

L3

100%  
LEASED

Pizza Ranch

JAZZERCISE

Babylon  
BAR & GRILL

DOMINATE  
TODAY

A

ST. CHARLES COUNTY  
PET ADOPTION  
CENTER

1.25  
ACRES

2.0  
ACRES

2.35  
ACRES

DETENTION

Battery  
Outfitters

Paw Print Logo

GREAT SOUTHERN  
BANK

mellow  
MUSHROOM

MID RIVERS MALL DRIVE 28,284 (2023)

# MID RIVERS COMMONS

4732 MID RIVERS MALL DR. COTTLEVILLE. MO 63376

APPROXIMATELY 5.6 AC AVAILABLE  
FOR SALE. LEASE OR BUILD-TO-SUIT

XTEAM  
RETAIL ADVISORS

# MID RIVERS COMMONS

## DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

HYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

HYLE@L3CORP.NET

GO TO:

[SITE PLAN](#)

[MARKET AERIAL](#)

### VISIT METRICS

AUG 1<sup>st</sup>, 2023 - JUL 31<sup>st</sup>, 2024 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



559.1 K

VISITORS



192.2 K

VISIT FREQUENCY



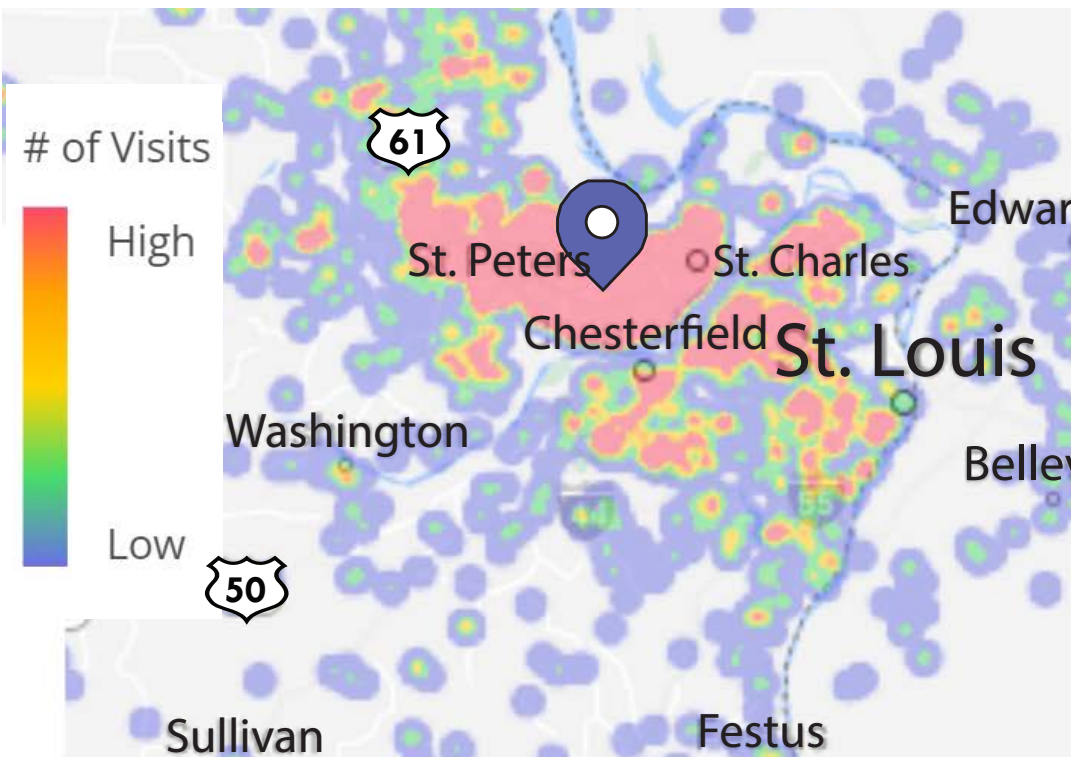
2.93

AVG. DWELL TIME



66 MIN

### HEAT MAP • PER PLACER.AI



### POPULATION ANALYSIS

POPULATION	<u>1 MILE</u> 5,434	<u>3 MILES</u> 83,316	<u>5 MILES</u> 183,863
HOUSEHOLDS	<u>1 MILE</u> 2,071	<u>3 MILES</u> 31,434	<u>5 MILES</u> 69,779
AVG HH INCOME	<u>1 MILE</u> \$118,996	<u>3 MILES</u> \$106,487	<u>5 MILES</u> \$112,157



