

HILLTOP VILLAGE CENTER  
 Hickory Bush  
 MELVIN  
 MOUNTAIN BIRD  
 ACE

VICTORIAN GARDENS  
 RETIREMENT COMMUNITY

ST. MARK'S LUTHERAN  
 CHURCH & SCHOOL

DOLLAR TREE

Walmart

FIFTH STREET  
 MOTORS

Bowden Collision Center  
 & Automotive Repairs

MoDOT

TACO  
 BELL

ALDI  
 PROPOSED

Arbys

Culver's

BURGER  
 KING

ASSURED  
 AUTOMOTIVE

7,236 (2024)  
 Fifth St.

65,528 (2024)

SITE  
 .82 ACRES

POPEYES

White  
 Castle

Pizza  
 Hut

McDonald's



# 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:

L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



## POPULATION ANALYSIS

POPULATION



5 MILES

28,481

10 MILES

228,534

HOUSEHOLDS



5 MILES

9,714

10 MILES

85,287

AVG HH INCOME



5 MILES

\$138,326

10 MILES

\$122,561

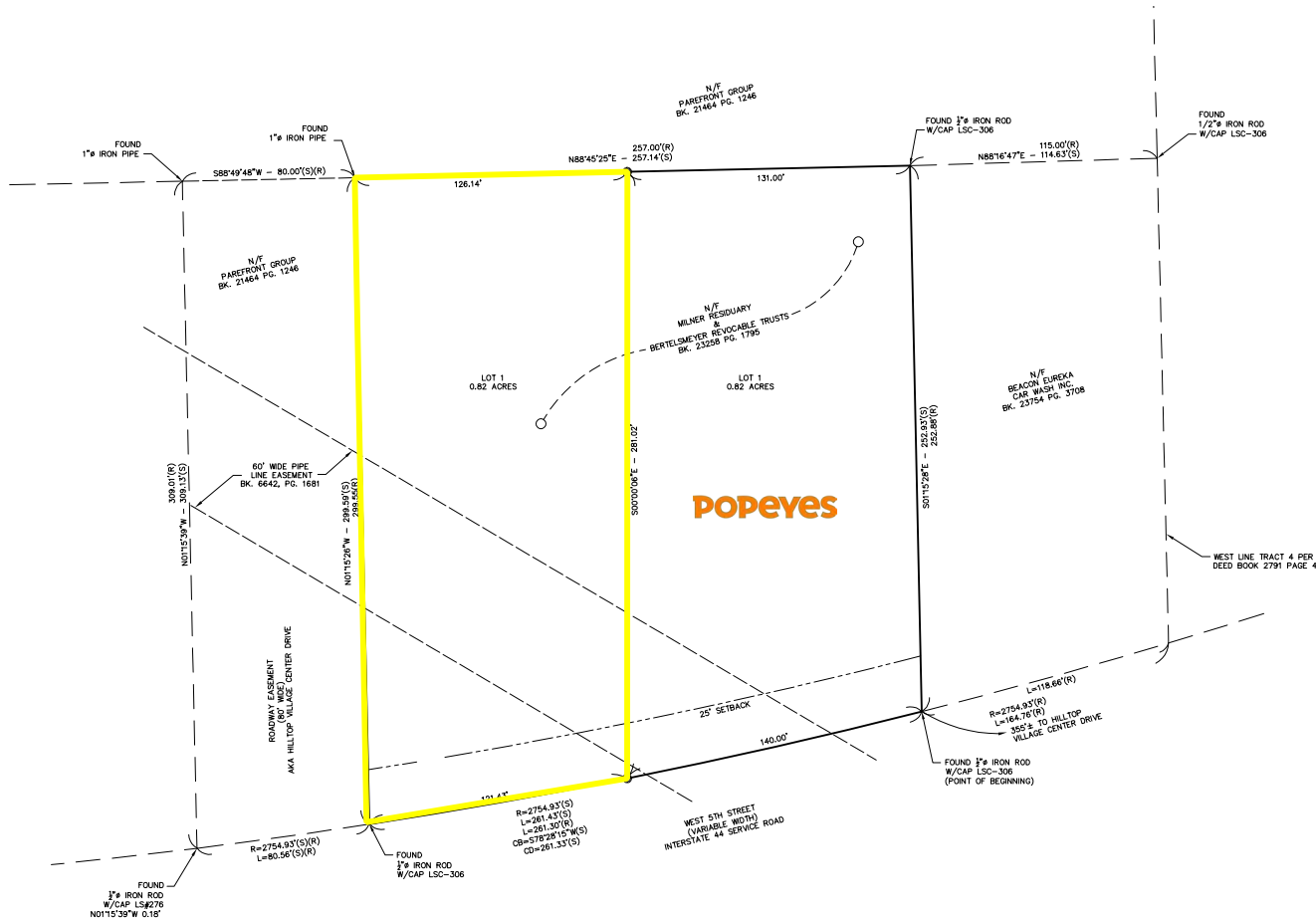
VIEW &  
DOWNLOAD:

