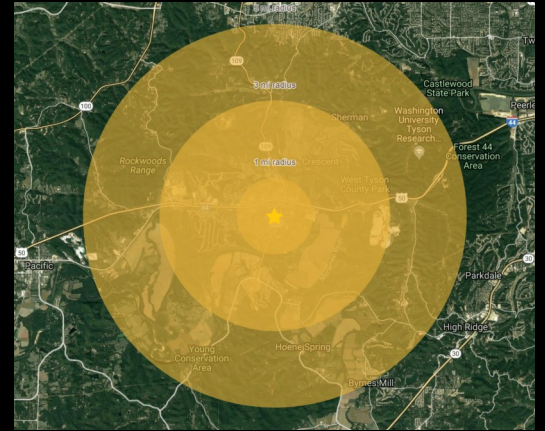


### AREA DEMOGRAPHICS

	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
<b>Population</b>	4,090	15,739	26,801
<b>Median HH Income</b>	\$102,759	\$126,964	\$111,804
<b>Employees</b>	4,568	11,087	17,349

### AVERAGE DAILY TRAFFIC

<b>HIGHWAY 109</b>	23,301 VPD
<b>INTERSTATE 44</b>	75,563 VPD



Eureka, MO is unique among Saint Louis County communities for its retention of a small-town atmosphere while still providing access to a major metropolitan area. Low crime, beautiful parks and surrounding terrain, and The Rockhill School District are just some of the amenities that make Eureka a great place to live, work, and play. A major attraction in Eureka is the 244-acre Six Flags Saint Louis amusement park and water park, which over three million people visit every year. Property is adjacent to the ballfields at Legions and Lions park hosting (29) four day weekend tournaments attracting at time 3,000 visitors per tournament.

### PROPERTY HIGHLIGHTS

- 1,752 sq. ft. free-standing building on a 0.70-acre lot
- Site can accommodate a drive-thru
- 1,105 new homes are being developed in the immediate trade area
- Adjacent to ballfields at Legions & Lions Park.
- Hard corner of a four-way traffic signal
- Sits at entrance to the vibrant Old Downtown Eureka



For information, please contact:

**Dominic Barlow**  
314-277-6456 | dbarlow@rsolution.com

**Gary Grewe**  
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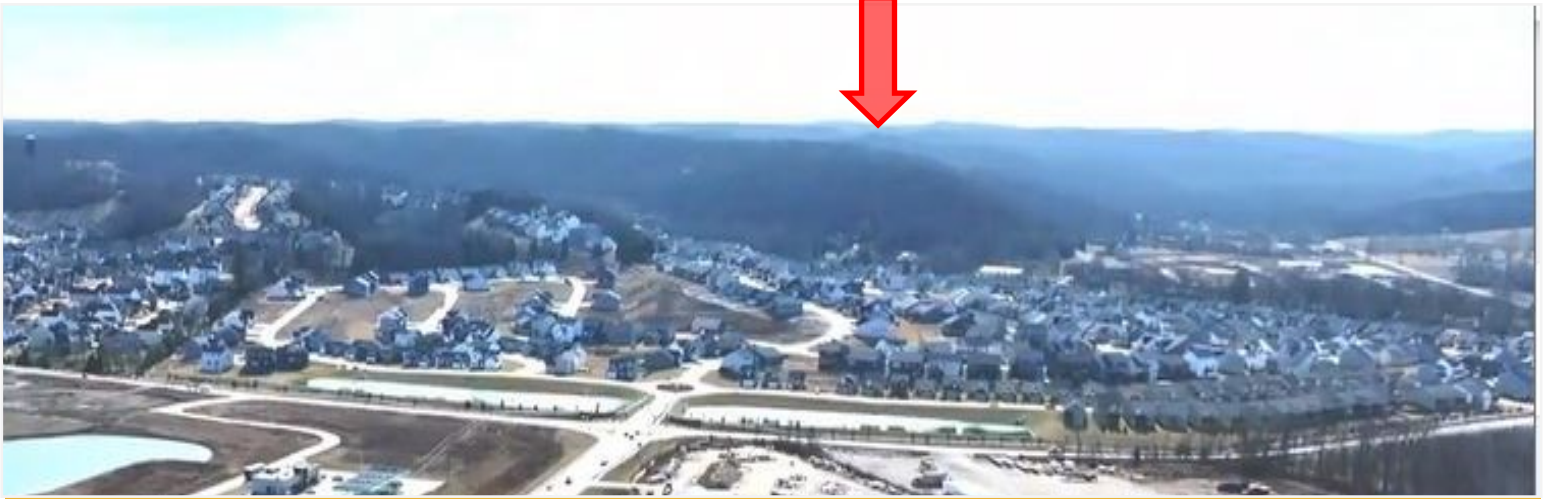
**Gary Grewe**  
314-795-8899 | Gary@rsolution.com

9109 Watson Road, 4th Floor | St. Louis, MO 63126 | [www.rsolution.com](http://www.rsolution.com)



# 350 S CENTRAL AVENUE

EUREKA, MO



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314-277-6456 | [dbarlow@rsolution.com](mailto:dbarlow@rsolution.com)

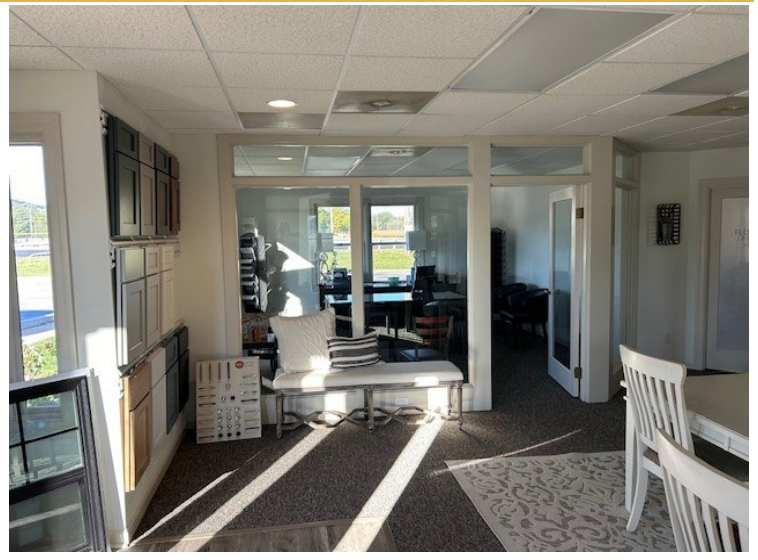
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## Ballfields at Legions & Lions Park



- \* In Legions & Lions Park the construction of 7 new ballfields all in turf fields with grass out fields were completed in spring of 2024.
- \* The City has leased to Play 9 sports hosting 29 (4 day) weekend tournaments at times attracting over 3,000 visitors per tournament.
- \* As if the ballfields weren't impressive enough the City has plans to construct an amphitheater near the ballfields giving the community a place to come together.

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