



100%
LEASED

5.6
ACRES

DETENTION

Pizza Ranch

JAZZERCISE

Babylon
BAR & GRILL

DOMINATE
TODAY



KEY CANNABIS

ST. CHARLES COUNTY
PET ADOPTION CENTER

Battery
Outfitters



GREAT SOUTHERN
BANK

mellow
MUSHROOM

First
Community

MID RIVERS MALL DRIVE 25,698 (2024)

MID RIVERS COMMONS

4732 MID RIVERS MALL DR. COTTLEVILLE. MO 63376

RARE RETAIL DEVELOPMENT
SITE AVAILABLE FOR SALE

XTEAM
RETAIL ADVISORS

MID RIVERS COMMONS

DEMOGRAPHICS

PLEASE CONTACT: L³ CORPORATION
KYLE STEINER
314.282.9835 (DIRECT)
314.313.6323 (MOBILE)
KYLE@L3CORP.NET

GO TO:

SITE PLAN

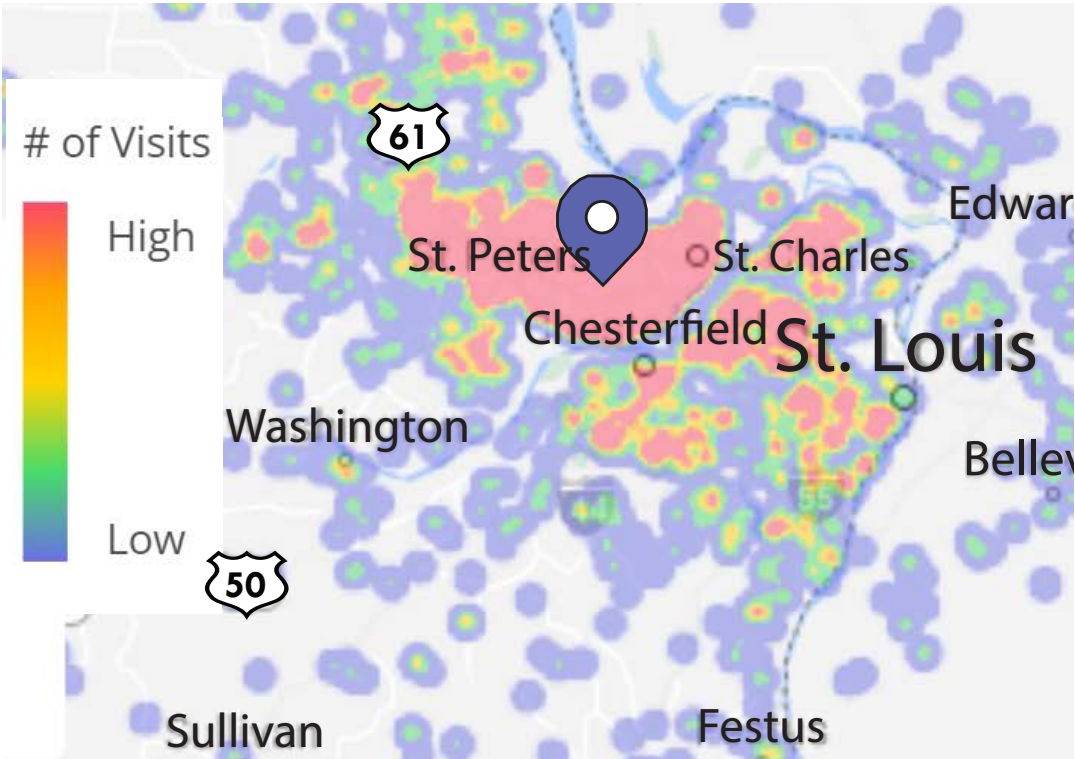
MARKET AERIAL

VISIT METRICS

JULY 1st, 2024 - JUNE 30th, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
535.4 K	189 K	2.84	65 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		5,434	83,316	183,863
HOUSEHOLDS		2,071	31,434	69,779
AVG HH INCOME		\$118,996	\$106,487	\$112,157



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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- +/- 5.6 ACRES READY FOR DEVELOPMENT ADJACENT TO 100% LEASED SHOPPING CENTER IN FAST GROWING COTTLEVILLE
- AVAILABLE FOR SALE TO AN OWNER-OCCUPIER, FOR LEASE OR BUILD-TO-SUIT
- CAN BE SUBDIVIDED AND IS ZONED C-3 COMMERCIAL
- GRADED, WITH DETENTION AND UTILITIES, AND PARTIAL PAVED LOT IN PLACE
- CALL BROKER FOR DETAILS

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