WELCOME
NEW TENANTS
Lyft
TITAN PEST & WILDLIFE SOLUTIONS
FRESH & FOLDED EXPRESS
GATEWAY HOME SERVICES
HEARTLAND VETERINARY HOSPITAL
Integrated RESPIRATORY SOLUTIONS
Imagine Serenity Nail & Spa
SHOPPES AT HILLTOP
405-463 MERAMEC BLVD EUREKA, MO 63025
MULTIPLE LEASING OPPORTUNITIES
IN HIGH END SHOPPING CENTER
XTEAM
RETAIL ADVISORS

SHOPPES AT HILLTOP

PICTURES & DEMOGRAPHICS

PLEASE CONTACT: L³ CORPORATION
REBECCA THESSEN
314.282.9836 (DIRECT)
314.620.0093 (MOBILE)
RTHESSEN@L3CORPORATION.COM

POPULATION ANALYSIS

		1 MILE	3 MILES	5 MILES
POPULATION		6,245	16,012	31,533
HOUSEHOLDS		2,123	5,385	10,918
AVG HH INCOME		$133,636	$149,412	$155,155

VIEW & DOWNLOAD: **DEMO REPORT**

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. Th 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.

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SITE PLAN

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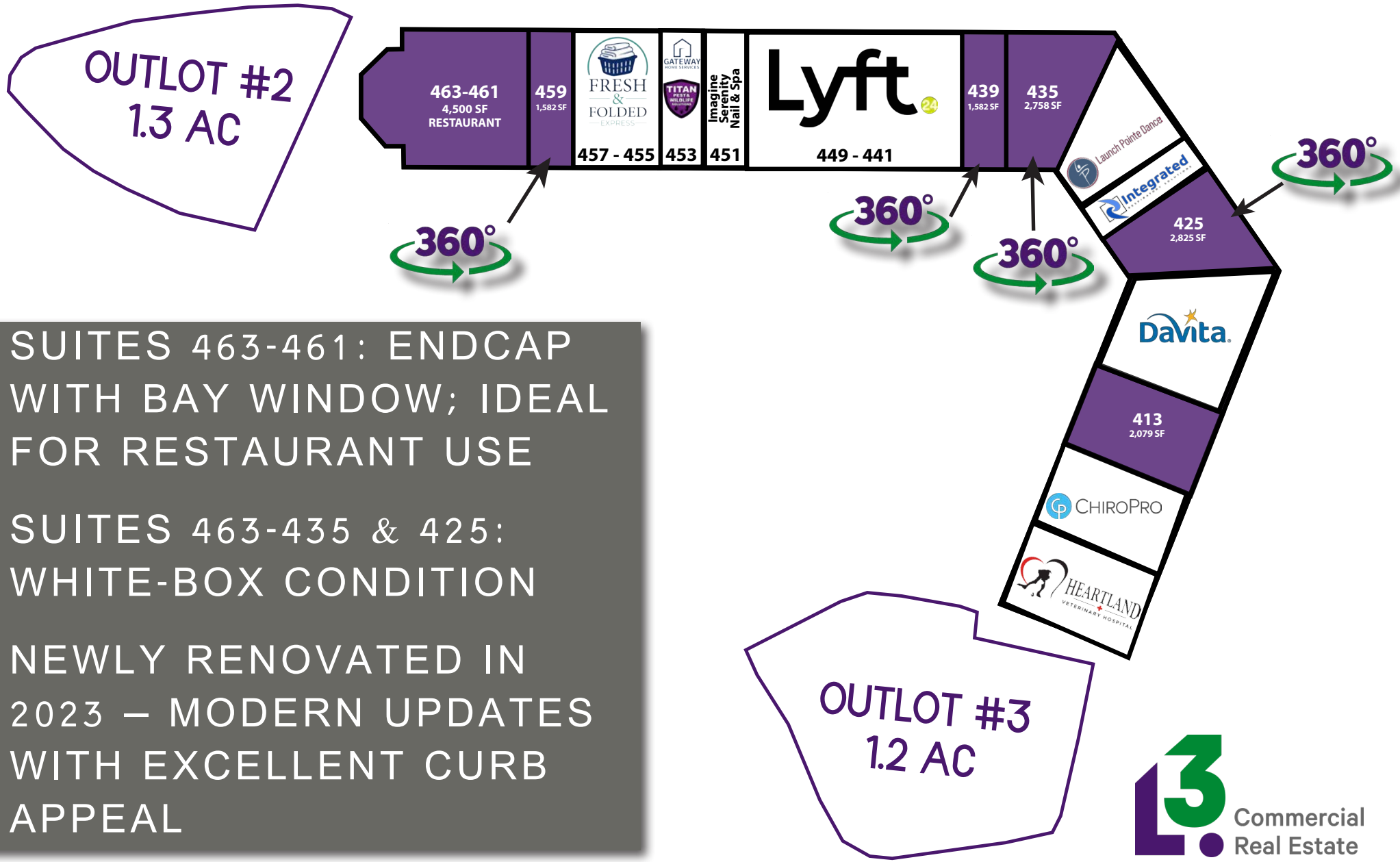

