



63,990 (2023)



E. 4th St.

N. Central Ave.



SITE



18,834 (2023)

305 EAST AVENUE

EUREKA, MO 63025

GROUND LEASE OPPORTUNITY ON 29.577 SF OF LAND WITH EXCELLENT SOUTH OUTER ROAD FRONTAGE IN EUREKA, MO



305 EAST AVENUE

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



POPULATION ANALYSIS

POPULATION



5 MILES

31,870

10 MILES

251,634

HOUSEHOLDS



5 MILES

10,958

10 MILES

94,375

AVG HH INCOME



5 MILES

\$137,015

10 MILES

\$122,703

VIEW &
DOWNLOAD:

DEMO REPORT

305 EAST AVENUE

SITE PLAN

PLEASE CONTACT:

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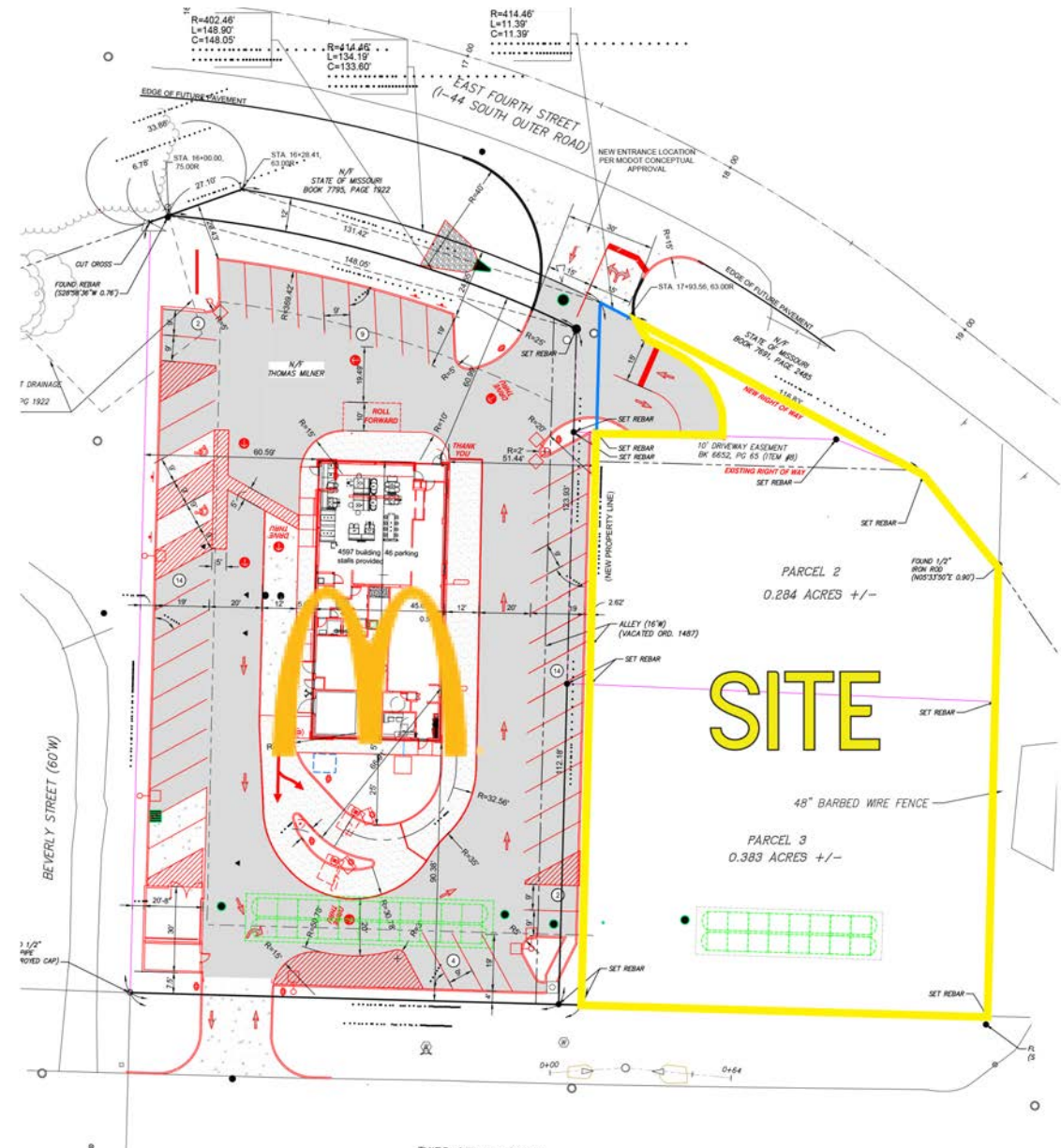
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- 29,577 SF OF LAND
- EXCELLENT SOUTH OUTER ROAD FRONTAGE AND VISIBILITY
- EASILY ACCESSIBLE FROM I-44 & HIGHWAY 109
- 17,000 CUBIC YARDS OF FILL PROPERLY COMPACTED
- GROUND LEASE OPPORTUNITY: CALL FOR PRICING



