

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:

L³ CORPORATION

HYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

HYLE@L3CORP.NET

GO TO:

[SITE PLAN](#)

[MARKET AERIAL](#)

VISIT METRICS

DEC 1st, 2023 - NOV 30th, 2024 • DATA PROVIDED BY PLACER.

VISITS/YEAR



547.2 K

VISITORS



194.2 K

VISIT FREQUENCY



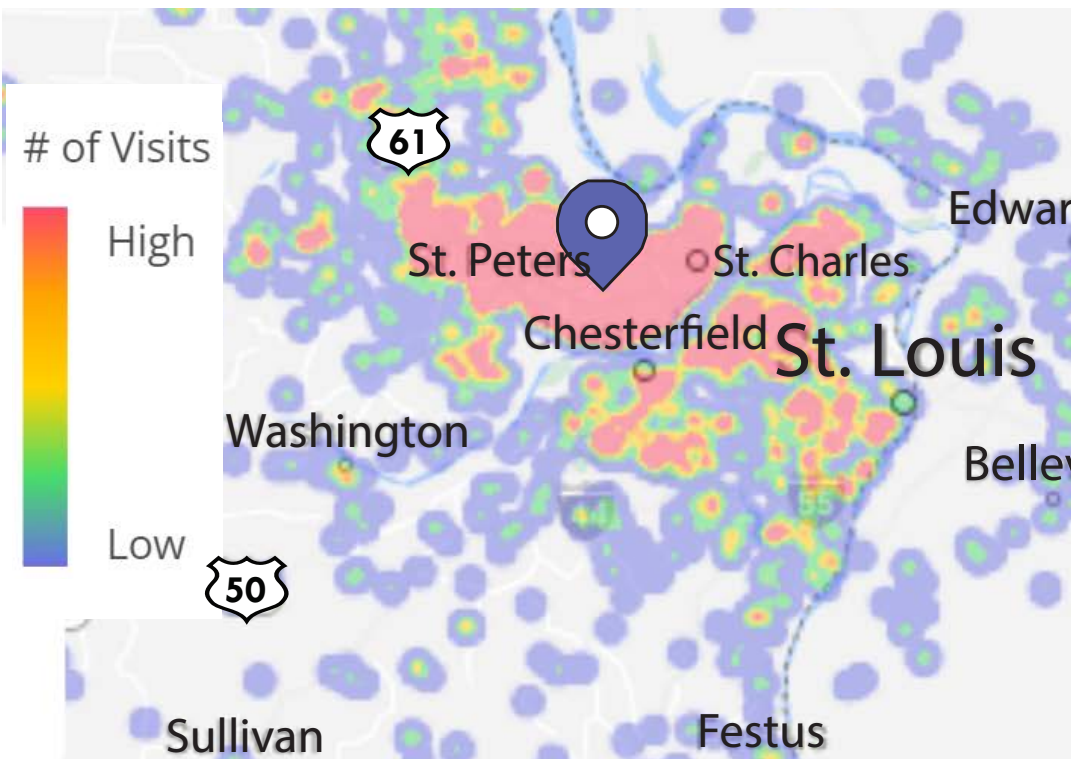
2.83

AVG. DWELL TIME



64 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

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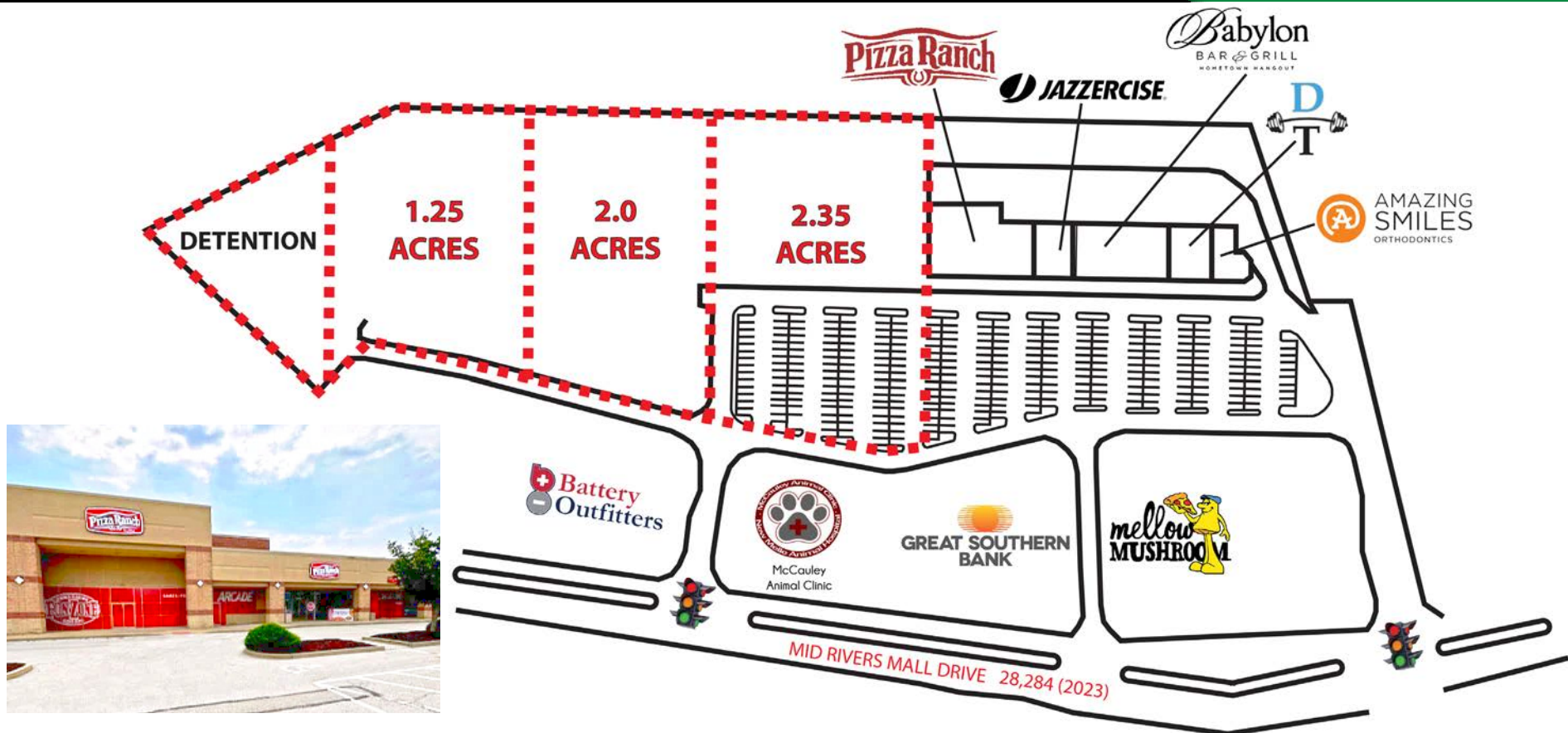
L³ CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

