

L3



LOT 6  
2 AC

RENOVATION  
COMING SOON  
THE CROSSINGS

LOT 1  
0.83 AC

THE PORTER  
255 UNITS  
COMING JANUARY 2025

**WESTPORT PLAZZA**

WESTPORT SOCIAL, KOBE STEAK HOUSE OF JAPAN, Starbucks, drunken fish, Sheraton, FUZZY'S TACO SHOP, TRAINWRECK SALOON, Rawlings, UNDER CONSTRUCTION, World Wide Technology, Inc.



11969 WESTLINE INDUSTRIAL DRIVE

ST. LOUIS, MO 63146

AVAILABLE FOR SALE OR GROUND LEASE

# 11969 WESTLINE INDUSTRIAL DRIVE

## ADJACENT SITE & DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

RICK SPECTOR




314.282.9827 (DIRECT)

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## POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u> 6,875	<u>1 MILE</u> 3,348	<u>1 MILE</u> \$92,387
<u>3 MILES</u> 76,066	<u>3 MILES</u> 33,915	<u>3 MILES</u> \$99,611
<u>5 MILES</u> 149,556	<u>5 MILES</u> 64,029	<u>5 MILES</u> \$104,866

VIEW & DOWNLOAD:

DEMO REPORT

- DIRECTLY ACROSS THE STREET FROM WESTPORT PLAZA, WITH APPROXIMATELY 3,000 EMPLOYEES
- MULTIPLE POINTS OF ACCESS, INCLUDING TWO STOP LIGHTS LOCATED ON BOTH FEE FEE RD AND WESTLINE INDUSTRIAL DRIVE FROM WESTPORT PLAZA DRIVE
- RAWLINGS GLOBAL HEADQUARTERS (710 EMPLOYEES) UNDER CONSTRUCTION
- WORLD WIDE TECHNOLOGY GLOBAL HEADQUARTERS ACROSS THE STREET (9,000 GLOBAL EMPLOYEES)
- MULTI-TENANT BUILDING OR BTS OPTIONS ARE AVAILABLE ON EITHER LOT
- THE CROSSINGS OFFICE BUILDING RENOVATION IS ONGOING

# 11969 WESTLINE INDUSTRIAL DRIVE

## MARKET AERIAL

PLEASE CONTACT:

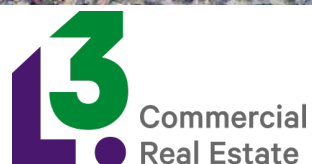
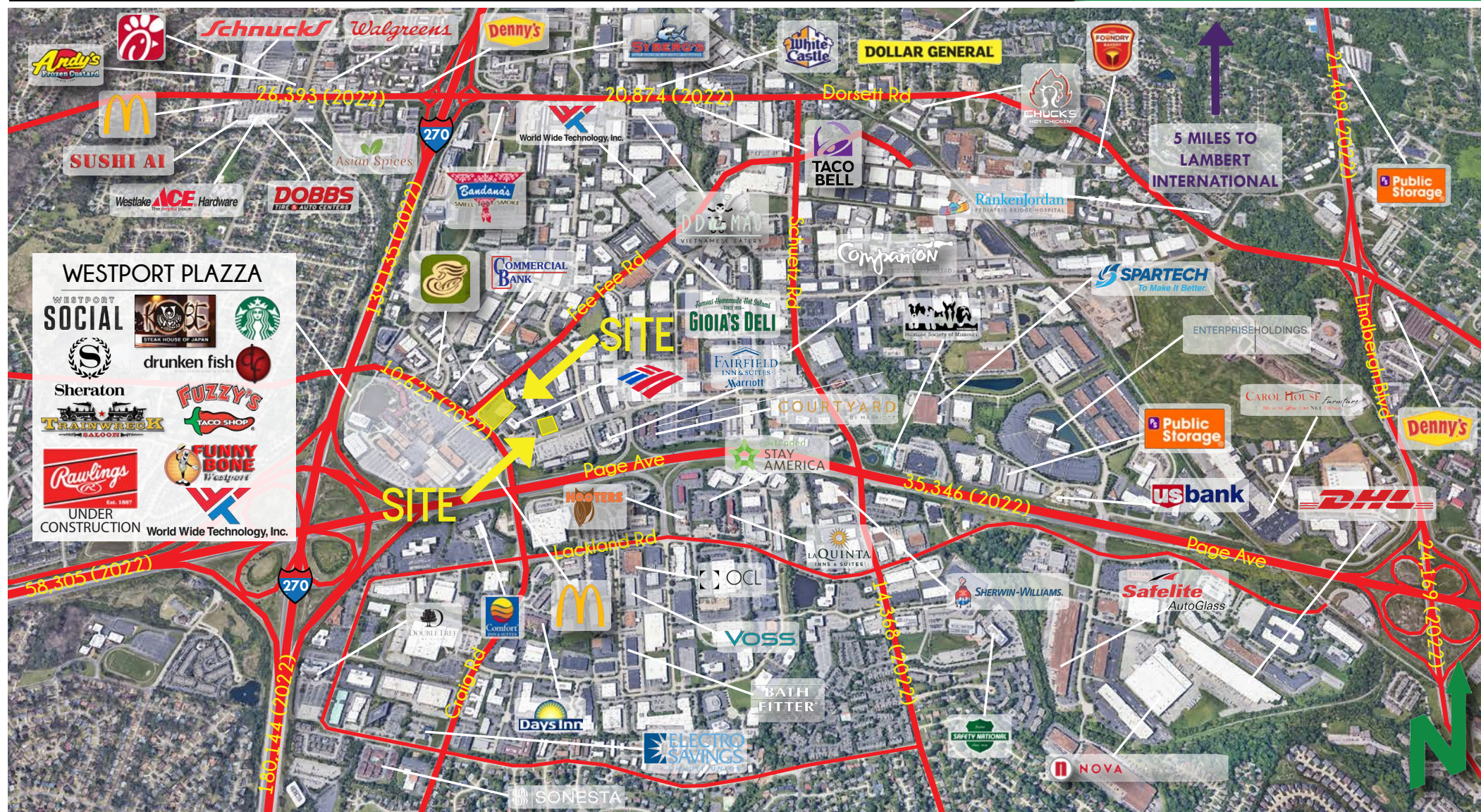
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