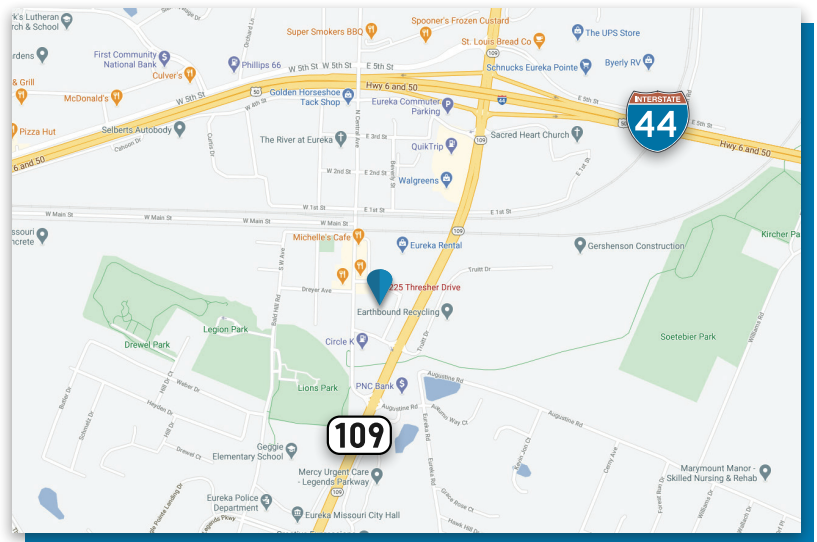


# FOR LEASE

225 Thresher Drive  
Eureka, MO 63025



- Available January 2024
- End cap space in the retail conveniently located off of Hwy 109 just south of the Hwy 44 & Hwy 109 exit
- Well known location with visible signage to Hwy 109
- High Parking Ratio
- Strong Residential Demographics
- Eureka's Population Grew 14.3% in 2021!
- 11,665<sup>±</sup> SF Space
- 31,000 SF Center
- Site has Loading Dock in Rear



