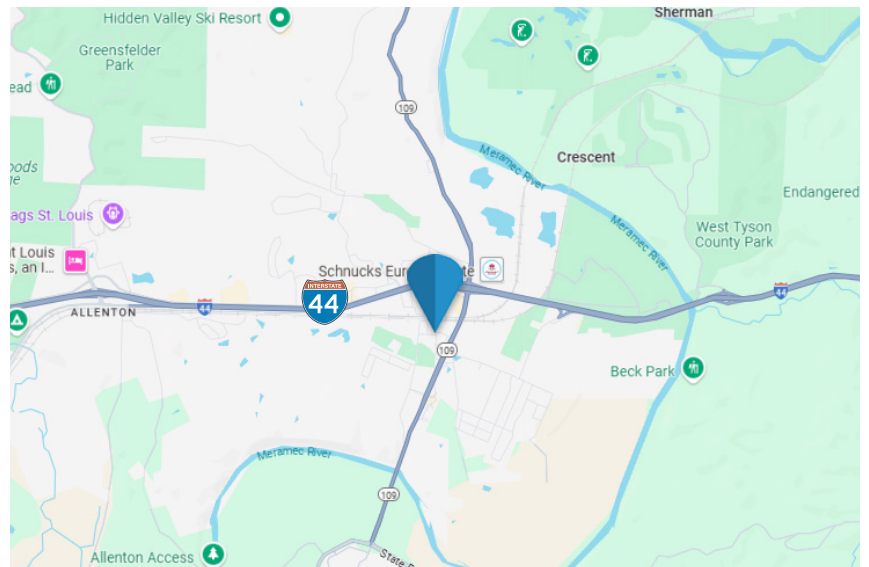


FOR SALE

Single Tenant Investment
101 S. Central
Eureka, MO 63025



- Great Investment Opportunity in Historic Downtown Eureka, MO
- Sale Leaseback with 8% Return
- Home of Eureka Eye Care



\$495,000

Ken Wedberg

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Sam Vandergriff

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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 as the exclusive agent to represent the aforementioned Single Tenant Retail Building, 101 S. Central, Eureka, MO 63025.

Investment Highlights

- Located in the Historic Downtown Area of Eureka, MO
- Sale Leaseback with an 8% Return
- Building is 1,272 SF
- Modern Updated Interior Home to Eureka Eye Care
- Ample Parking Lot of 10 Spaces
- Heart of Business District in Walking Distance to Joe Boccardi's, Chick N Elly's, La Finca Coffee, O'Dell's Pub, Hola! and Many Other Eureka Businesses

All offers will be considered. The owners are not offering any financing.



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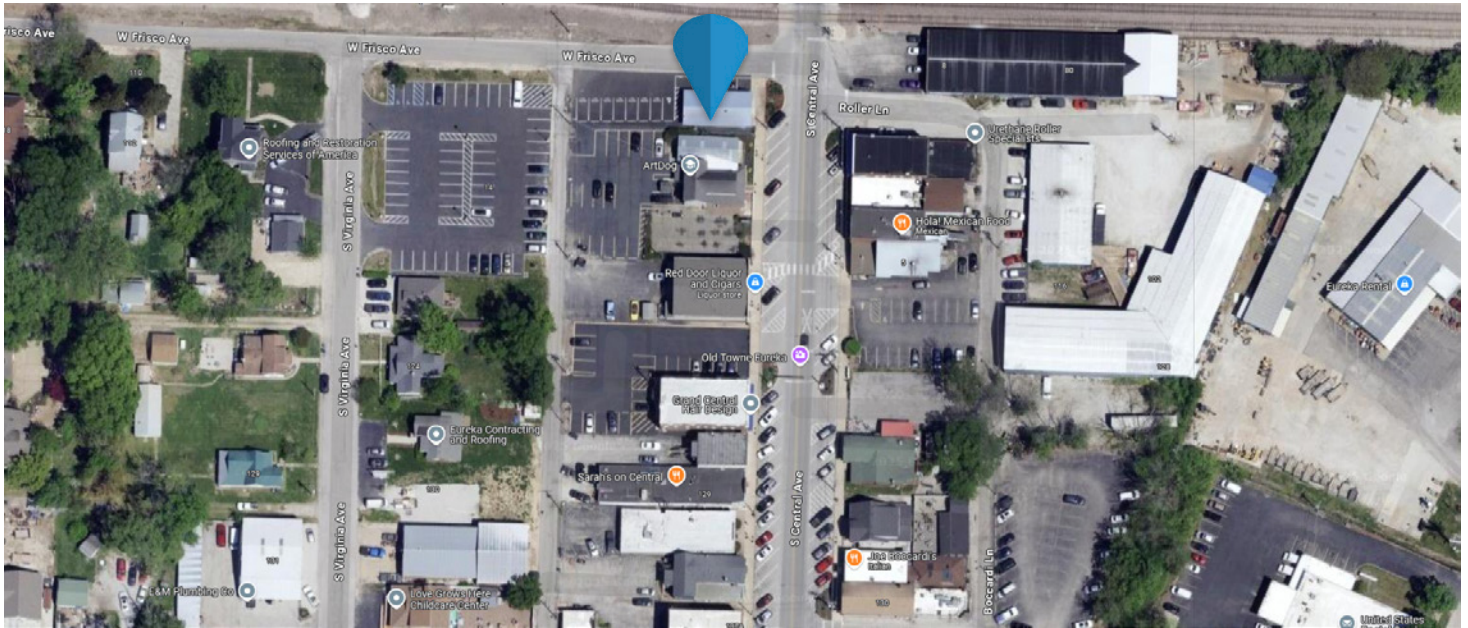
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Location



Demographics	1 Mile	3 Mile	5 Mile
Population	3,819	15,682	28,788
Households	1,512	5,556	10,043
Average Household Income	\$141,421	\$160,582	\$163,496
Traffic Volume	64,024	64,024	38,881

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Demographics



5,556
HOUSEHOLDS



15,682
POPULATION



2.66
AVERAGE
HOUSEHOLD SIZE



\$160,582
AVERAGE
HOUSEHOLD INCOME



\$404,910
AVERAGE
HOUSING VALUE



97.4%
EMPLOYMENT



80.2%
WHITE COLLAR
WORKERS

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