



SITE

7,300 AADT (W 5th)

18,500 AADT (Rt 109)

63,400 AADT (I-44)

**RESTUARANT
RETAIL / PAD
W/ EXISTING DT**

**2,832 SF AVAILBLE
FOR SALE / LEASE
UP TO 1.7 ACRES**

**235 WEST 5TH ST
EUREKA, MO**

**RESTUARANT
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**235 WEST 5TH ST
EUREKA, MO**

OVERVIEW

PROPERTY HIGHLIGHTS

- Great Presence on W 5th / Interstate 44
- Visibility to 70,000+ VPD
- Large Monument Signage
- 1ac Paved Lot w/ Large Parking Field
- Easy Access DT w/ Stacking

PROPERTY SUMMARY

- Asking Rate / Price: Negotiable
- Year Renovated: 2015
- Lot Size: 1.7 Acres
- Building SF: 2,832 SqFt.



SITE PLAN

SITE PLAN – 235 W 5TH STREET

(Aerial Source: Google Maps)

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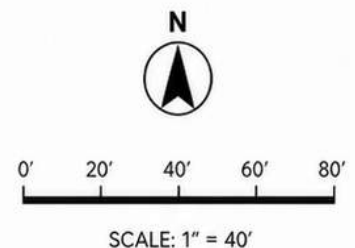


SITE DATA

Address: 235 W 5th Street
Parcel Use: Commercial
Zoning: C - General Commercial
Approx. Lot Area: 1 AC (±)
Building Area: 2,832 SF

LEGEND

- Property Boundary
- Building Footprint
- Pavement / Drive
- Landscaping / Green Space
- Parking Space
- Accessible Parking
- Driveway Access / Circulation



NOTE: This plan is for illustrative purposes only. Not a survey.

COMMUNITY OVERVIEW

EUREKA, MO

**FAST GROWING
AFFLUENT HOUSEHOLDS
REGIONAL DRAW**

Eureka continues to experience significant residential and commercial investment, including planned development of approximately 520 new single-family homes and continued growth in restaurants, financial services, healthcare and neighborhood retail. New and proposed businesses further reinforce the community's momentum.

Combined with Eureka's expanding population, affluent demographics, regional tourism and strong highway connectivity, these factors position 235 W 5th Street within an increasingly attractive and active commercial market.

235 W 5th Street is located in the heart of Eureka, a rapidly growing St. Louis County community supported by strong household incomes, expanding residential development and convenient access to Interstate 44 and Highway 109. Eureka serves a retail trade area of more than 79,000 consumers and benefits from regional destinations including Six Flags St. Louis, which draws visitors from throughout the metropolitan area and beyond. Commercial activity continues to expand alongside residential growth. Recent development activity has included new Sullivan Bank with drive-thru service, Aldis, DO Ink Therapy, and MERS/Goodwill Industries, while the broader Eureka retail market continues to attract new restaurant, service and neighborhood-oriented concepts. This combination of housing growth, regional attractions and ongoing commercial investment strengthens Eureka's position as a growing destination for both residents and visitors.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,541	17,024	31,029
MEDIAN HH INCOME	\$115,688	\$133,846	\$135,692
HOUSEHOLDS	1,853	5,621	31,232
3MI DAYTIME POPULATION		79,000	

