

Cornerstone Commercial Realty, Inc.

Out-Lot Opportunity at Hilltop Village Center
New Multi –Tenant Strip with Drive Thru, Ground Lease, BTS or Lease Existing 6,500 SF Retail/Restaurant
80 Hilltop Village Center, Drive Eureka, MO 63025



8000 Maryland Avenue, Suite 1120
St. Louis, MO 63105
www.ccr-stl.com

Please contact:
Curt Newsome
Cell (314) 574-5400
Email: cn@ccr-stl.com

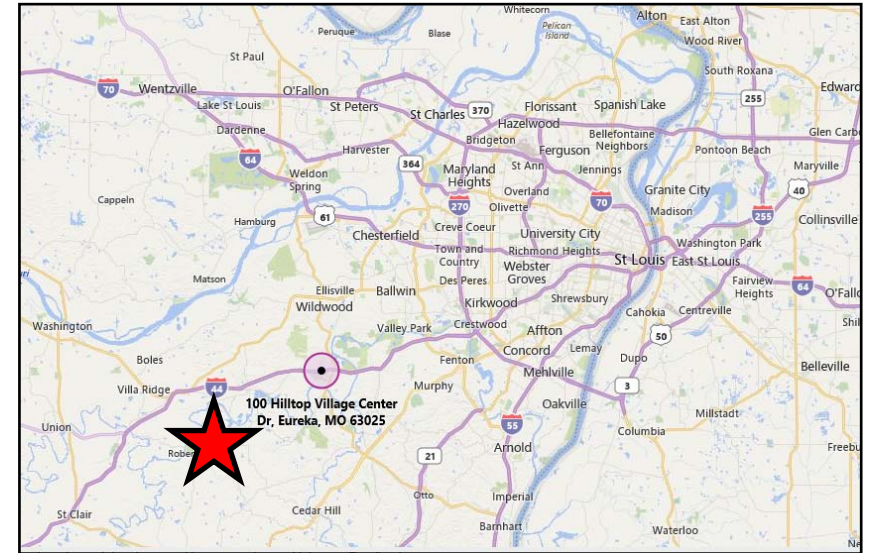
Please contact:
Jason Morgan
Cell (314) 560-8114
Email: jm@ccr-stl.com

Out Lot For Lease

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PROPERTY DETAILS:

- 1.64 Acre Out Lot with 6,500 SF Retail Building (former restaurant) with 119 parking spaces. Property benefits from Two (2) Full Access Curb Cuts on W. 5th Street and Hilltop Village Center Dr.
 - The Property is an Out Lot of Hilltop Village Center, a 125,605 SF newly renovated shopping center anchored by Dicky Bub Farm & Home, Ben Franklin Crafts, Poor Richards Restaurant, Sprint and Domino's.
 - A high exposure, well positioned retail Out Lot in a growing trade area.
 - Eureka is conveniently located along Interstate 44 in the southwestern corridor of St. Louis County. Eureka's North/South connection is Highway 109. Highway 109 to the North provides access to communities such as Wildwood, Chesterfield and Ellisville, and to the South, northern Jefferson County. The City of Eureka is located just several minutes East of Franklin County and a mere 20 minutes West of the City of St. Louis.
 - Major Draws & Facts about Eureka:
 - Six Flags St. Louis is a theme park featuring seven themed areas as well as numerous attractions, live shows and Hurricane Harbor Water Park.
 - The area's largest home builder is currently developing two new home subdivisions in the immediate trade area.
 - The Arbors is a 527 home subdivision expecting to add 1,400 new residents to the immediate trade area. In order to meet the rapidly growing population, the award winning Rockwood School District is building a new elementary school at the Arbors.
 - Recently approved Windswept Farms is a 549 home subdivision which could add an additional 1,500 new residents.
 - Other retail tenants in the immediate trade area include Walmart Supercenter, Schnucks Markets, Panera Bread Company, Ace Hardware, Culvers, St. Louis County Library, QuikTrip and more.
 - Lease Rates: Please Call Curt or Jason for Details
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- A map of the Eureka, Missouri area. The map shows the Missouri River flowing through the region. Several towns are labeled: Eureka, Washington, Union, St. Clair, and Bolivar. A major highway, Interstate 44, is shown running north-south through the center of the map. The map also shows various roads and geographical features like hills and water bodies.



