

L3

PROPOSED
BUILDOUT
RENDERING

100%
LEASED

DETENTION

5.6
ACRES

First
Community
credit union

Battery
Outfitters

Pizza Ranch

Babylon
BAR & GRILL
HOMETOWN HANGOUT

JAZZERCISE

D
T
DOMINATE
TODAY



St. CHARLES COUNTY
PET ADOPTION
CENTER

GREAT SOUTHERN
BANK

mellow
MUSHROOM

KEY CANNABIS

MID RIVERS MALL DRIVE

26,082 (2025)

MID RIVERS COMMONS

4732 MID RIVERS MALL DR. COTTLEVILLE. MO 63376

RARE RETAIL DEVELOPMENT SITE AVAILABLE.
ADJACENT TO 100% LEASED SHOPPING CENTER

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

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