

3

AVAILABLE  
0.67 AC

AVAILABLE  
0.85 AC

Fee Fee Rd

CROSS ACCESS

RETAIL

RETAIL

New Access Point  
Approved by City

11,381 (2024) Westport Plaza Dr

11,790 (2024) Westline Industrial Dr

11969 WESTLINE INDUSTRIAL DRIVE

ST. LOUIS, MO 63146

LAND AVAILABLE FOR RETAIL,  
HOSPITALITY OR MULTI-FAMILY

**XTEAM**  
RETAIL ADVISORS





# 11969 WESTLINE INDUSTRIAL DRIVE

## MARKET AERIAL

PLEASE CONTACT:

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET

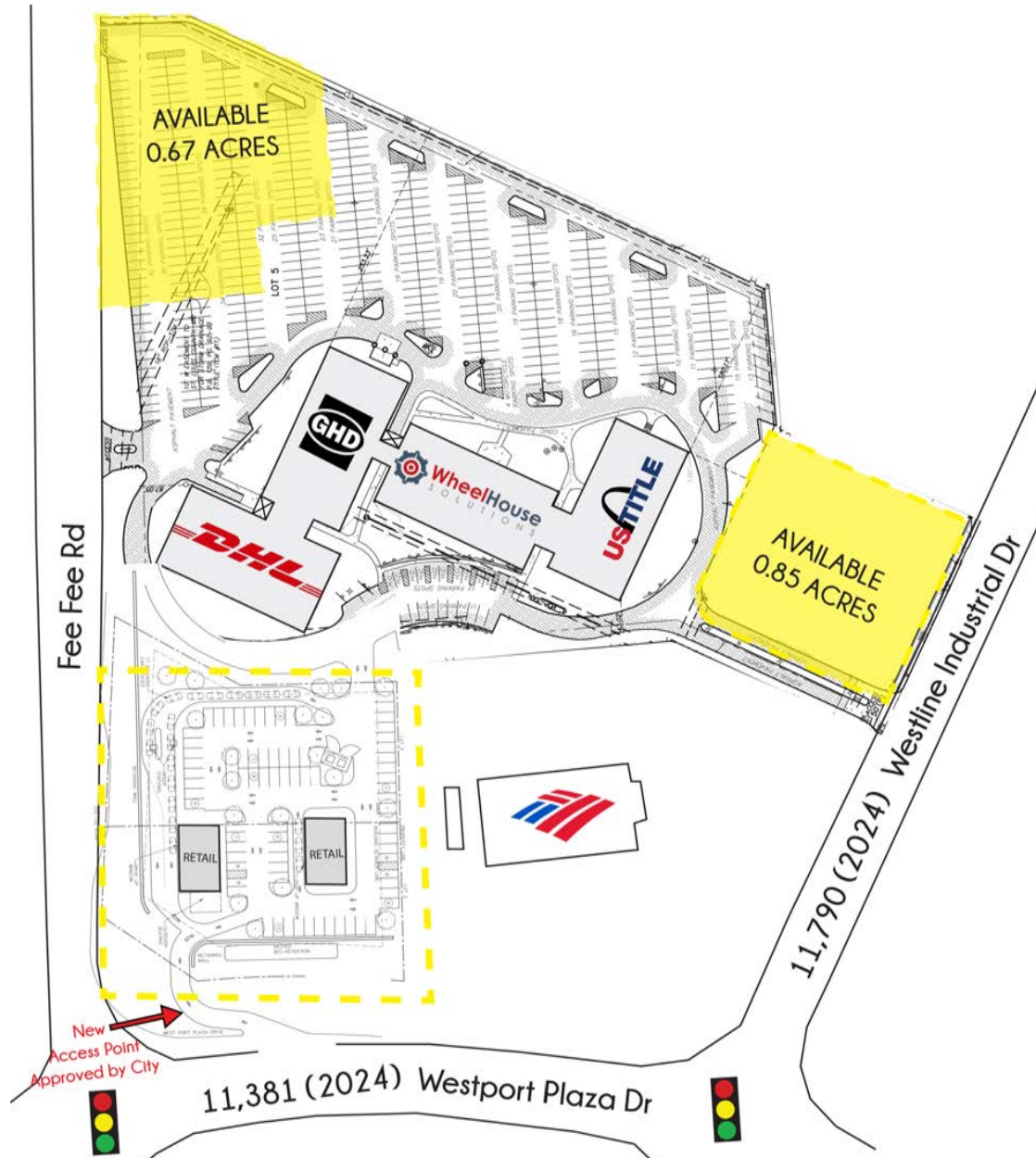
L<sup>3</sup> CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET



- APPROXIMATELY TWO ACRES OF HIGH-TRAFFIC, RETAIL DIRT AVAILABLE FOR SALE, GROUND LEASE OR BTS.
- GREAT ACCESS AND VISIBILITY TO THE HEAVILY TRAFFICKED WESTPORT PLAZA WITH APPROXIMATELY 3,000 EMPLOYEES.
- ALSO OFFERING SITES OF 0.85 AC & 0.67 AC AVAILABLE FOR RETAIL, HOTEL OR MULTI-FAMILY DEVELOPMENT.
- CALL BROKERS FOR DETAILS.



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## ADJACENT SITE & DEMOGRAPHICS

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## POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u> 7,977	<u>1 MILE</u> 3,669	<u>1 MILE</u> \$92,384
<u>3 MILES</u> 78,258	<u>3 MILES</u> 34,714	<u>3 MILES</u> \$99,187
<u>5 MILES</u> 152,361	<u>5 MILES</u> 64,891	<u>5 MILES</u> \$104,014

- CONVENIENT MULTIPLE ACCESS POINTS TO THE BRAND-NEW RETAIL SPACE AND THE 113,276-SQUARE-FOOT OFFICE BUILDING COMPLEX.
- THE WESTPORT/MARYLAND HEIGHTS SUBMARKET HOSTS A NUMBER OF FORTUNE 1000 COMPANIES, INCLUDING INDUSTRY GIANTS LIKE CENTENE, EDWARD JONES, AND GRAYBAR ELECTRIC.
- RAWLINGS GLOBAL HEADQUARTERS (710 EMPLOYEES) AND WORLD WIDE TECHNOLOGY GLOBAL HEADQUARTERS (9,000 GLOBAL EMPLOYEES) ACROSS THE STREET.

VIEW & DOWNLOAD:

DEMO REPORT



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