DEMOGRAPHICS	RETAIL TRADE AREA
Estimated Population	79,117
Estimated Households	29,214
Ave. HH Income	\$84,501



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AERIAL SITE MAP



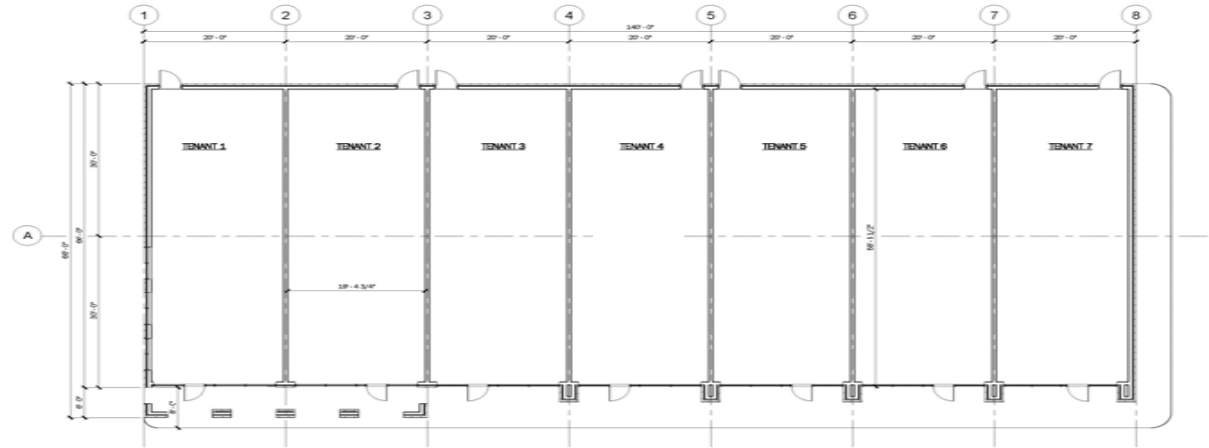
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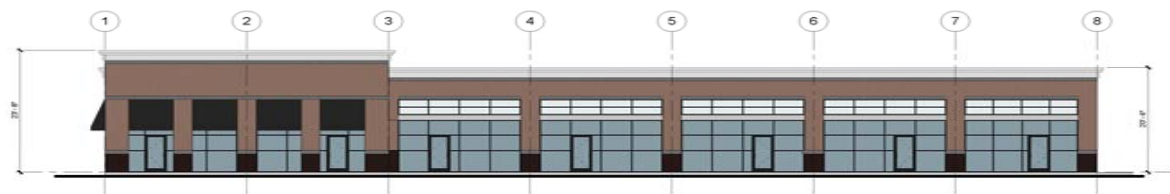
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CONCEPTUAL RENDERING
 (End Cap Drive Thru Opportunity)



3 ISOMETRIC
 SD-1



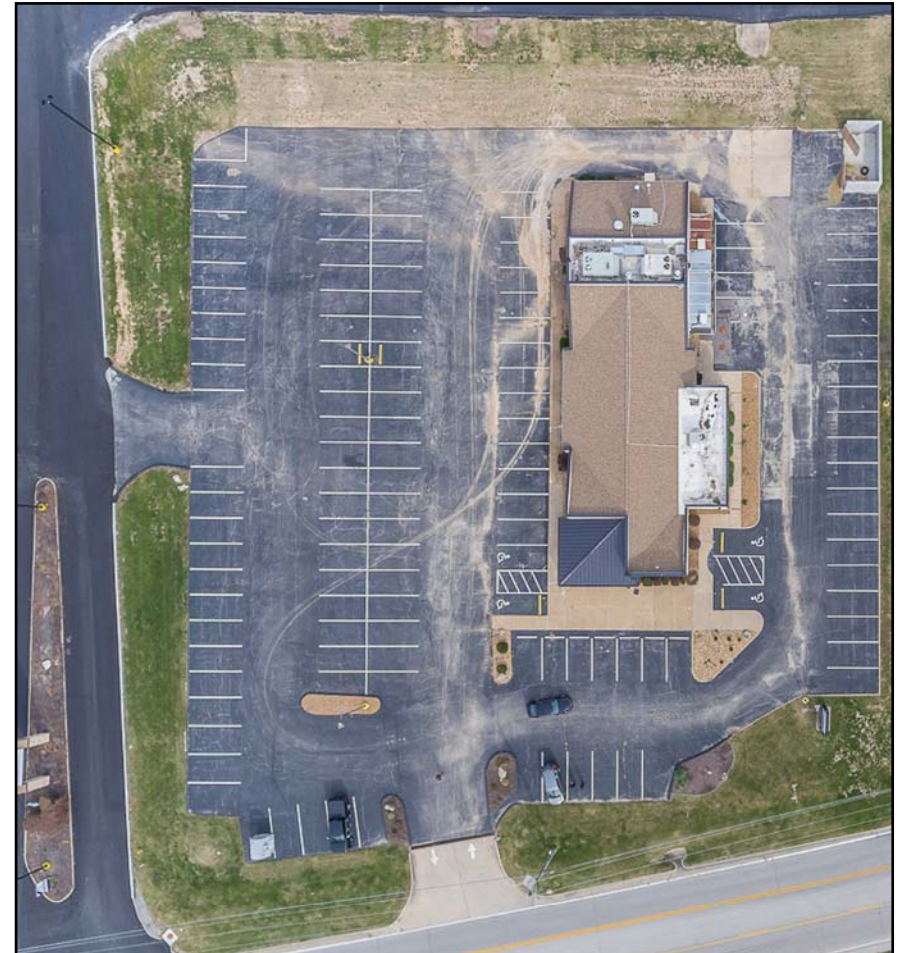
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Additional Photos Depicting the Out Lot



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