

CRMC A Commercial Realty & Management Company

54 THE LEGENDS PARKWAY

Hwy 109 - Eureka, Missouri 63025

For LEASE – 1,800 Sq Ft - ORTHODONTICS/DENTAL SPACE

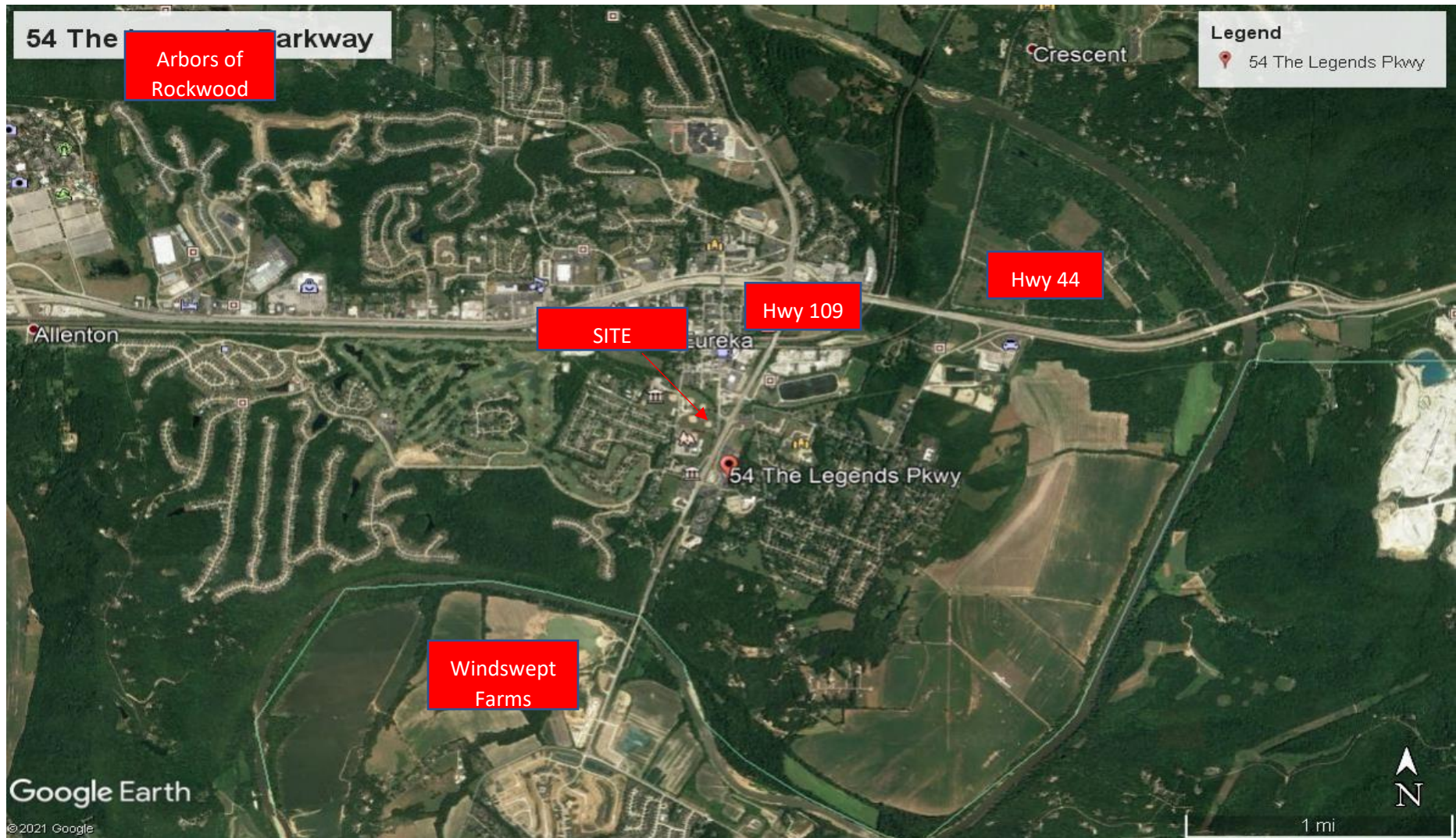


For more information or to tour this property, please contact:

The information contained herein has been obtained by the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Landlord/Tenant and brokers make no representations as to the environmental or other condition of the property and recommend that Tenant or Tenant's Broker investigate thoroughly.

