

FOR LEASE AND SALE  
40-70 E NORTH STREET  
EUREKA, MISSOURI



# 40-70 EAST NORTH ST

## PHOTOS

NICK HARTIG  
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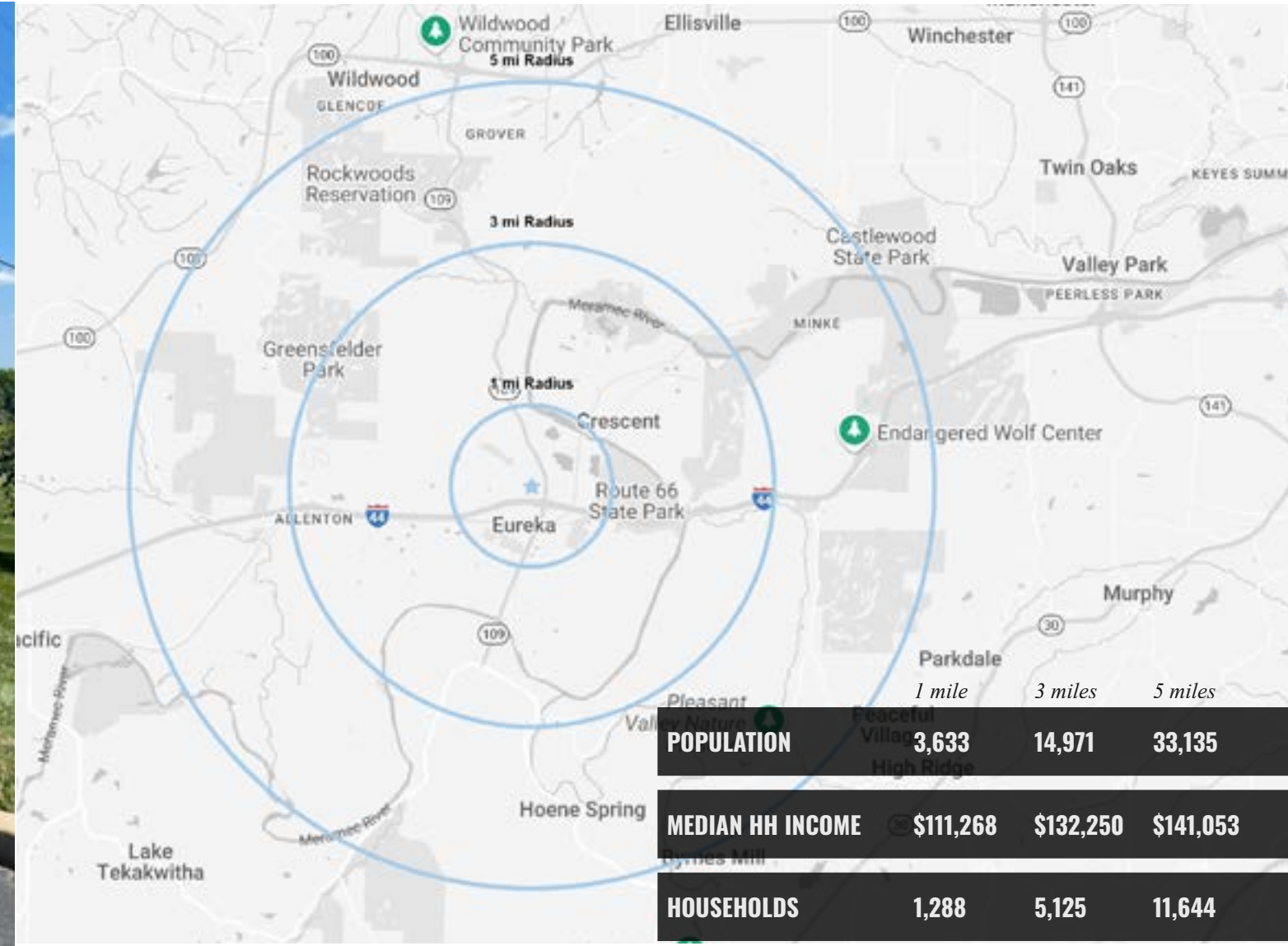
JOSH JENKINS  
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## DEMOGRAPHICS + DETAILS

