

L3

NOW  
100%  
LEASED

7.285 AC  
FOR SALE

## MID RIVERS COMMONS

4732 MID RIVERS MALL DR. COTTLEVILLE. MO 63376

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

MID RIVERS MALL DRIVE 23,585 (2021)

**XTEAM**  
RETAIL ADVISORS



# MID RIVERS COMMONS

## DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET

GO TO:

[SITE PLAN](#)

[ZOOM AERIAL](#)

[MARKET AERIAL](#)

## VISIT METRICS JAN 1<sup>st</sup>, 2022 - DEC 31<sup>st</sup>, 2022 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



317.7 K

VISITORS



125.3 K

VISIT FREQUENCY



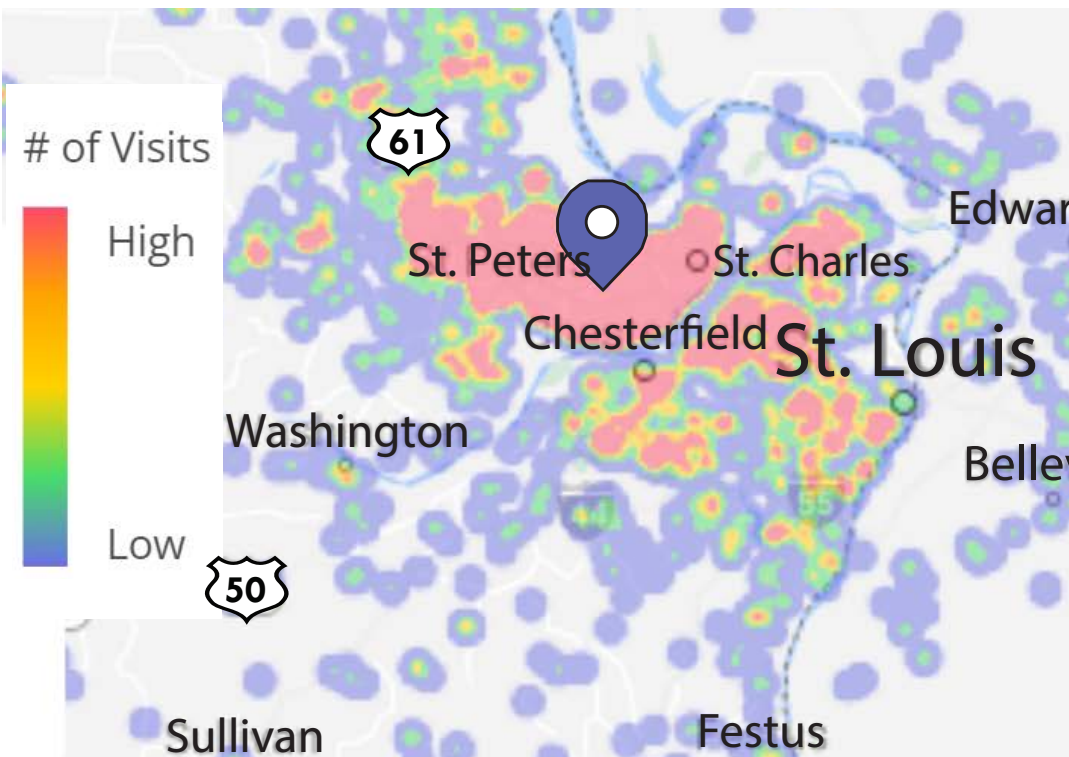
2.54

AVG. DWELL TIME



77 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

|               |  | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|---------------|--|---------------|----------------|----------------|
| POPULATION    |  | 4,975         | 84,102         | 187,974        |
| HOUSEHOLDS    |  | 1,747         | 30,484         | 68,478         |
| AVG HH INCOME |  | \$114,387     | \$99,996       | \$102,651      |



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

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET



- 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 23,000+ 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

PLEASE CONTACT:

