



100%
LEASED

DETENTION

5.6
ACRES

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 26,082 (2025)

MID RIVERS COMMONS

4732 MID RIVERS MALL DR. COTTLEVILLE. MO 63376

RARE RETAIL DEVELOPMENT
SITE AVAILABLE FOR SALE

XTEAM
RETAIL ADVISORS

MID RIVERS COMMONS

SITE PLAN

PLEASE CONTACT:

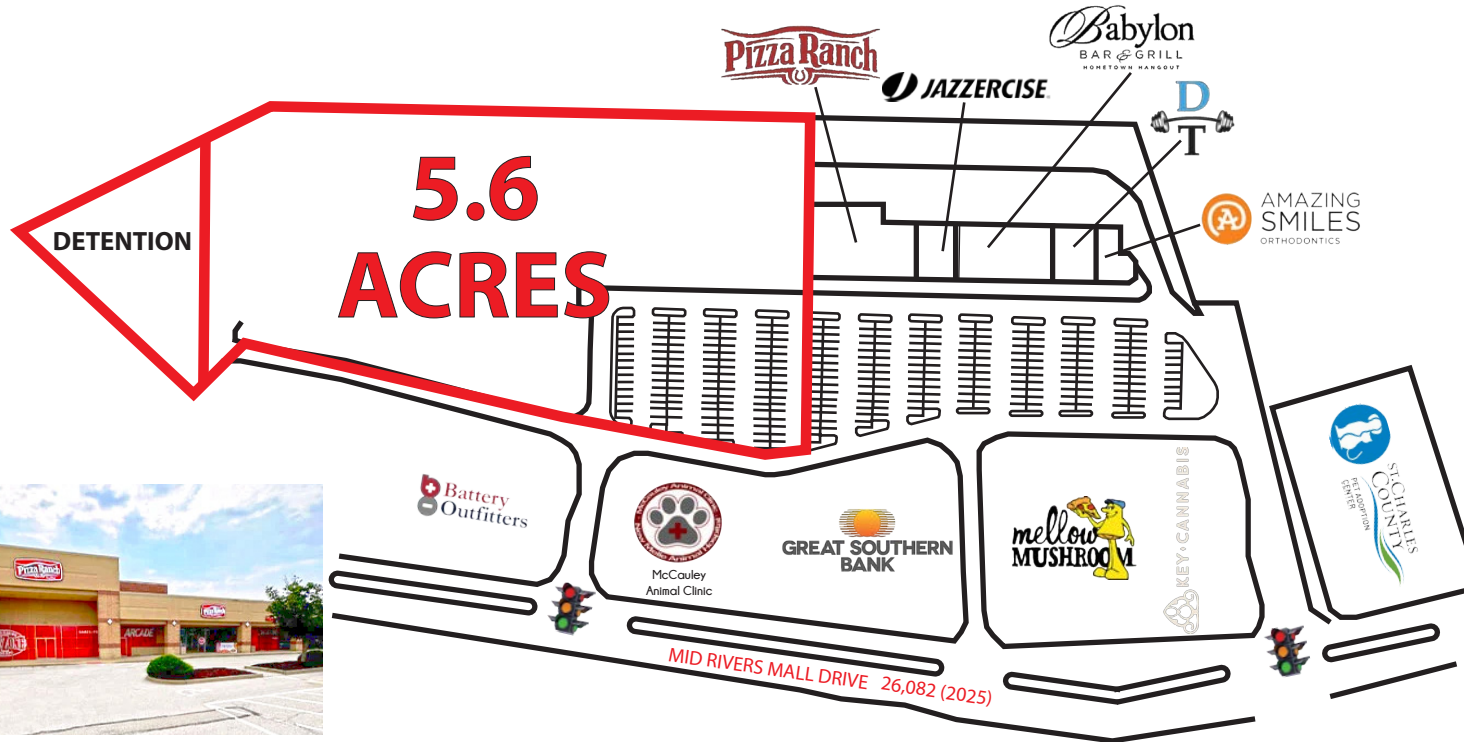
L³ CORPORATION

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

POPULATION ANALYSIS

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

VIEW &
DOWNLOAD:

DEMO
REPORT



MID RIVERS COMMONS

MARKET AERIAL

PLEASE CONTACT:

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