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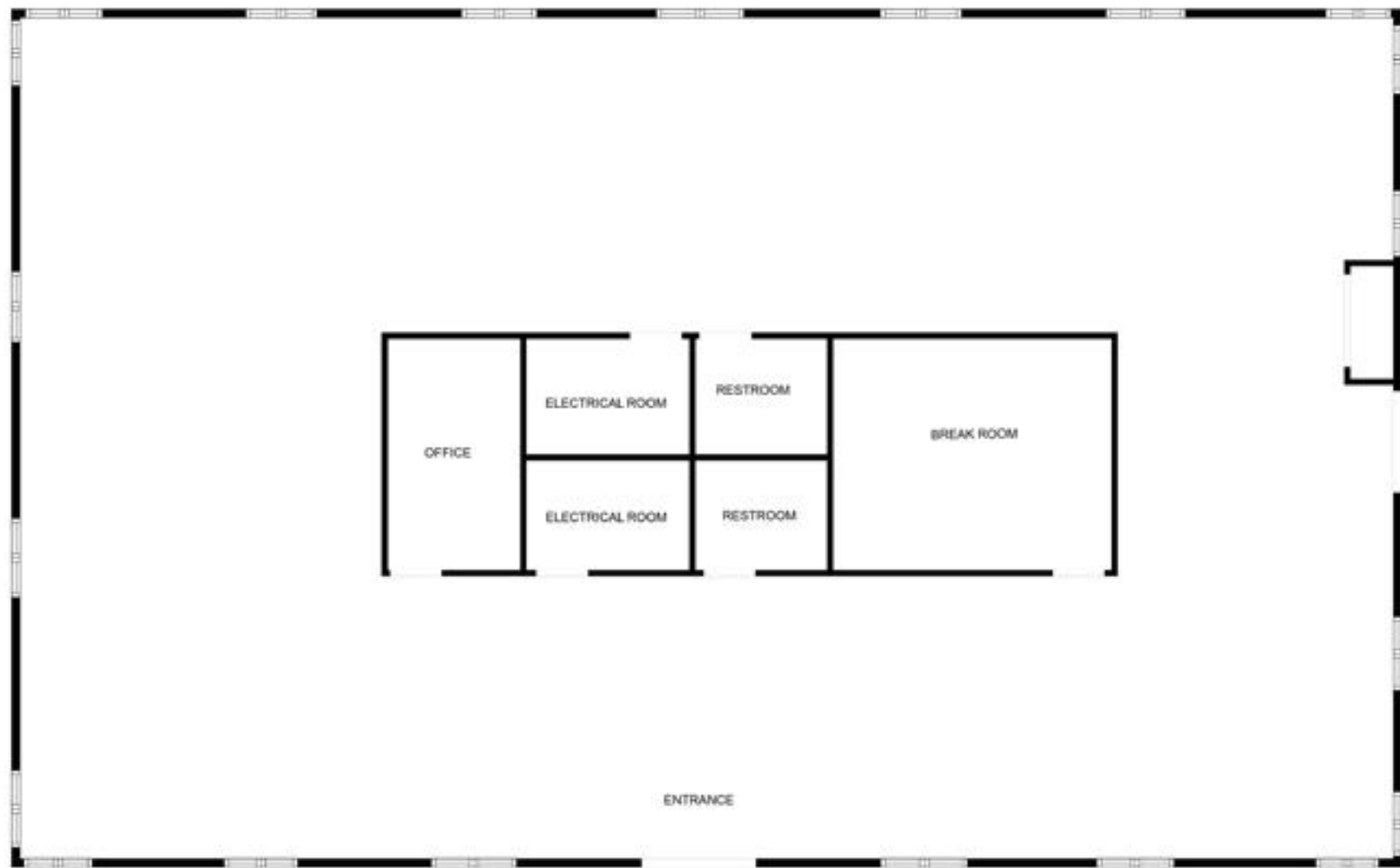
- EXCELLENT VISIBILITY & BUILDING SIGNAGE OPPORTUNITIES
- EASY ACCESS TO INTERSTATE 44 (75,736 VPD) & HIGHWAY 109 (24,800 VPD)
- CLOSE PROXIMITY TO EUREKA HIGH SCHOOL AND OTHER EDUCATIONAL INSTITUTIONS
- STRONG AREA DEMOGRAPHICS
- PRIME LOCATION IN AN ESTABLISHED RETAIL CORRIDOR
- ASKING LEASE RATE \$19.50 PSF + NNN
- SALE PRICE: \$900,000
- FOUR 4,000 SF OFFICE BUILDINGS IDEAL FOR MEDICAL OR PROFESSIONAL OFFICE USE
- SURROUNDED BY RETAIL, DINING & SERVICE AMENITIES
- AMPLE PARKING & HIGH-QUALITY OFFICE CONSTRUCTION