VIEW & DOWNLOAD:

[PLACER.AI REPORT](#)

[DEMO REPORT](#)

# MID RIVERS COMMONS

## SITE PLAN

PLEASE CONTACT:

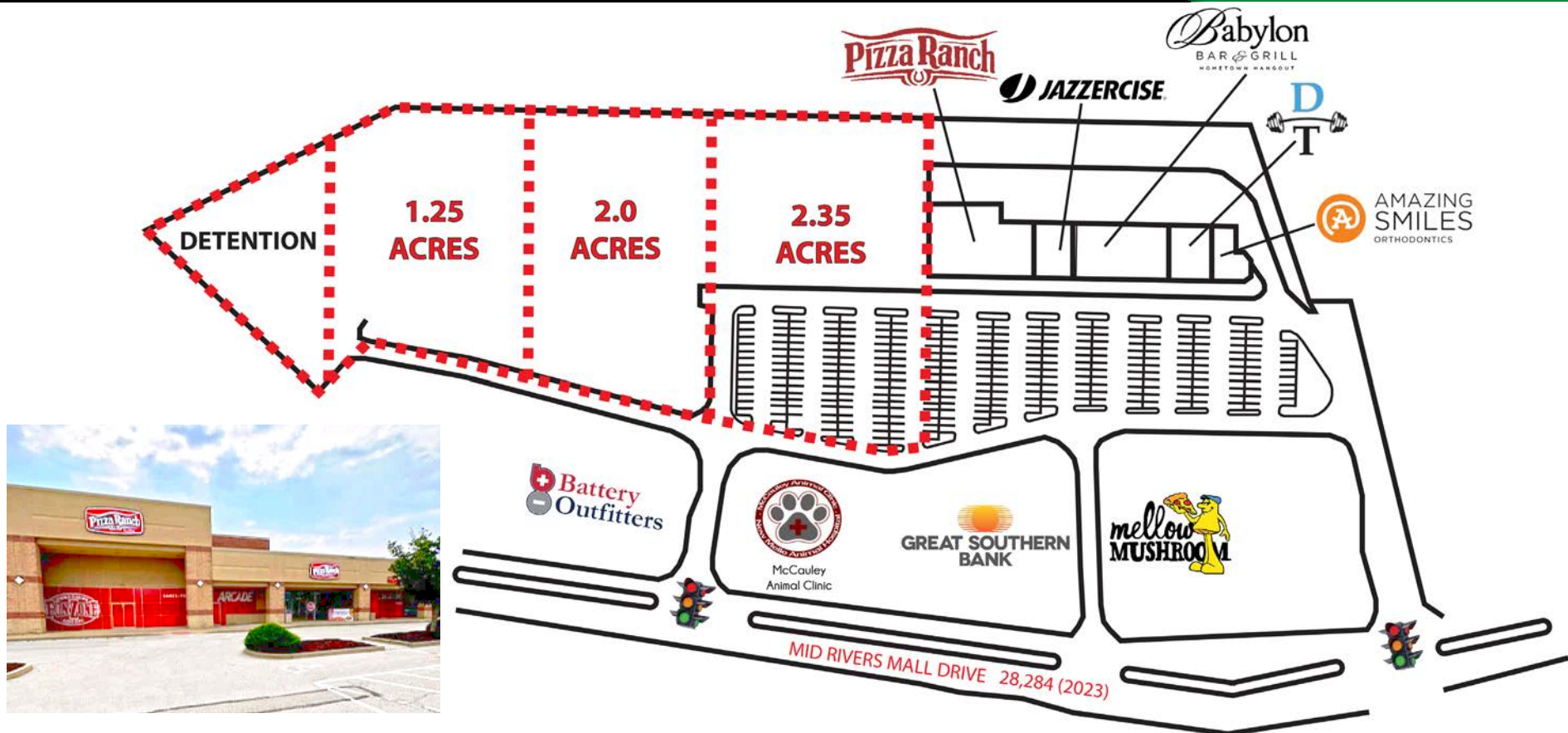
L<sup>3</sup> CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET



