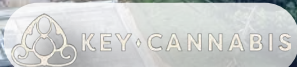




100%  
LEASED



5.6  
ACRES

DETENTION



MID RIVERS MALL DRIVE 26,082 (2025)

# MID RIVERS COMMONS

4732 MID RIVERS MALL DR. COTTLEVILLE. MO 63376

RARE RETAIL DEVELOPMENT  
SITE AVAILABLE FOR SALE



# MID RIVERS COMMONS

## DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

HYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

HSTEINER@L3CORPORATION.COM

GO TO:

[SITE PLAN](#)

[MARKET AERIAL](#)

### VISIT METRICS

DEC 1<sup>st</sup>, 2024 - NOV 30<sup>th</sup>, 2025 • DATA PROVIDED BY PLACER.

VISITS/YEAR



551.8 K

VISITORS



192.2 K

VISIT FREQUENCY



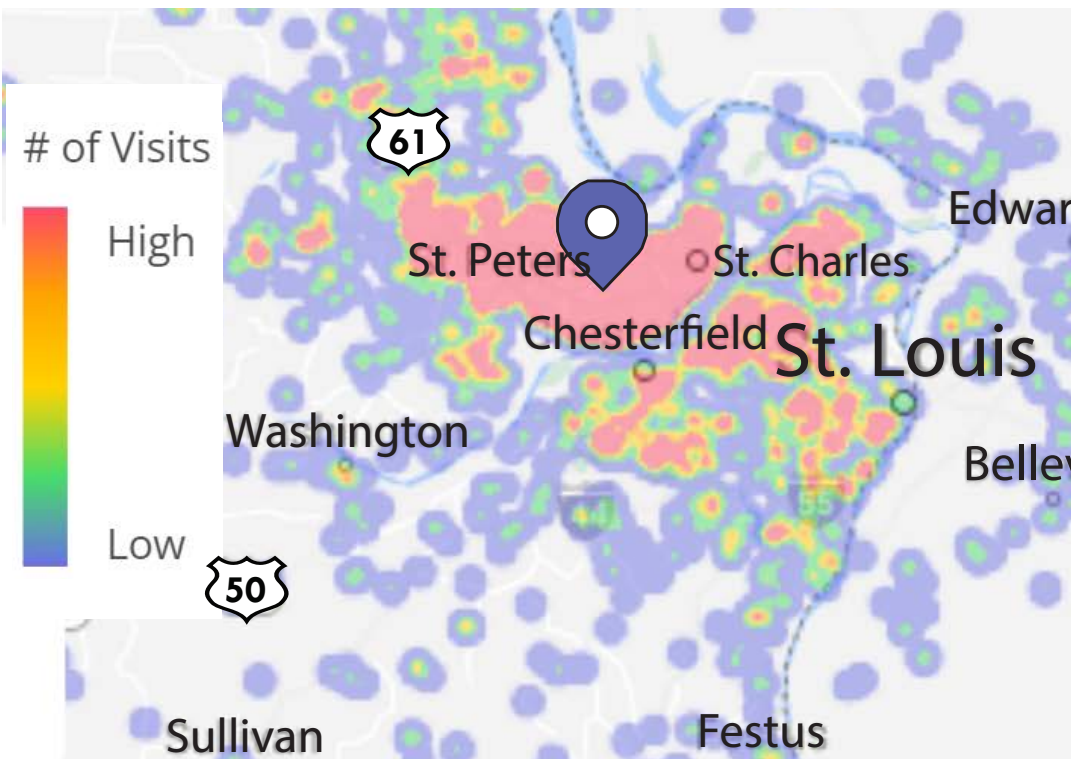
2.87

AVG. DWELL TIME



63 MIN

### HEAT MAP • PER PLACER.AI



### POPULATION ANALYSIS

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



VIEW & DOWNLOAD:

[PLACER.AI REPORT](#)

[DEMO REPORT](#)