# 40 EAST NORTH ST

## FLOOR PLAN

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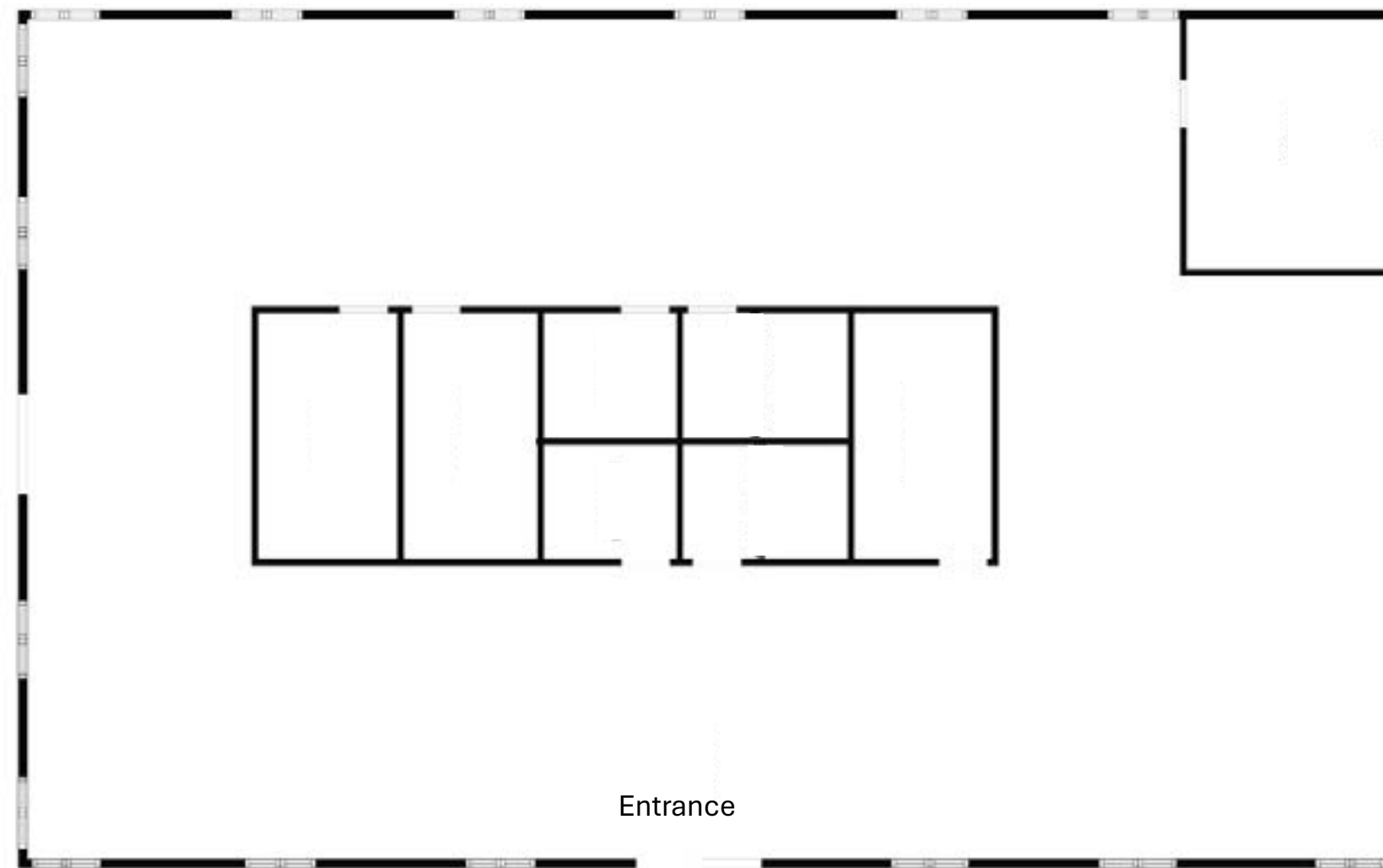


