



NOW
100%
LEASED

7.285 AC
FOR SALE



MID RIVERS MALL DRIVE 28,284 (2023)

MID RIVERS COMMONS

4732 MID RIVERS MALL DR. COTTLEVILLE. MO 63376

7.285 AC LOT AVAILABLE
FOR SALE OR BUILD-TO-SUIT

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](#)

[ZOOM AERIAL](#)

[MARKET AERIAL](#)

VISIT METRICS

FEB 1st, 2023- JAN 31st, 2024 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



408.6 K

VISITORS



156.9 K

VISIT FREQUENCY



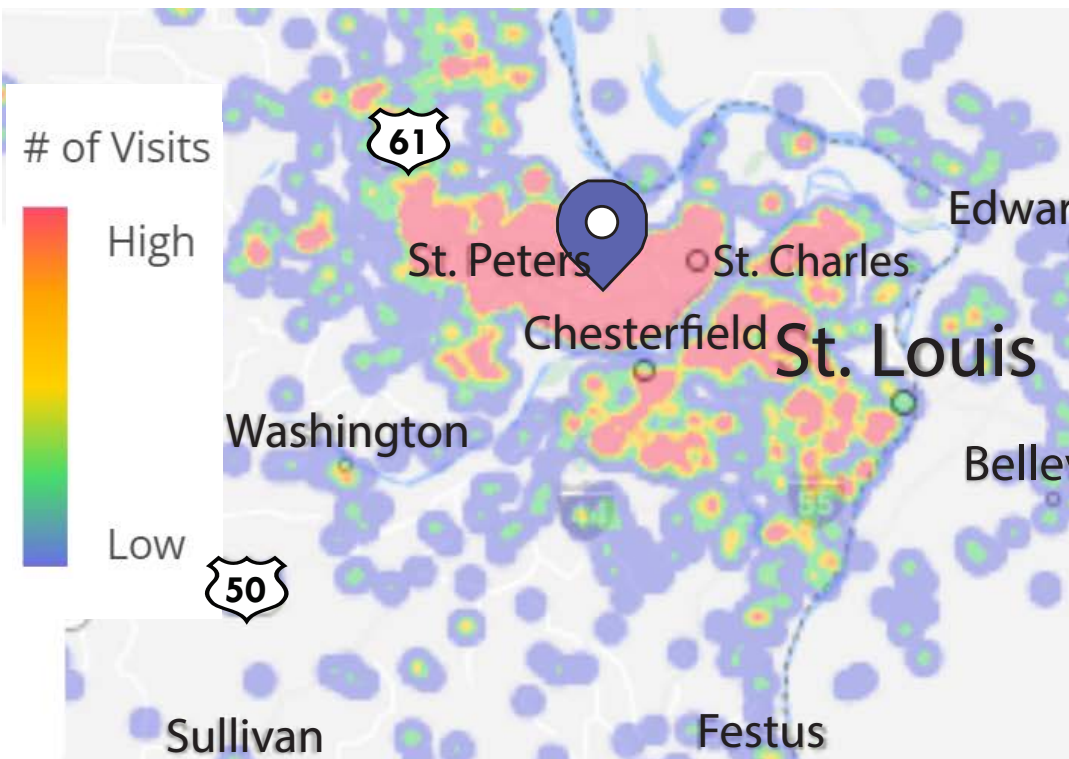
2.6

AVG. DWELL TIME



83 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		5,077	84,786	189,214
HOUSEHOLDS		1,781	30,747	68,925
AVG HH INCOME		\$123,515	\$107,101	\$113,645



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.

