



100%
LEASED



1.25
ACRES

2.0
ACRES

2.35
ACRES

DETENTION



MID RIVERS MALL DRIVE 25,698 (2024)

MID RIVERS COMMONS

4732 MID RIVERS MALL DR. COTTLEVILLE. MO 63376

APPROXIMATELY 5.6 AC AVAILABLE
FOR SALE. LEASE OR BUILD-TO-SUIT



MID RIVERS COMMONS

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

HYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

HYLE@L3CORP.NET

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[SITE PLAN](#)

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VISIT METRICS

DEC 1st, 2023 - NOV 30th, 2024 • DATA PROVIDED BY PLACER.

VISITS/YEAR



547.2 K

VISITORS



194.2 K

VISIT FREQUENCY



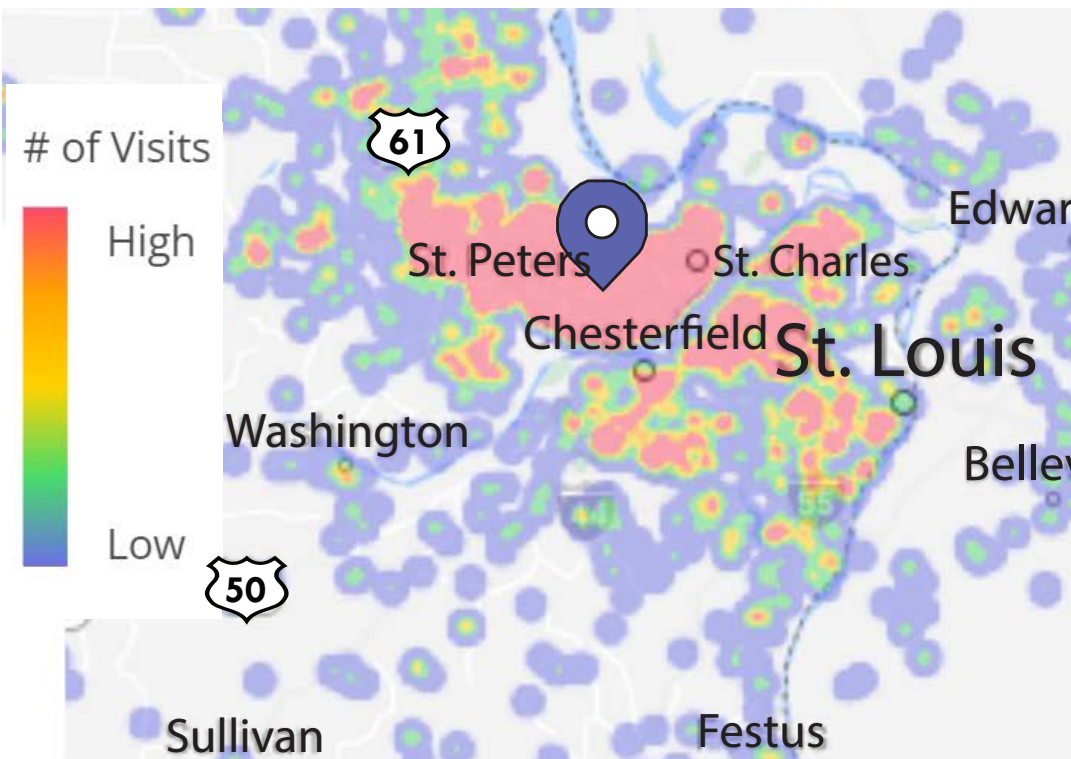
2.83

AVG. DWELL TIME



64 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:

