

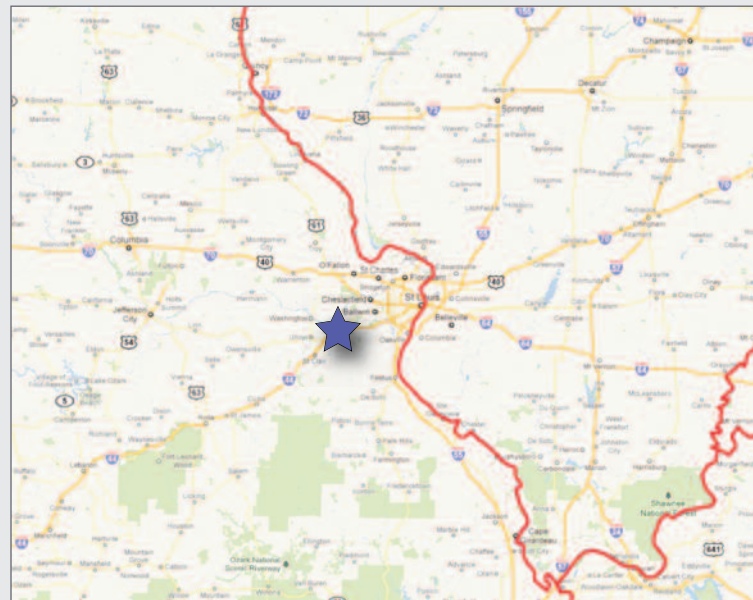
# For Sale - Land in Eureka, MO



## I-44 and Highway 109 • Eureka, MO 63025

### PROPERTY FEATURES:

- Approximately 64 acres; will parcel in a sale
- Located in Eureka at I-44 and Highway 109
- Approximately 2 acres of commercially zoned, signaled frontage with visibility from Hwy. 109
- Easement road from front 2 acres to the remaining 62
- 56,071 VPD on I-44;  
21,649 VPD on Hwy. 109
- **Sale Price: Asking \$2,200,000**



VINCE BAJARDI, CCIM  
vbajardi@sansonegroup.com  
JAKE CORRIGAN  
jcorrigan@sansonegroup.com

120 S. Central, Suite 500  
Saint Louis, MO 63105  
p: 314.727.6664  
f: 314.727.6101



# Additional Information

## Demographics

	5 Miles	10 Miles	15 Miles
Population	30,695	241,424	510,845
Median Age	36.1	37.3	40.1
Average Household Income	\$104,170	\$99,078	\$101,900
Daytime Employees	9,364	97,552	305,286
Total # of Businesses	902	7,335	20,935

**Average Daily Traffic Count: 56,071**

