

L3

100%
LEASED

5.6
ACRES

DETENTION

First
Community
credit union

Battery
Outfitters

MID RIVERS MALL DRIVE 25,698 (2024)



GREAT SOUTHERN
BANK

mellow
MUSHROOM

Pizza Ranch

JAZZERCISE

Babylon
BAR & GRILL

D
T
DOMINATE
TODAY

A

KEY CANNABIS

ST. CHARLES COUNTY
PET ADOPTION CENTER

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)

KSTEINER@L3CORPORATION.COM

GO TO:

SITE PLAN

MARKET AERIAL

VISIT METRICS

DEC 1st, 2024 - NOV 30th, 2025

• DATA PROVIDED BY PLACER

VISITS/YEAR



551.8 K

VISITORS



192.2 K

VISIT FREQUENCY



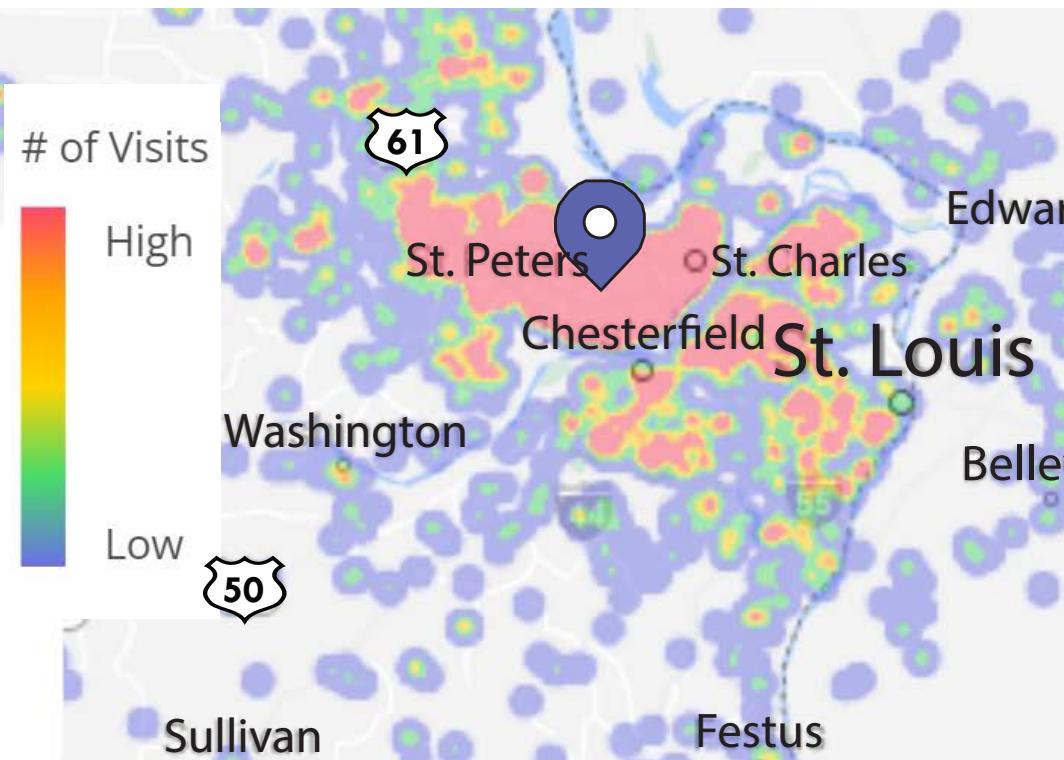
2.87

AVG. DWELL TIME



63 MIN

HEAT MAP • PER PLACERAI



POPULATION ANALYSIS

POPULATION



1 MILE

5,434

3 MILES

83,316

5 MILES

183,863

HOUSEHOLDS



1 MILE

2,071

3 MILES

31,434

5 MILES

69,779

AVG HH INCOME



1 MILE

\$118,996

3 MILES

\$106,487

5 MILES

\$112,157

VIEW & DOWNLOAD:
PLACER.AI REPORT



DEMO REPORT

MID RIVERS COMMONS

SITE PLAN

PLEASE CONTACT:

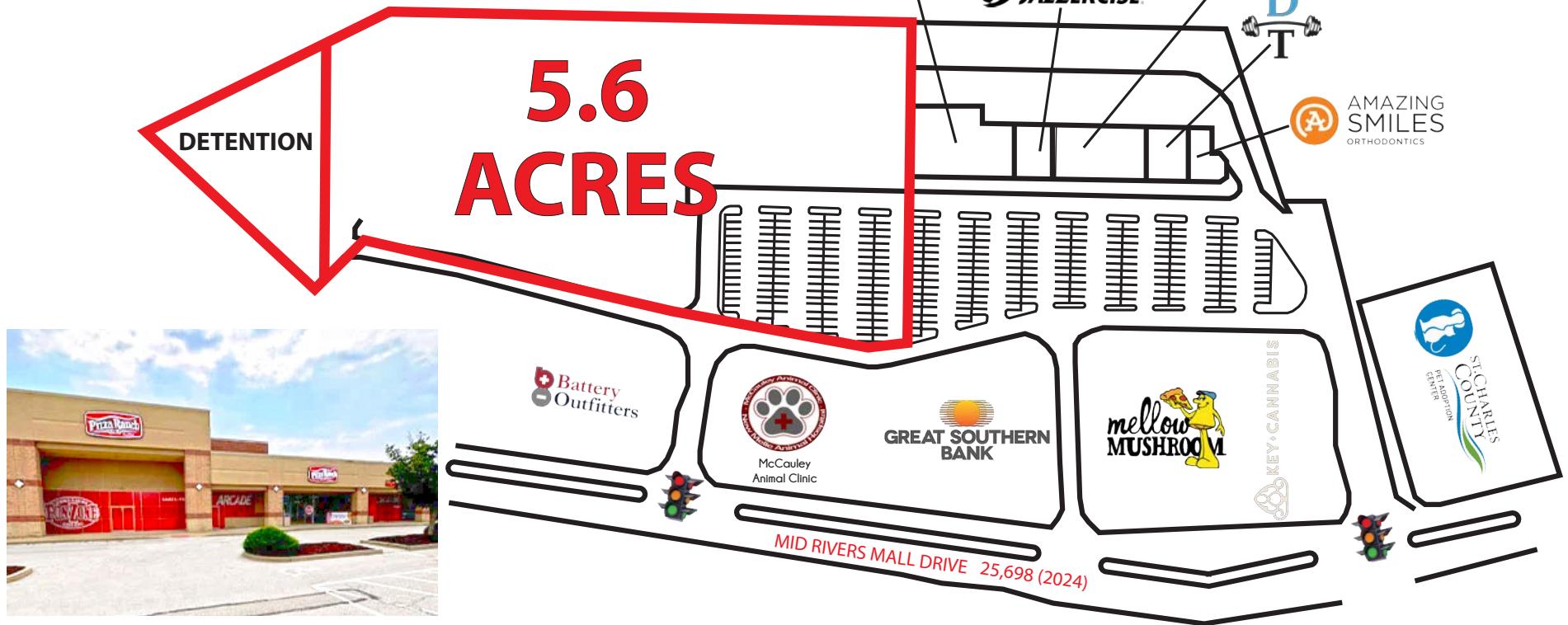
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- +/- 5.6 ACRES READY FOR DEVELOPMENT ADJACENT TO 100% LEASED SHOPPING CENTER IN FAST GROWING COTTLEVILLE
- AVAILABLE FOR SALE TO AN OWNER-OCCUPIER, FOR LEASE OR BUILD-TO-SUIT
- CAN BE SUBDIVIDED AND IS ZONED C-3 COMMERCIAL ALLOWING USES SUCH AS A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

MID RIVERS COMMONS

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