MID RIVERS COMMONS

SITE PLAN

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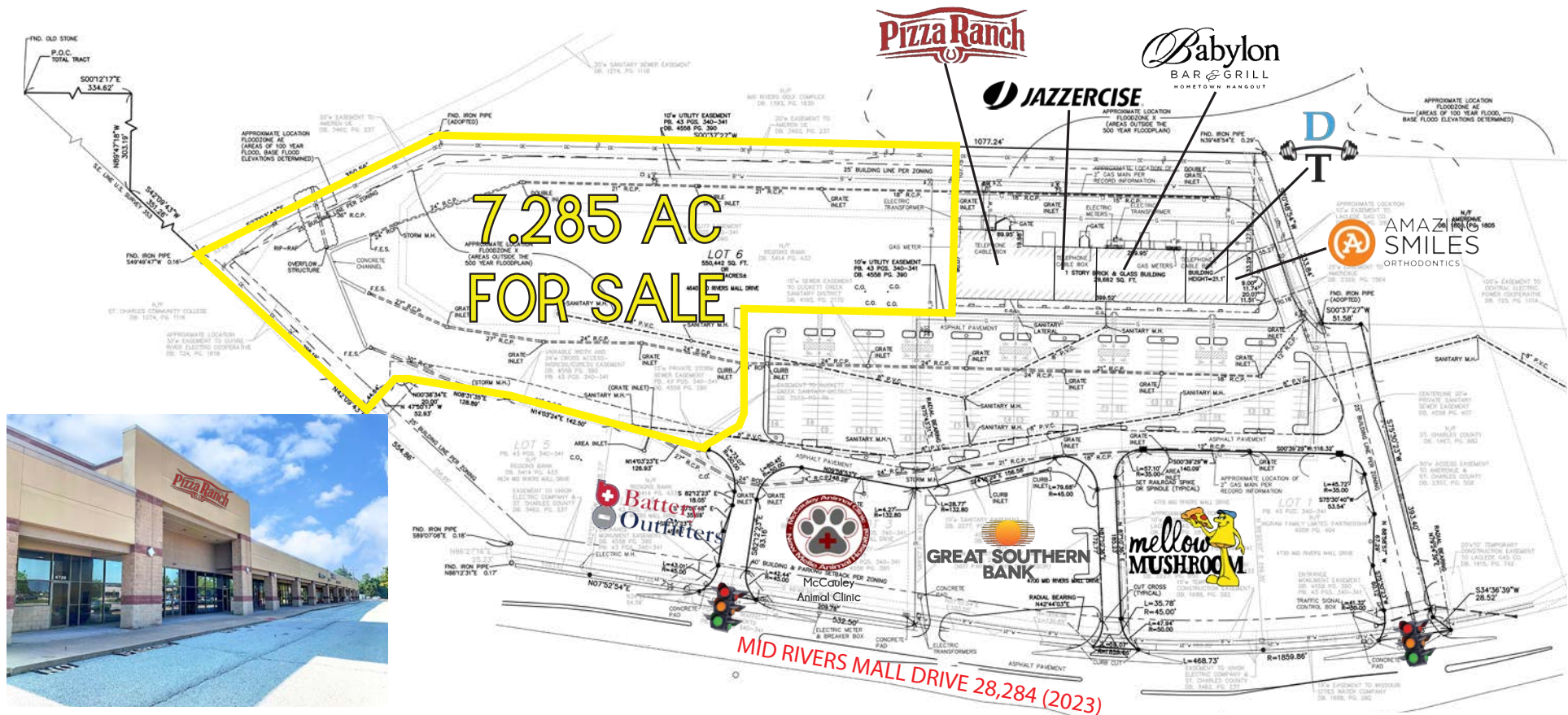
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- 100% LEASED SHOPPING CENTER WITH 7.285 AC OF DEVELOPABLE LAND ADJACENT
- LANDLORD WILLING TO SUBDIVIDE
- ZONED COMMERCIAL
- HIGH VISIBILITY ALONG MID RIVERS MALL DRIVE WITH EXPOSURE TO 28,000+ VPD
- 115 NEW HOME RESIDENTIAL DEVELOPMENT AND 212 UNIT APARTMENT COMPLEX WITHIN A MILE
- AREA RETAILERS INCLUDE TARGET, DIERBERGS, SCHNUCKS, HOME DEPOT, PETCO AND URBAN AIR
- DIRECTLY ACROSS THE STREET FROM ST. CHARLES COMMUNITY COLLEGE
- CALL BROKER FOR DETAILS