# MID RIVERS COMMONS

## SITE PLAN

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KSTEINER@L3CORPORATION.COM

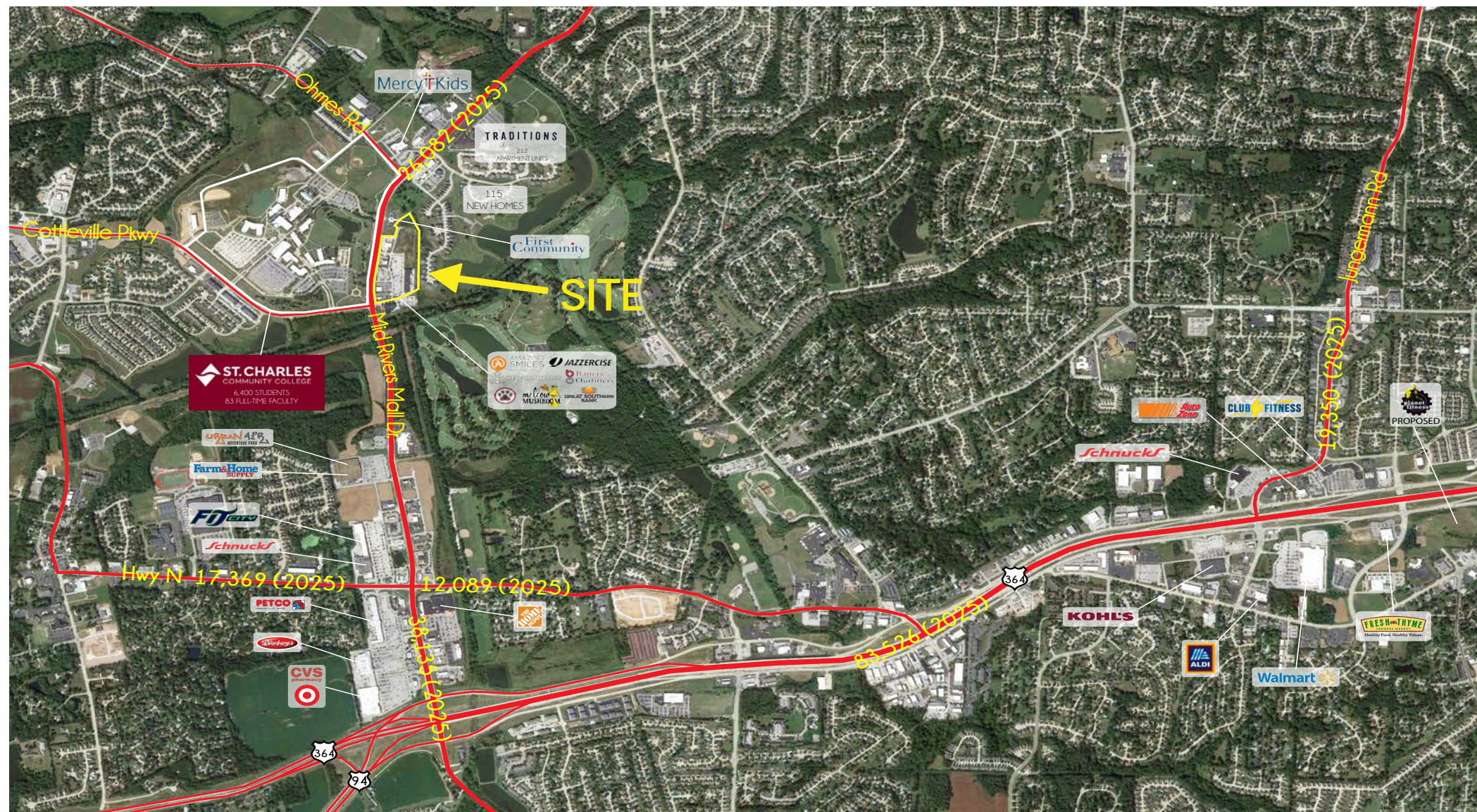


- +/- 5.6 ACRES READY FOR DEVELOPMENT ADJACENT TO 100% LEASED SHOPPING CENTER IN FAST GROWING COTTLEVILLE
- AVAILABLE FOR SALE TO AN OWNER-OCCUPIER, FOR LEASE OR BUILD-TO-SUIT
- LOT CAN BE SUBDIVIDED AND IS ZONED C-3 COMMERCIAL (SUITABLE FOR RETAIL, RESTAURANT, FURNITURE, GROCERY, ETC.)
- GRADED, WITH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

# MID RIVERS COMMONS

## MARKET AERIAL

PLEASE CONTACT: L<sup>3</sup> CORPORATION  
HYLE STEINER  
314.282.9835 (DIRECT)  
314.313.6323 (MOBILE)  
HSTEINER@L3CORPORATION.COM



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