

FOR LEASE

225 Thresher Drive
Eureka, MO 63025

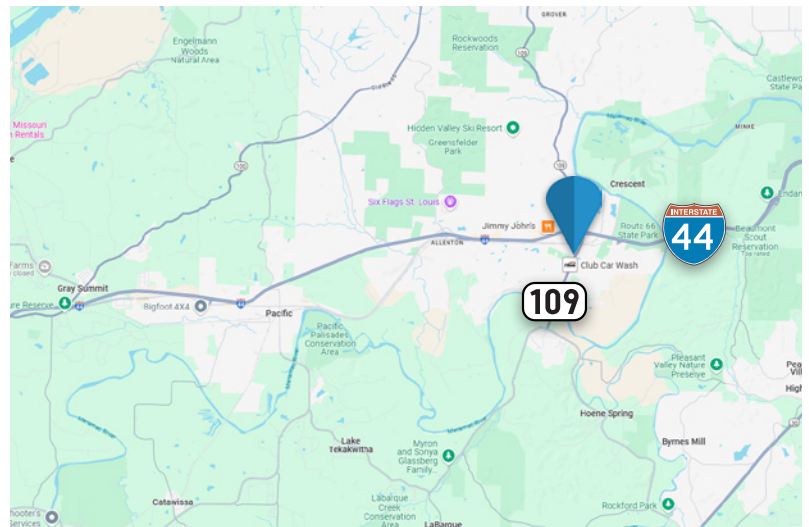


- Well Known Location with Visible Signage to Hwy 109
- Strong Residential Demographics
- 2 Spaces Available

Unit 225 - 11,665[±] SF Space

Unit 223 - 1,285 - 3,285 SF Space

- Building is Conveniently Located Off Hwy 109 Just South of the Hwy 44 & Hwy 109 Exit



\$10-14 SF + NNN

Ken Wedberg

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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

Summary

The Offering

Realty Exchange has been retained to lease the center at, 225 Thresher Drive, Eureka, MO 63025. The center contains 5 retail spaces totaling over 30,000 SF in the heart of Eureka, MO.

Highlights & Availability

- Well Known Location with Visible Signage to Hwy 109
- Strong Residential Demographics
- 2 Spaces Available
 - Unit 225 - 11,665+/- SF Space
 - Unit 223 - 1,285 - 3,285 SF Space
- Building is Conveniently Located Off Hwy 109 Just South of the Hwy 44 & Hwy 109 Exit
- Located in Downtown Eureka

Market

Eureka, Missouri, is a charming city that blends small-town warmth with big-city excitement. Located just outside of St. Louis, Eureka offers a unique mix of natural beauty, modern amenities, and family-friendly attractions. Surrounded by scenic landscapes and nestled near the renowned Meramec River, residents and visitors can enjoy a variety of outdoor activities, from hiking and biking in local parks to fishing and boating.

The city is home to the thrilling Six Flags St. Louis, providing world-class entertainment and excitement for all ages. Eureka also boasts excellent schools, a close-knit community, and a welcoming atmosphere, making it the ideal place to live, work, and play. Whether you're seeking adventure, relaxation, or a friendly neighborhood, Eureka has something for everyone.

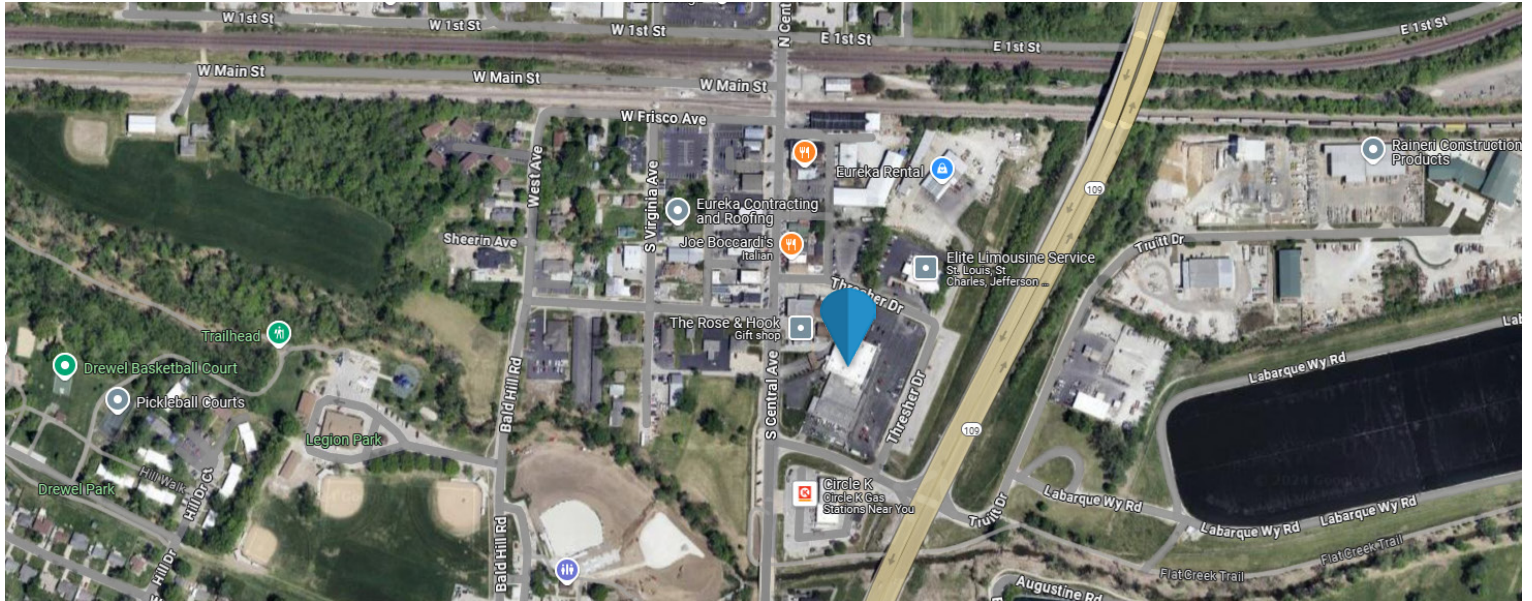
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Unit	SF	Price
225	11,665	\$10 NNN
223	1,285 - 3,285	\$14 NNN