MID RIVERS COMMONS

ZOOM AERIAL

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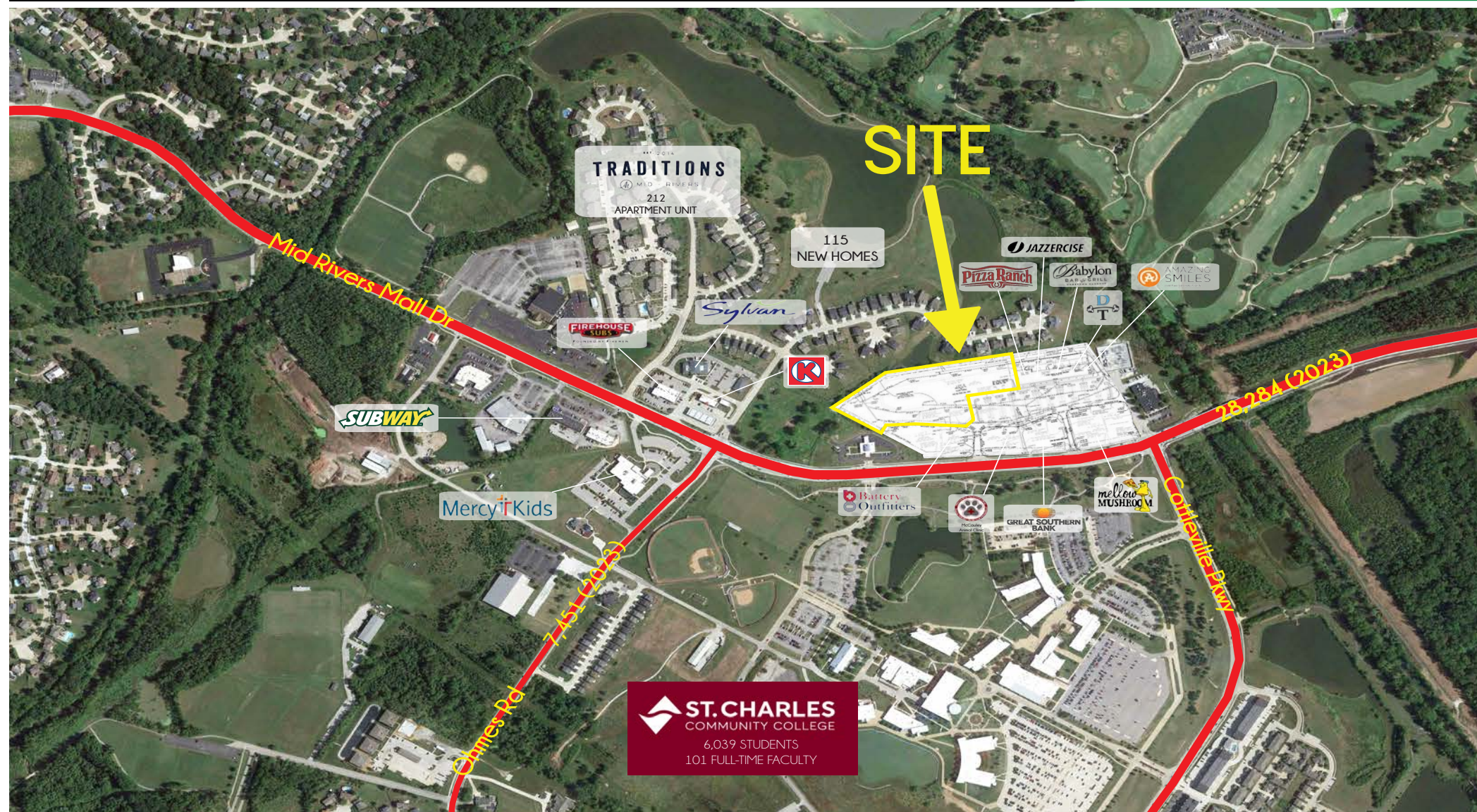
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MARKET AERIAL

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