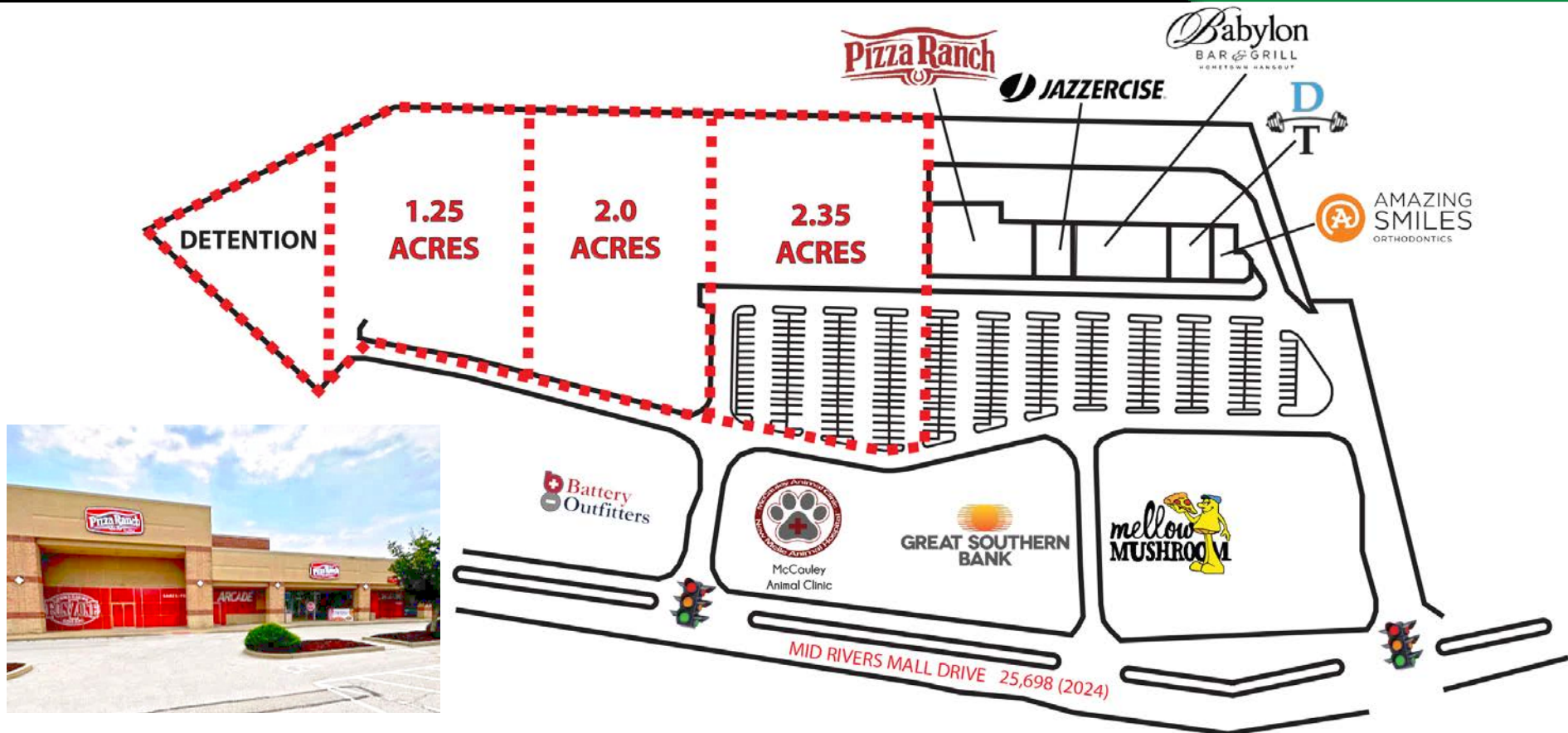
L³ CORPORATION

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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 IN PLACE, THIS LAND IS READY FOR DEVELOPMENT
- CALL BROKER FOR DETAILS

MID RIVERS COMMONS

MARKET AERIAL

PLEASE CONTACT:

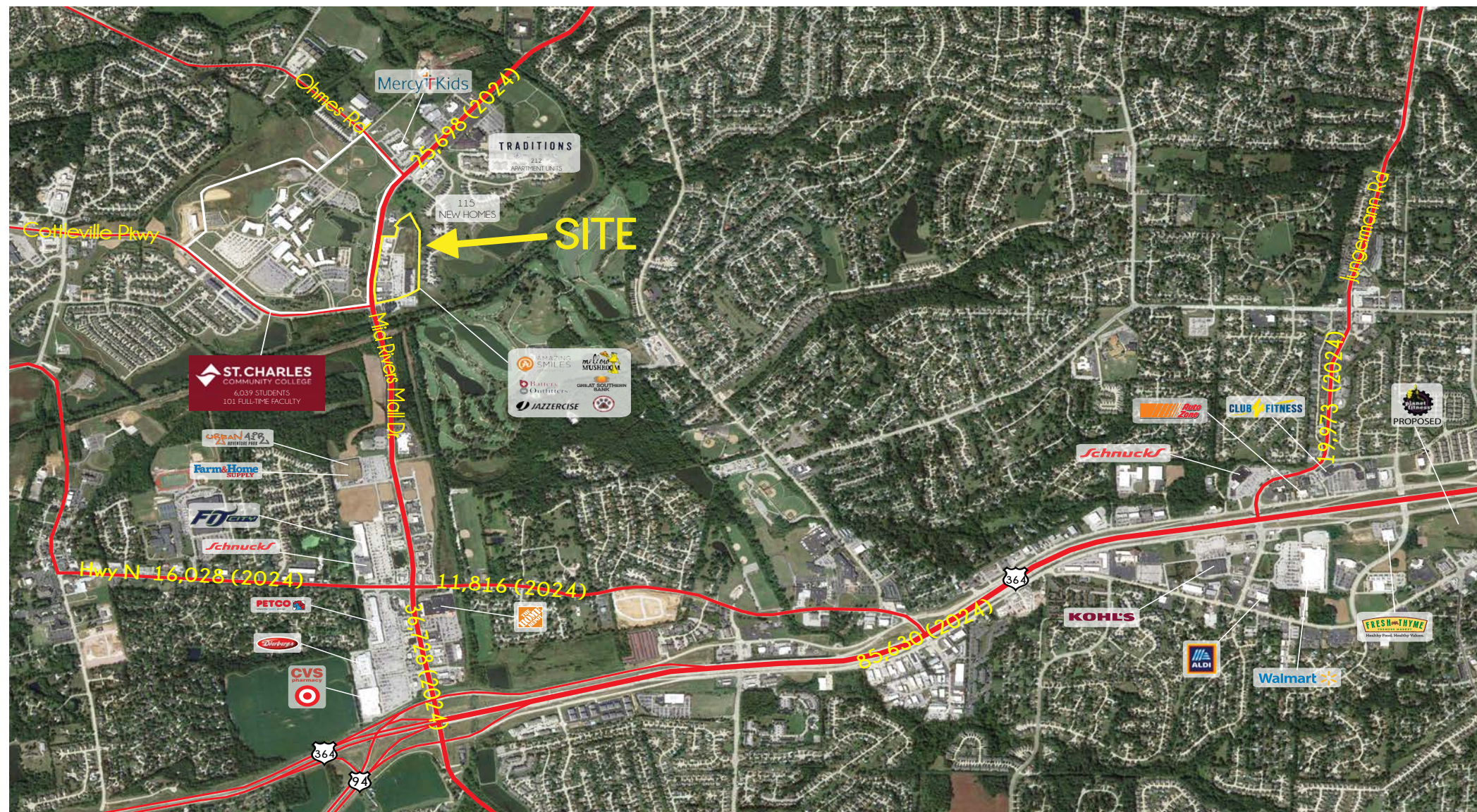
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