Demographics	1 Mile	3 Mile	5 Mile
Population	3,643	15,667	27,787
Households	1,346	5,552	9,751
Average Household Income	\$112,885	\$160,512	\$157,846
Traffic Volume	64,024	64,024	36,881

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Demographics



1,346
HOUSEHOLDS



3,643
POPULATION



2.43
AVERAGE
HOUSEHOLD SIZE



\$142,877
AVERAGE
HOUSEHOLD INCOME



\$362,756
AVERAGE
HOUSING VALUE

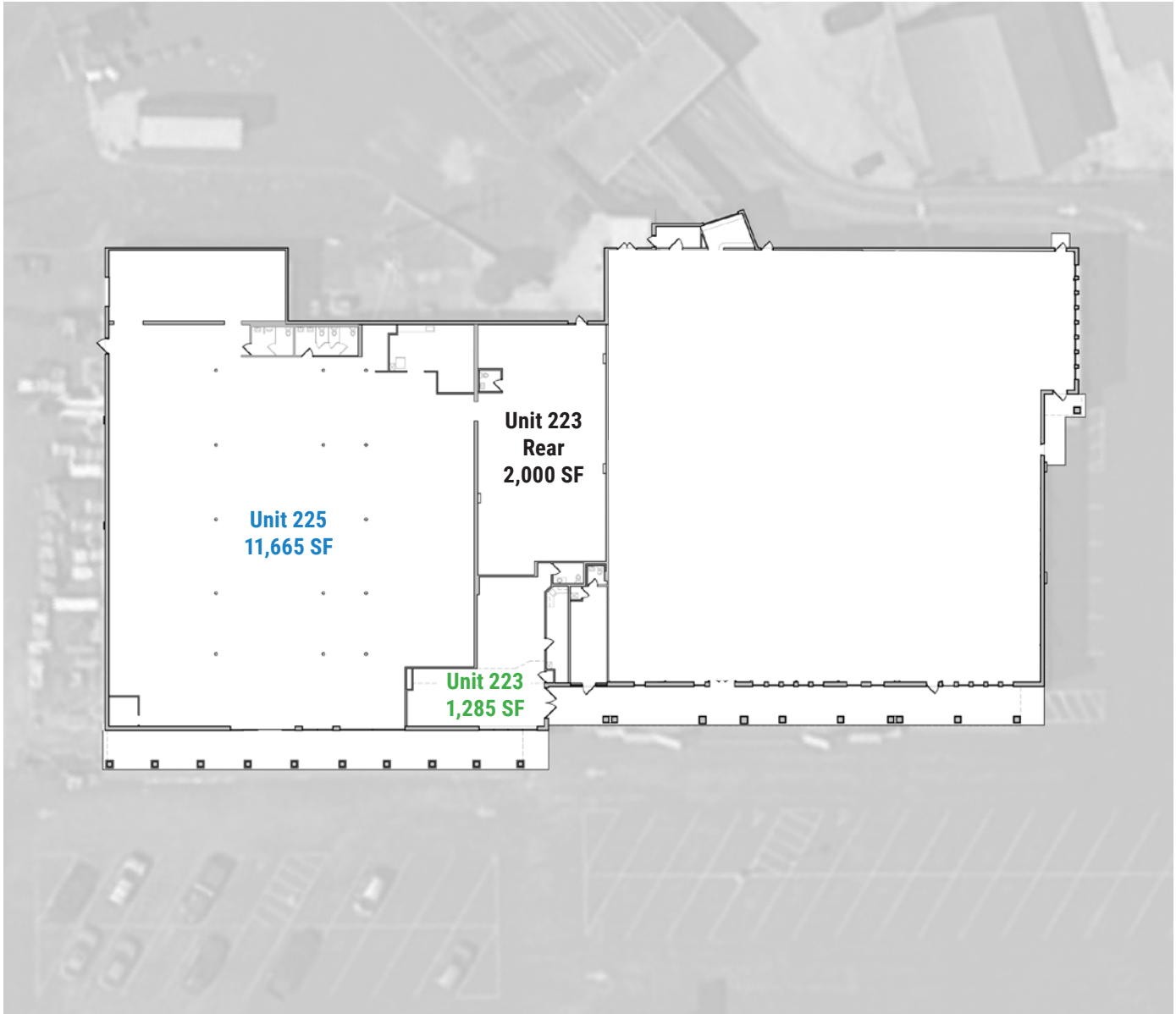


95.7%
EMPLOYMENT



79.0%
WHITE COLLAR
WORKERS

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