Curt Newsome, Broker 314-574-5400 curtn@crmcrealty.com CRMC 104 S. Central Ave., Eureka, MO 63025 636-587-7700

- FOR LEASE: QUOTING \$12 PSF, NNN (\$5.00 PSF)
- 1,800 SF AVAILABLE – PREVIOUSLY OCCUPIED BY ROCKWOOD ORTHODONTICS, DR. FIRTH
- ALL WALL AND BASE CABINETS, RECEPTION DESK TO REMAIN
- 26,700 SF SHOPPING CENTER
- EXCELLENT TRAFFIC COUNTS (AND GROWING) ○ Hwy 44 - 56,000 ADT ○ Hwy 109 – 24,000 ADT
- LOCATED 15 WEST OF 270, ½ MILE SOUTH ON HWY 109
- THRIVING RETAIL AREA
- STRONG DEMOGRAPHICS AND **LOCATED DIRECTLY ACROSS FROM THE LEGENDS COUNTRY CLUB COMMUNITY.** GROWING RESIDENTIAL MARKET WITH OVER 1,200 NEW HOMES EITHER SOLD OR UNDER CONSTRUCTION IN WINDSWEPT FARMS (549 HOMES) AND THE ARBORS OF ROCKWOOD (525 HOMES), IN ADDITION TO SMALLER SUBDIVISIONS.
- NEXT TO THE TIMBERS COMMUNITY CENTER OF EUREKA AND NEW MOUNTAIN BIKE PARK.
- THE CENTER IS 20 YEARS OLD AND HAS ALWAYS HELD A HIGH OCCUPANCY.
- NEW ROOF SEPTEMBER 2021.



54 The Legends Parkway Eureka, Missouri

DEMOGRAPHICS & RETAIL TRADE AREA

Estimated Population - 79,117

Estimated Households - 29,219

Average Household Income \$84,501

TENANTS INCLUDE:

Eureka Cleaners

Hi NRG Gymnastics

Clarkson Eyecare

Camilla's Tex-Mex

Mountain Bike Shed (new)

Farmer's Insurance

RE/Max

Advanced Chiropractic

Beis Plumbing

Corrigan Worldwide

Rockwood Orthodontics – PREVIOUSLY OCCUPIED

P T Engineering

PROPERTY HIGHLIGHTS, COMMUNITY AND RETAIL FEATURES

- Eureka is located just 12 minutes from Hwy 270 along Hwy 44 in the southern region of St. Louis County. Hwy 109 connects Eureka with West County, just minutes from Wildwood and 15-20 minutes from Chesterfield, Ellisville and Ballwin.
- Directly across from Gegge Elementary. 1 mile south of Eureka High School. New Eureka Elementary located in The Arbors of Rockwood.
- Rockwood School District is consistently ranked high in the State which is one of the driving factors of the 1,200 new homes that have either been completed or under construction. The Arbors of Rockwood has 527 new homes and townhomes planned and is also the home of both the new Eureka grade school and Eureka Library. Windswept Farms, located at the end of Hwy 109, has 549 new homes.
- Six Flags has been the biggest draw for the Eureka community for the Eureka community since the early 70's. There is a new 6 field soccer park and new mountain bike park located behind the Timbers.
- Other major retailers in the community are Schnucks, Walmart, Dicky Bub, Panera, Quick Trip, new McDonalds also just opened on 4th Street. Ace Hardware opened 2nd location in Hilltop Village.

