

L3



RESTAURANT SPACE

5.6 ACRES

DETENTION

First Community credit union

Battery Outfitters



GREAT SOUTHERN BANK

Pizza Ranch
JAZZERCISE

mellow MUSHROOM

KEY CANNABIS

ST. CHARLES COUNTY PET ADOPTION CENTER

MID RIVERS MALL DRIVE

26,082 (2025)

MID RIVERS COMMONS

4732 MID RIVERS MALL DR. COTTLEVILLE. MO 63376

ENDLESS RETAIL POSSIBILITIES
IN FAST GROWING COTTLEVILLE

XTEAM
RETAIL ADVISORS

MID RIVERS COMMONS

SITE PLAN

PLEASE CONTACT:

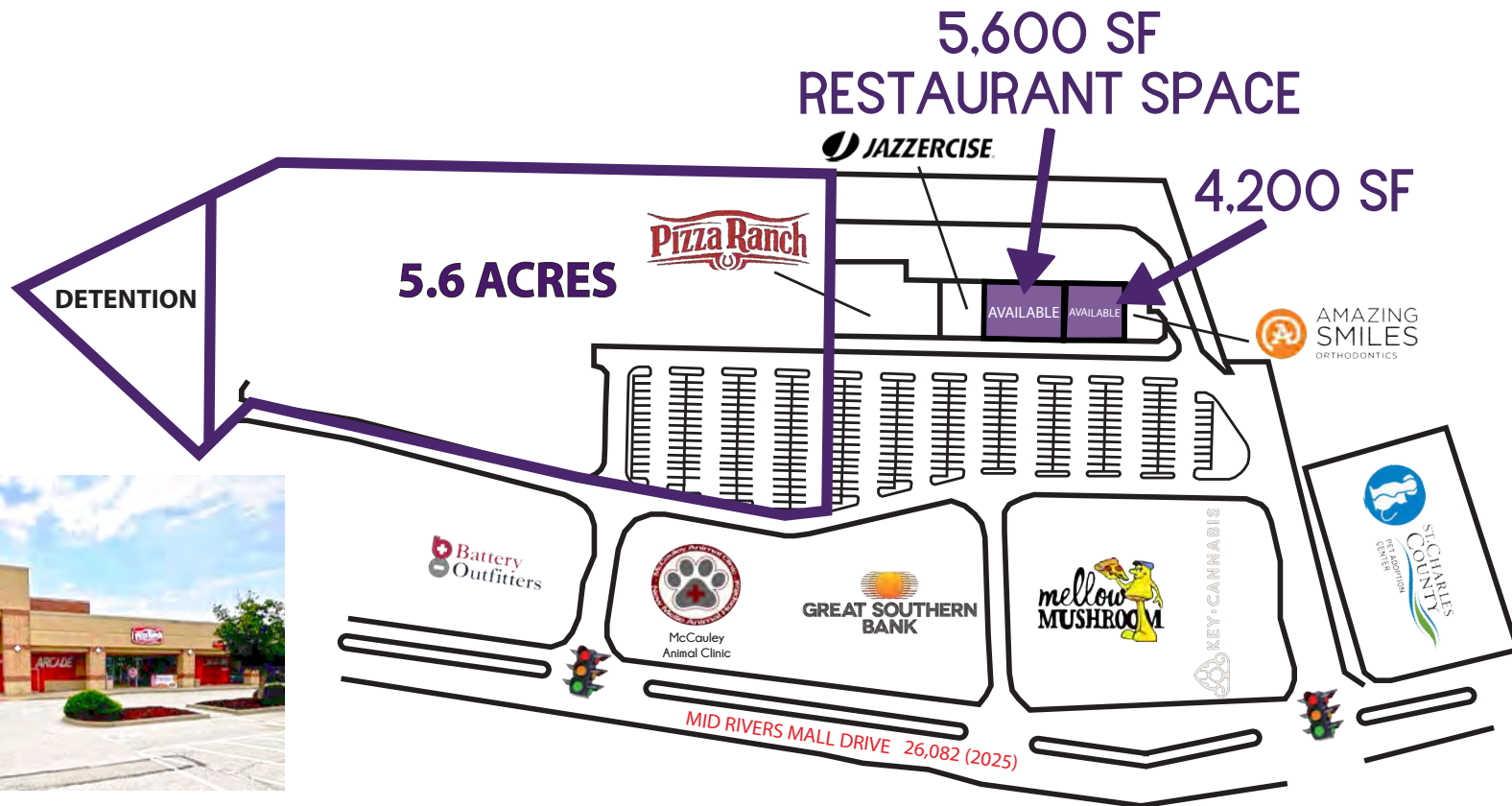
L³ CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KSTEINER@L3CORPORATION.COM



- TWO SUITES AVAILABLE FOR LEASE: 5,600 SF RESTAURANT SPACE + 4,200 SF FORMER FITNESS SPACE
- SHOPPING CENTER PROVIDES RESTAURANTS, ENTERTAINMENT & SERVICES TO SUPPORT THE AREA'S RAPID RESIDENTIAL GROWTH
- HIGH-VISIBILITY LOCATION ALONG MID RIVERS MALL DRIVE WITH EXPOSURE TO 26,000+ VPD
- RECENT RESIDENTIAL GROWTH INCLUDES COTTLEVILLE TRAILS (355 NEW HOMES), PRAIRIE BLUFF (51 UP-SCALE HOMES) & COTTLEVILLE SPRINGS (71.6-ACRE PLANNED SUBDIVISION WITH 69 HOMES)
- CALL BROKER FOR DETAILS

MID RIVERS COMMONS

DEVELOPMENT SITE

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- +/- 5.6 ACRES READY FOR DEVELOPMENT ADJACENT TO MID RIVERS COMMONS IN FAST GROWING COTLEVILLE
- 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		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		5,434	83,316	183,863
HOUSEHOLDS		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		2,071	31,434	69,779
AVG HH INCOME		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		\$118,996	\$106,487	\$112,157

VIEW &
DOWNLOAD:

DEMO
REPORT



MID RIVERS COMMONS

MARKET AERIAL

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