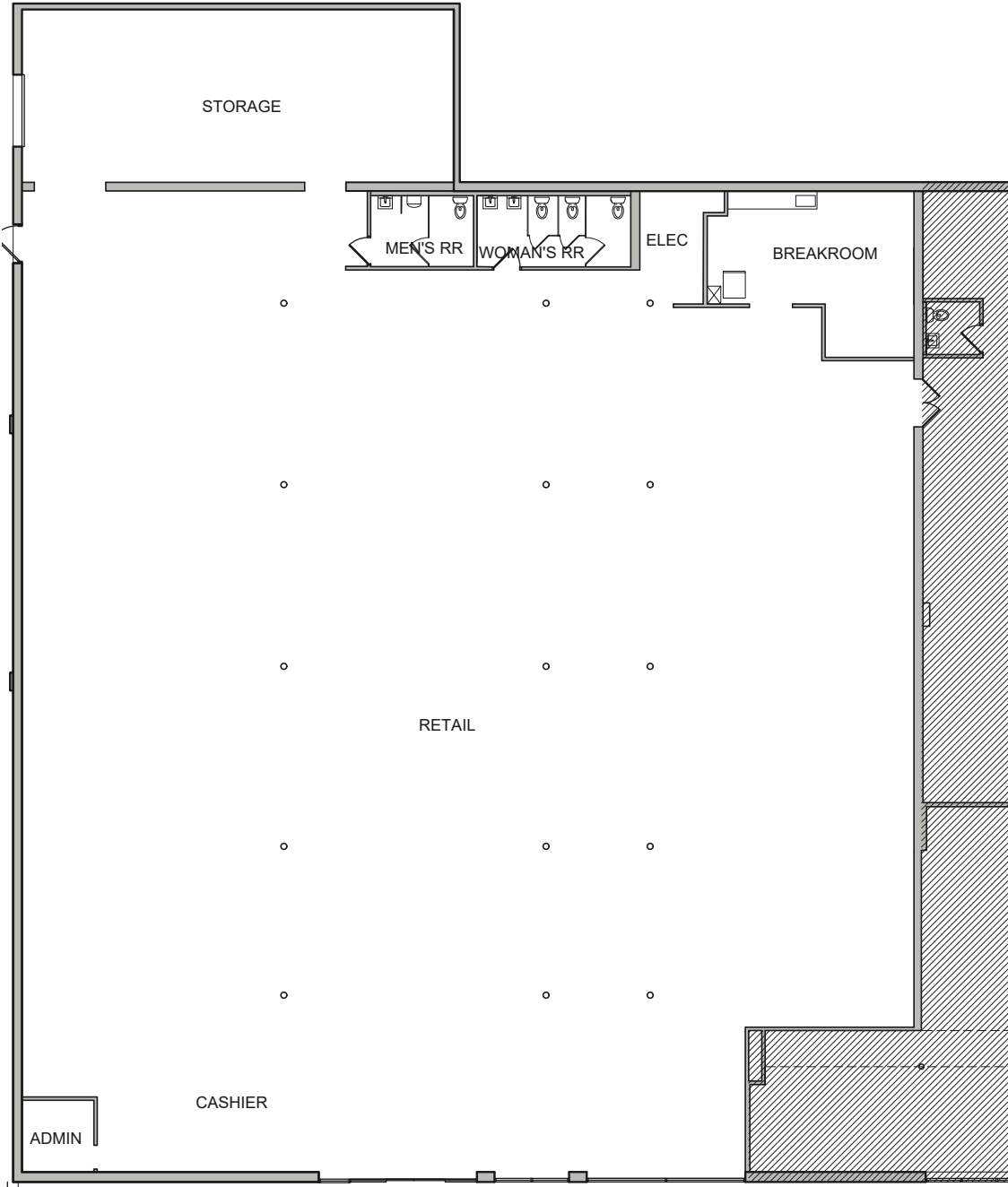
**Offered at:**  
**\$10.00 SF NNN**

**FOR MORE INFORMATION CONTACT:**

**Ken Wedberg**

Direct: 314-446-7540 • Cell: 314-374-6670  
[wedberg@realtyexchangeweb.com](mailto:wedberg@realtyexchangeweb.com)

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.



GROSS INTERIOR AREA: 11,665 SQ. FT.

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<b>Income</b>			
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Avg Household Income	\$159,686	\$139,178	\$128,834
Median Household Income	\$142,452	\$115,754	\$107,317
< \$25,000	77	355	831
\$25,000 - 50,000	149	658	1,331
\$50,000 - 75,000	160	544	1,039
\$75,000 - 100,000	135	559	1,056
\$100,000 - 125,000	310	991	1,411
\$125,000 - 150,000	106	355	658
\$150,000 - 200,000	444	1,018	1,496
\$200,000+	429	1,001	1,518

<b>Housing</b>			
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Median Home Value	\$353,254	\$325,188	\$299,852
Median Year Built	1995	1995	1993

<b>Households</b>			
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2010 Households	1,500	4,501	8,136
2023 Households	1,809	5,482	9,342
2028 Household Projection	1,872	5,683	9,599
Annual Growth 2010-2023	1.7%	1.8%	1.2%
Annual Growth 2023-2028	0.7%	0.7%	0.6%
Owner Occupied Households	1,509	4,933	8,513
Renter Occupied Households	363	750	1,086
Avg Household Size	2.7	2.8	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spen...	\$81.8M	\$234.8M	\$386M

<b>Population</b>			
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2010 Population	4,340	12,979	23,941
2023 Population	5,048	15,371	26,834
2028 Population Projection	5,194	15,865	27,458
Annual Growth 2010-2023	1.3%	1.4%	0.9%
Annual Growth 2023-2028	0.6%	0.6%	0.5%
Median Age	39	40.1	41.8
Bachelor's Degree or Higher	41%	46%	43%
U.S. Armed Forces	9	36	41