- +/- 5.6 ACRES READY FOR DEVELOPMENT ADJACENT TO 100% LEASED SHOPPING CENTER IN FAST GROWING COTTLEVILLE
- AVAILABLE FOR SALE TO AN OWNER-OCCUPIER, FOR LEASE OR BUILD-TO-SUIT
- CAN BE SUBDIVIDED AND IS ZONED C-3 COMMERCIAL
- GRADED, WITH DETENTION AND UTILITIES IN PLACE, THIS LAND IS READY FOR DEVELOPMENT
- CALL BROKER FOR DETAILS

# MID RIVERS COMMONS

## MARKET AERIAL

PLEASE CONTACT:

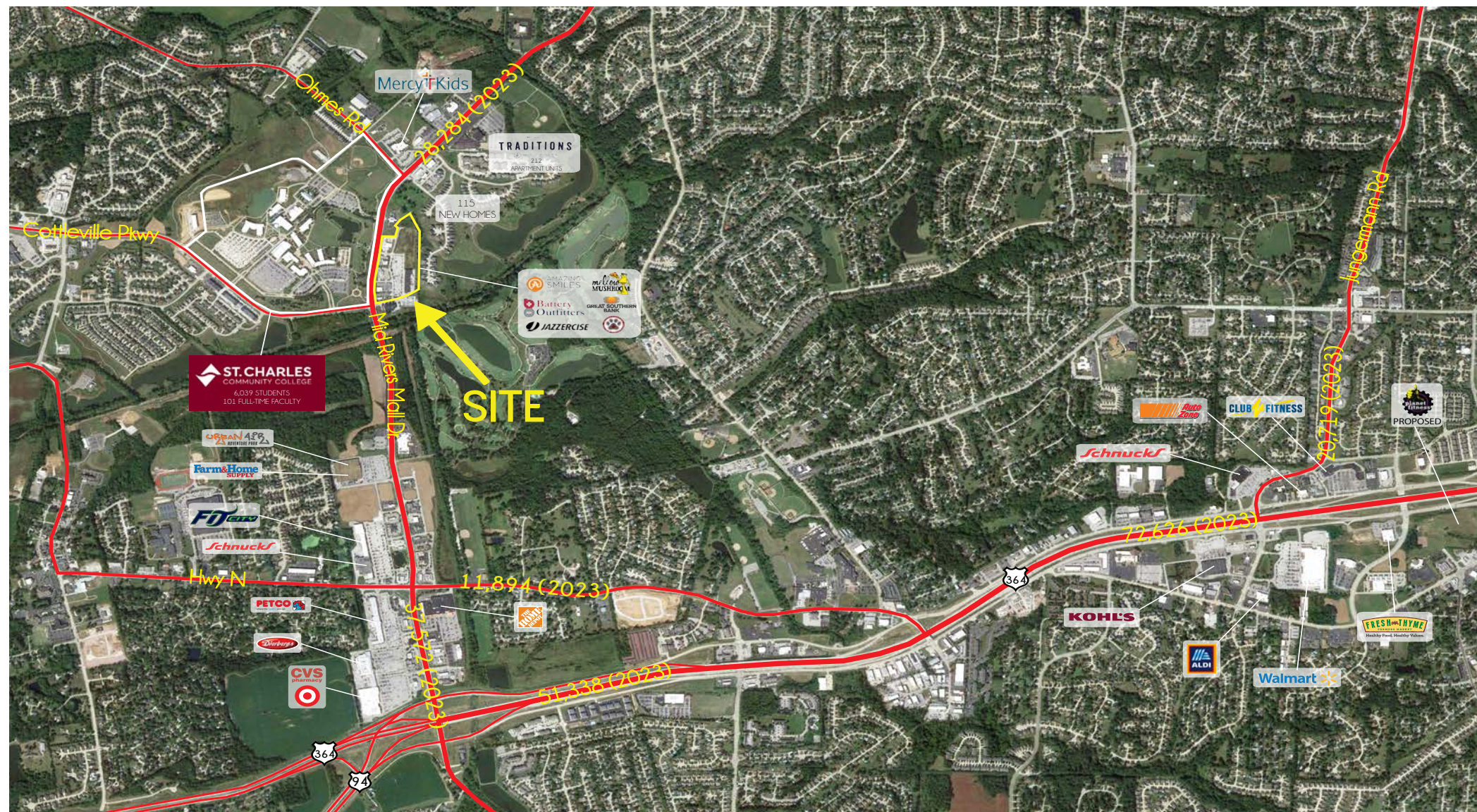
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