- SUITES 463-461: ENDCAP WITH BAY WINDOW; IDEAL FOR RESTAURANT USE
- SUITES 463-435 & 425: WHITE-BOX CONDITION
- NEWLY RENOVATED IN 2023 – MODERN UPDATES WITH EXCELLENT CURB APPEAL

L3 Commercial Real Estate

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ZOOM AERIAL

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- MONUMENT SIGNAGE FACING I-44 AVAILABLE WITH OVER 66,000 VPD
- 1.2 & 1.3 ACRE PARCELS FOR LEASE OR SALE
- LOCATED AT A SIGNALIZED INTERSECTION (5TH STREET & MERAMEC BLVD) WITH AMPLE PARKING
- CONTACT BROKER FOR PRICING

L3 Commercial Real Estate

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MARKET AERIAL

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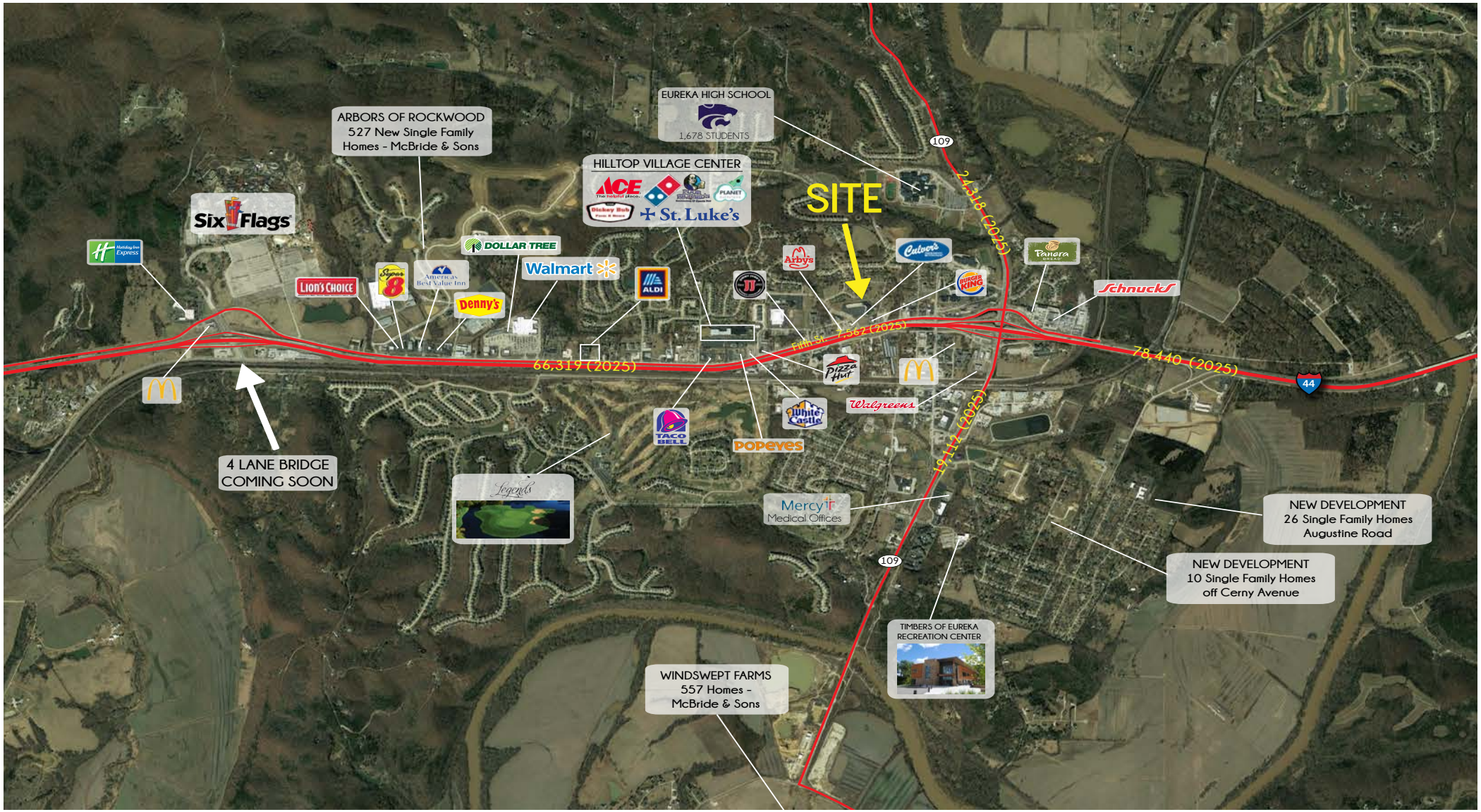

L3 Commercial Real Estate

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