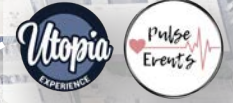


L3



RENOVATION
COMING SOON
THE CROSSINGS

LOT 6
2 AC

LOT 1
0.83 AC

THE PORTER
255 UNITS
COMING SPRING 2025

WESTPORT PLAZA

WESTPORT
SOCIAL



drunken fish



Sheraton



COMING SOON

World Wide Technology, Inc.

XTEAM
RETAIL ADVISORS

11969 WESTLINE INDUSTRIAL DRIVE

ST. LOUIS, MO 63146

AVAILABLE FOR SALE OR GROUND LEASE

11969 WESTLINE INDUSTRIAL DRIVE

ADJACENT SITE & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

RICK SPECTOR

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314.708.2009 (MOBILE)

RICK@L3CORP.NET



OFFICE BUILDING PROTOTYPE






OFFICE BUILDING PROTOTYPE



RETAIL BUILDING PROTOTYPE

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

- DIRECTLY ACROSS THE STREET FROM WESTPORT PLAZA, WITH APPROXIMATELY 3,000 EMPLOYEES
- MULTIPLE POINTS OF ACCESS, INCLUDING TWO STOPLIGHTS LOCATED ON BOTH FEE FEE RD AND WESTLINE INDUSTRIAL DRIVE FROM WESTPORT PLAZA DRIVE
- RAWLINGS GLOBAL HEADQUARTERS (710 EMPLOYEES) COMING SOON
- 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

VIEW & DOWNLOAD:

DEMO REPORT

11969 WESTLINE INDUSTRIAL DRIVE

MARKET AERIAL

PLEASE CONTACT:

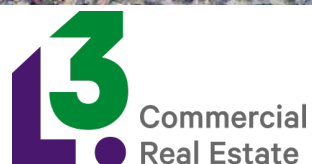
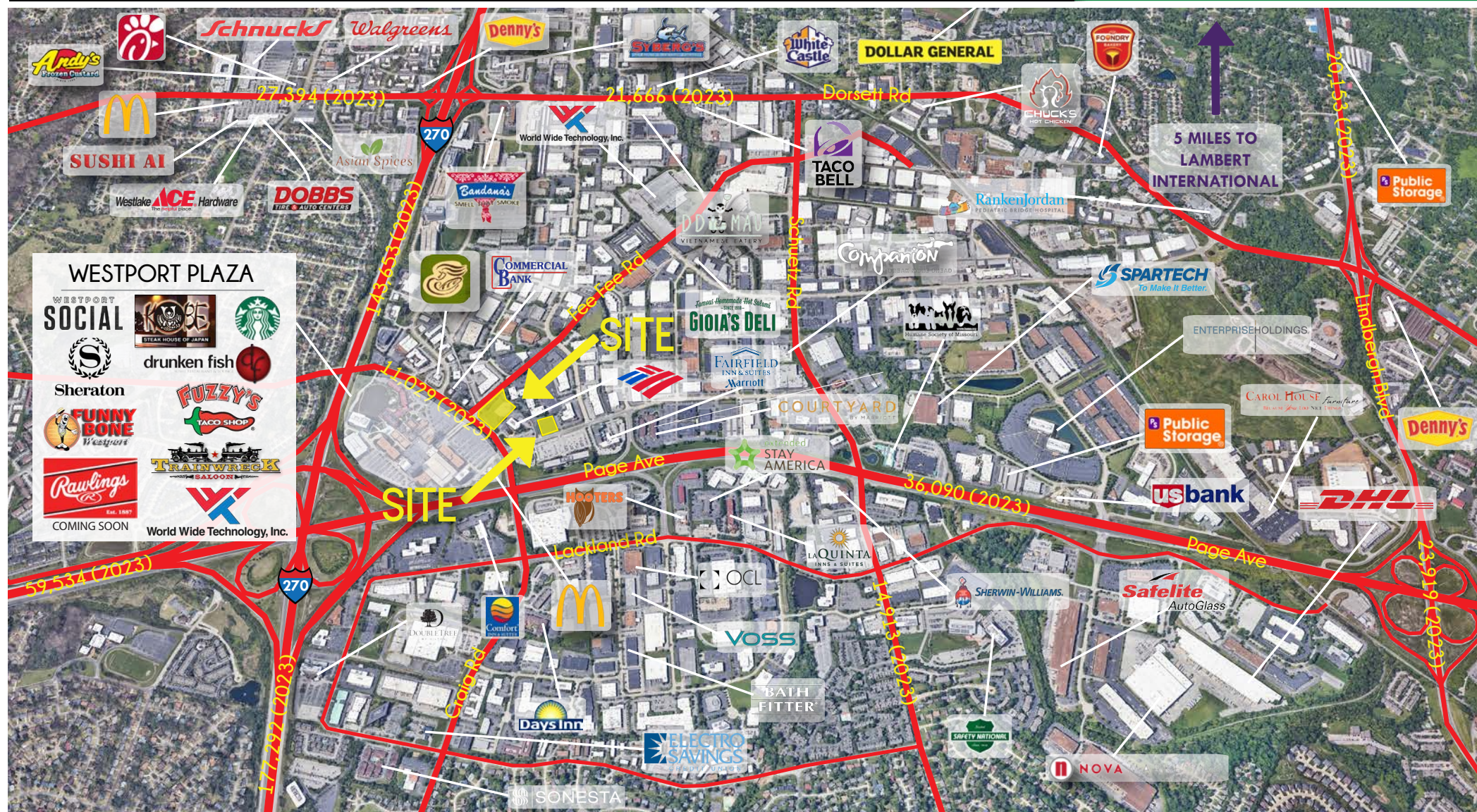
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