305 EAST AVENUE

MARKET AERIAL

PLEASE CONTACT:

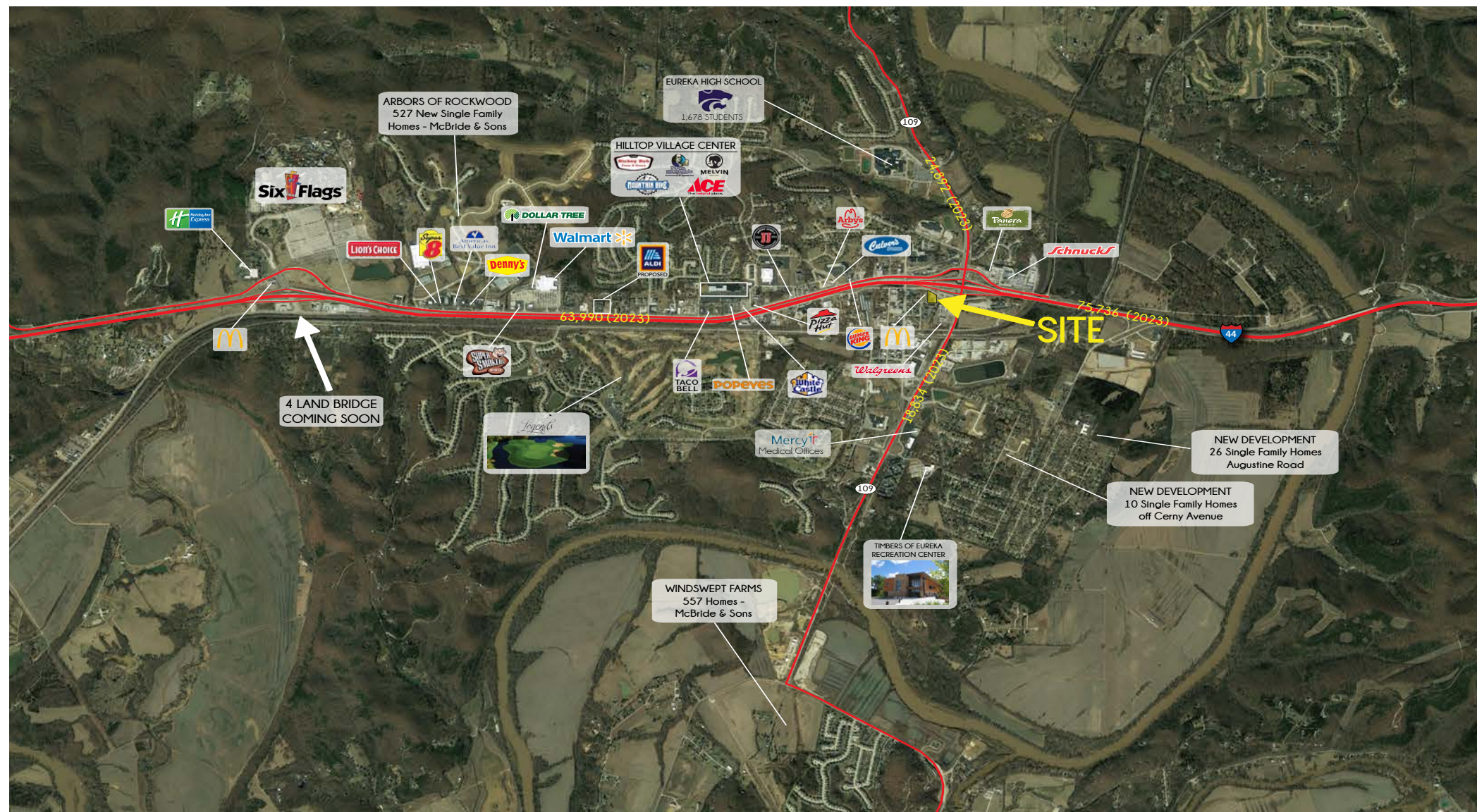
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