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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:

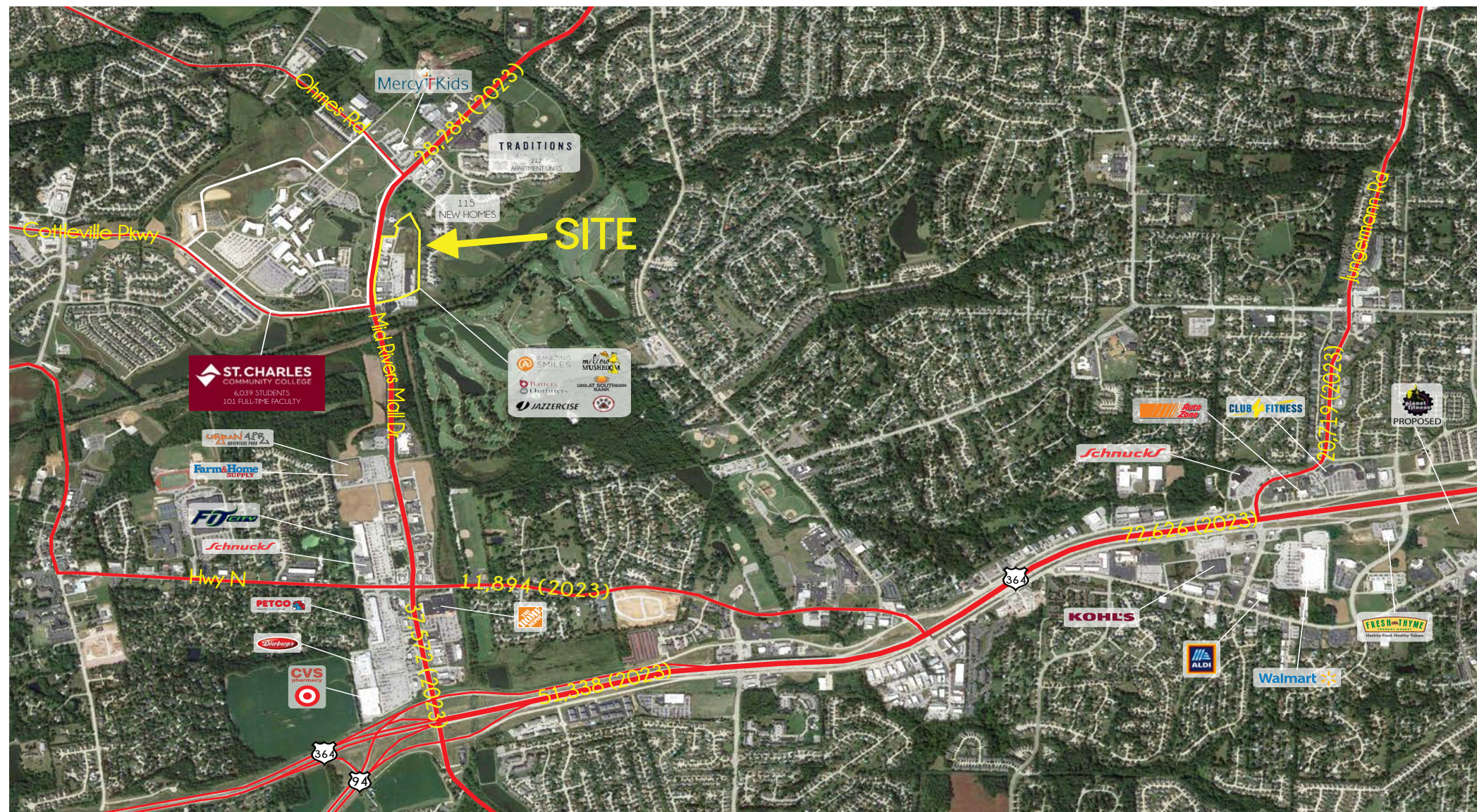
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