP VILLAGE CENTER DR

SITE PLAN

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- LAND READY FOR DEVELOPMENT ADJACENT TO HILLTOP VILLAGE CENTER
- 122' OF FRONTAGE ALONG 5TH STREET
- HIGH VISIBILITY FROM I-44 (63,990 VPD 2023)
- POPEYE'S WILL BUILD ON THE LOT TO THE EAST
- CAPTURES EXISTING & PLANNED HOMES NORTH OF I-44
- CALL BROKER FOR PRICE



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

80 HILLTOP VILLAGE CENTER DR

MARKET AERIAL

PLEASE CONTACT:

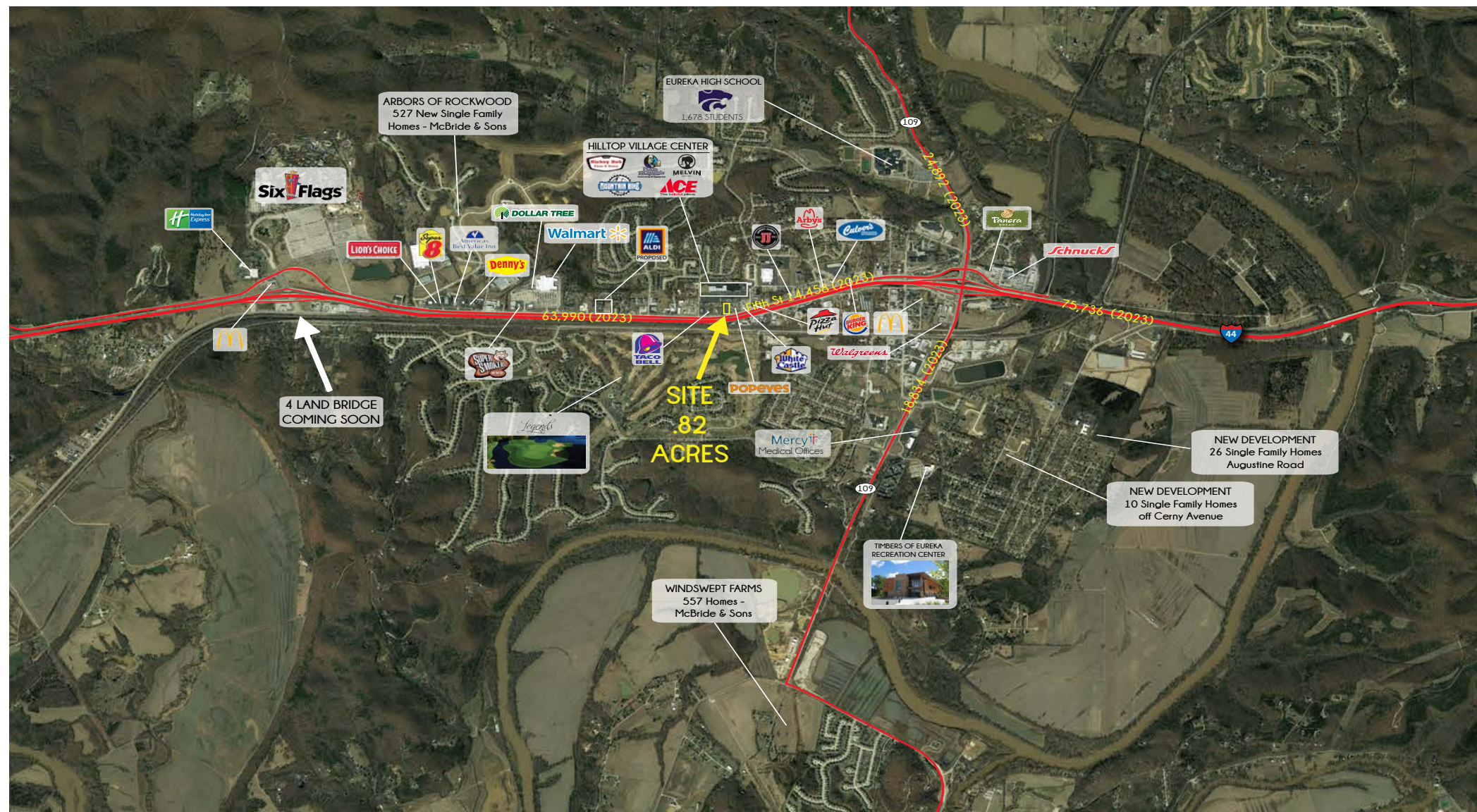
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