

PRIME RETAIL LOCATION
FOR LEASE

High Visibility | Outlots Available

405 Meramec Blvd. | Eureka, MO 63025



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DREW CLARY

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405 Meramec Blvd. Eureka, MO 63025

SIZE	50,000 SF
CLASS	B
SUBMARKET	Eureka
COUNTY	St. Louis

**\$14
PSF
NNN**

FEATURES

2 Outlots available for Purchase or Build to Suit (1.6 AC each)

Recently completed **24,000 SF addition**

Direct visibility from **W 5th Street** (10,160 VPD) and **I-44** (65,981 VPD)

Directly adjacent to recently completed **residential developments**

AVAILABILITY

SUITE	405-407	413	425	429
SF	4,000	2,050	2,700	1,480

24,000 SF AVAILABLE MAY BE DIVIDED



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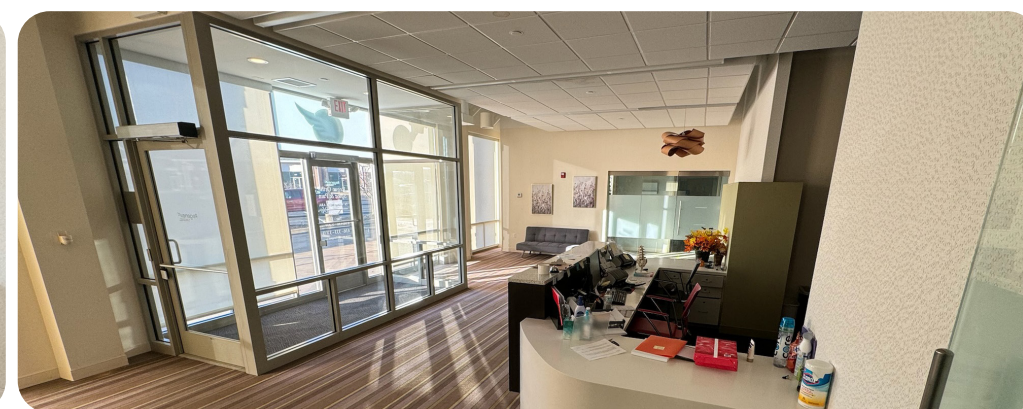