**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 5<sup>TH</sup> STREET
- HIGH VISIBILITY FROM I-44 (65,528 VPD 2024)
- 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:

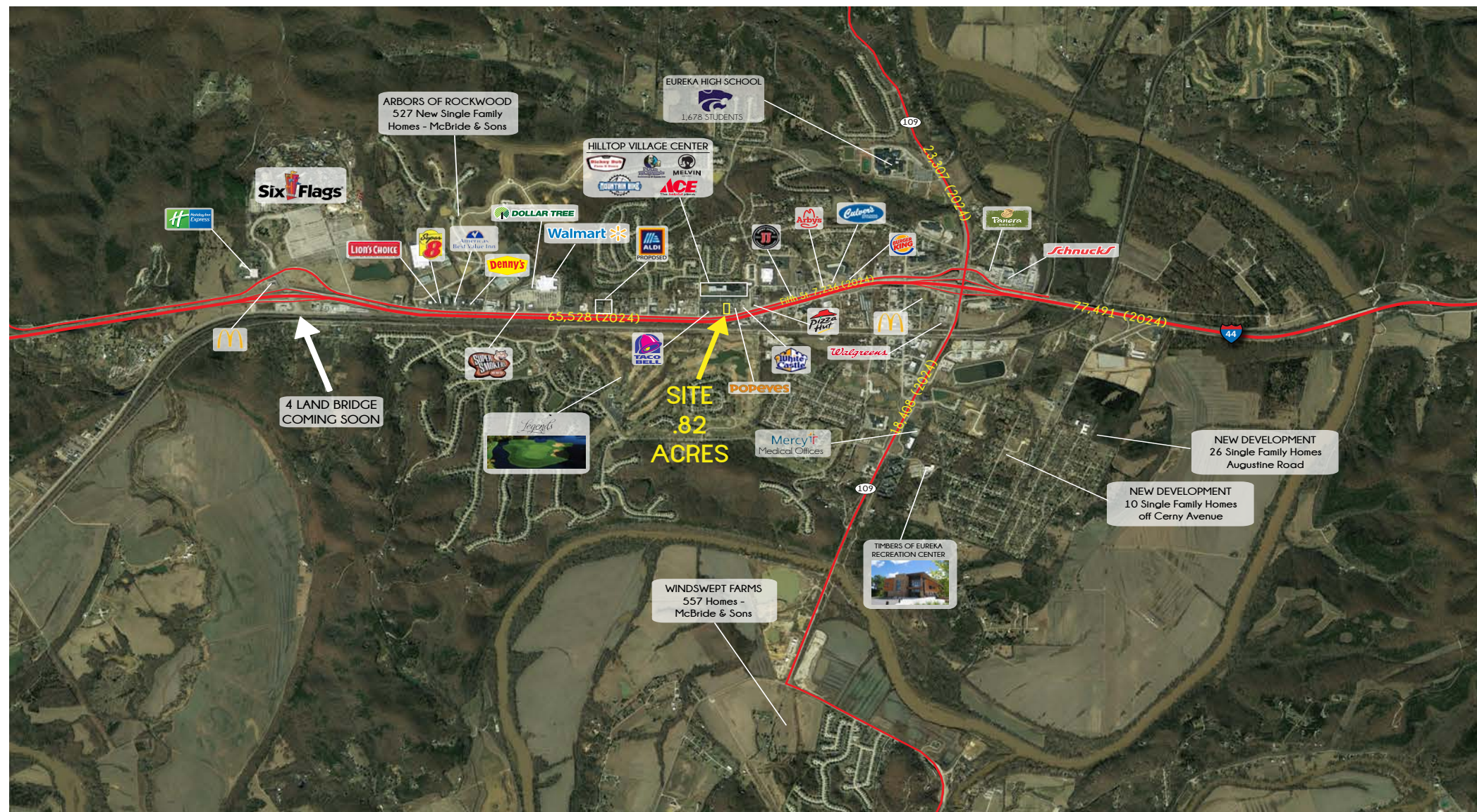
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