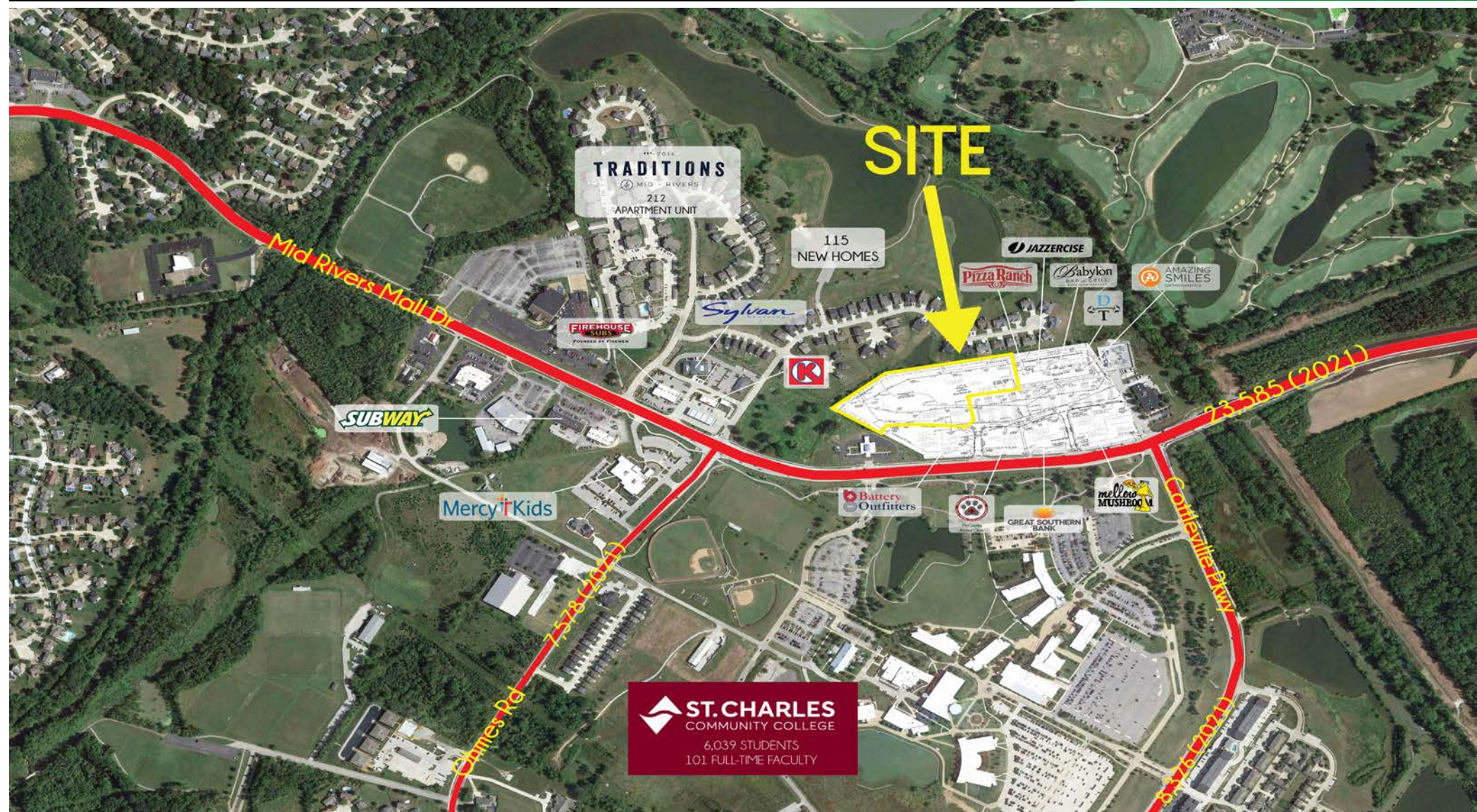
L<sup>3</sup> CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET





# MID RIVERS COMMONS

## MARKET AERIAL

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET