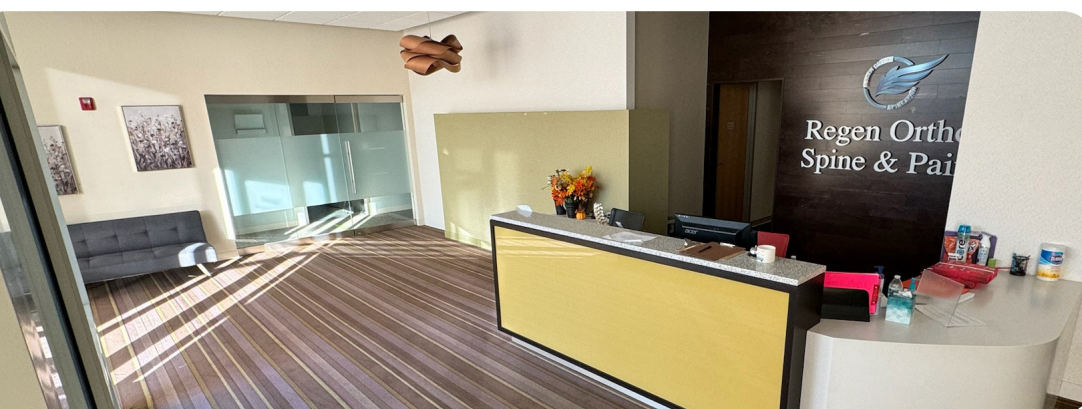
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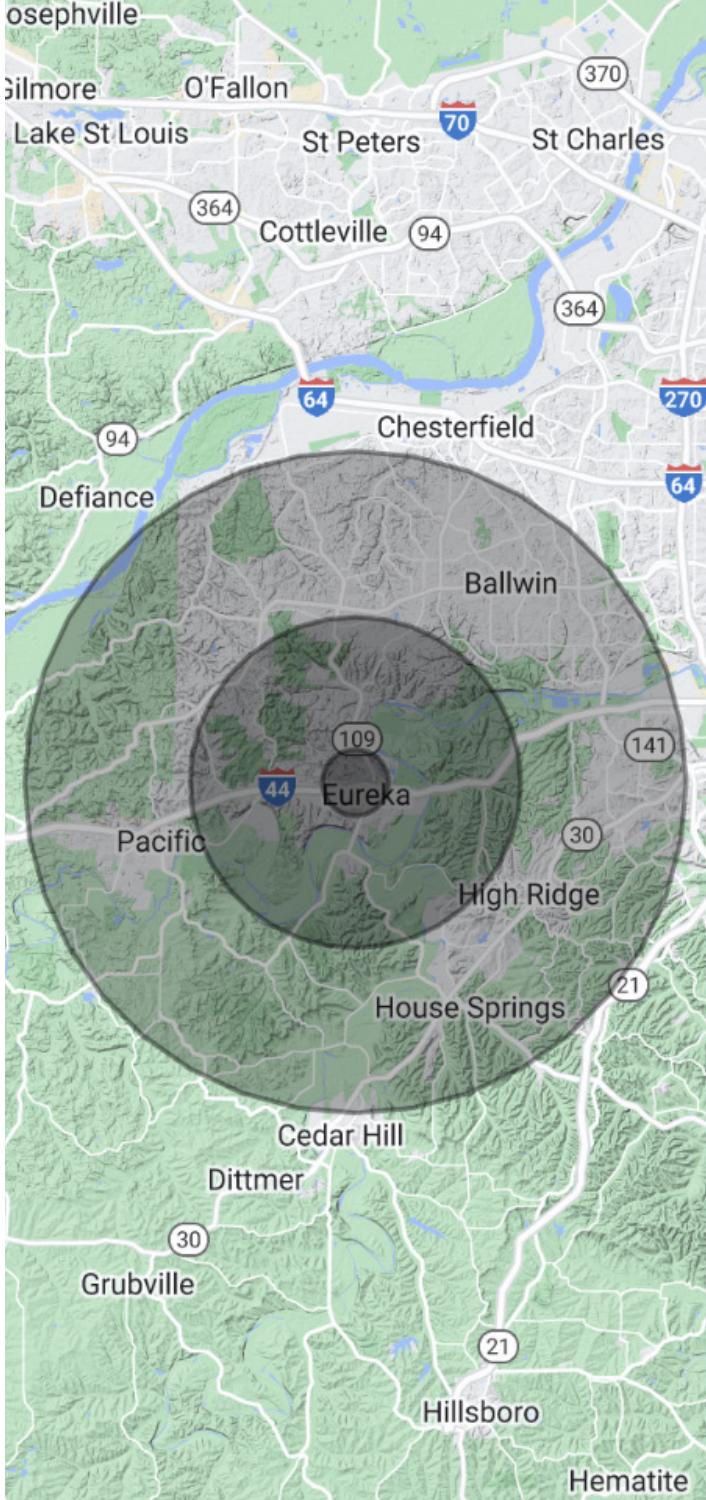
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Demographics

405 Meramec Blvd. Vicinity

Population	1 Mile	5 Miles	10 Miles
Total Population	3,052	30,178	231,401
Average Age	46.0	43.1	42.8
Average Age (Male)	39.6	43.7	42.1
Average Age (Female)	48.9	41.6	43.4

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,124	11,208	93,116
# Of Persons per HH	2.71	2.7	2.5
Average HH Income	\$113,834	\$129,084	\$115,455
Average House Value	\$280,823	\$324,557	\$284,938

* Demographic data derived from 2020 ACS - US Census



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CONTACT US TODAY!



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