# 50 EAST NORTH ST

## FLOOR PLAN

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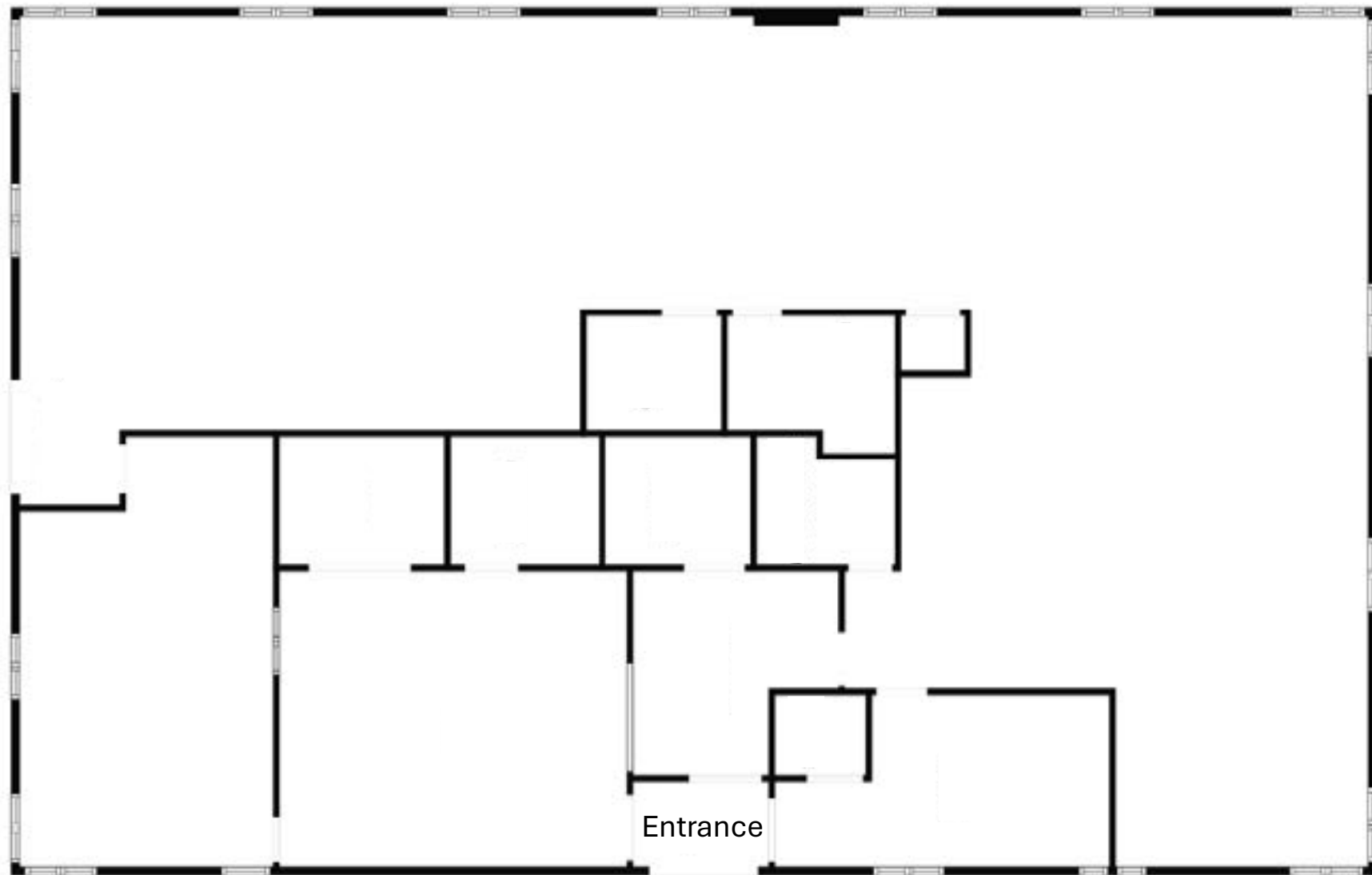


# 70 EAST NORTH ST

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## MARKET AERIAL

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