

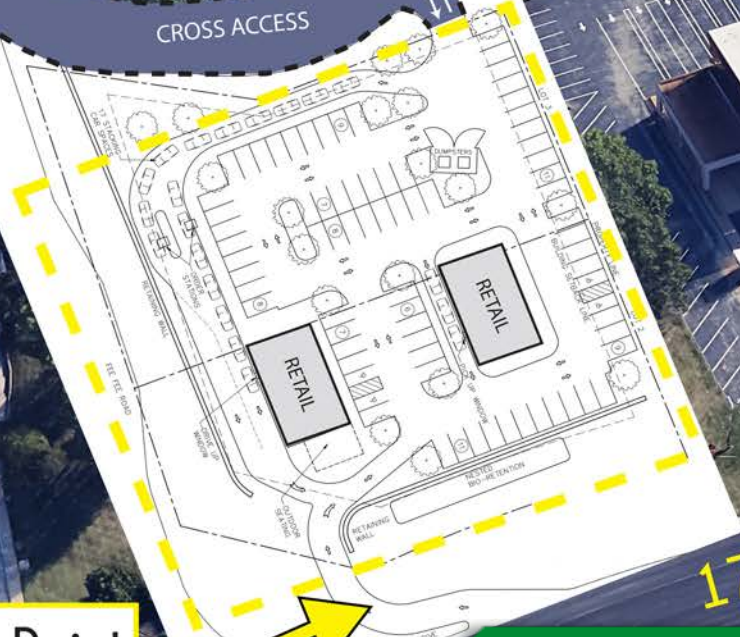


Under Contract

AVAILABLE  
0.85 ACRES

Fee Fee Rd

CROSS ACCESS



New Access Point  
Approved by City

17,998 (2023) Westport Plaza Dr

12,031 (2023) Westline Industrial Dr

# 11969 WESTLINE INDUSTRIAL DRIVE

ST. LOUIS, MO 63146

FREESTANDING DRIVE-THRU AVAILABLE FOR LEASE



# 11969 WESTLINE INDUSTRIAL DRIVE

## MARKET AERIAL

PLEASE CONTACT:

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET

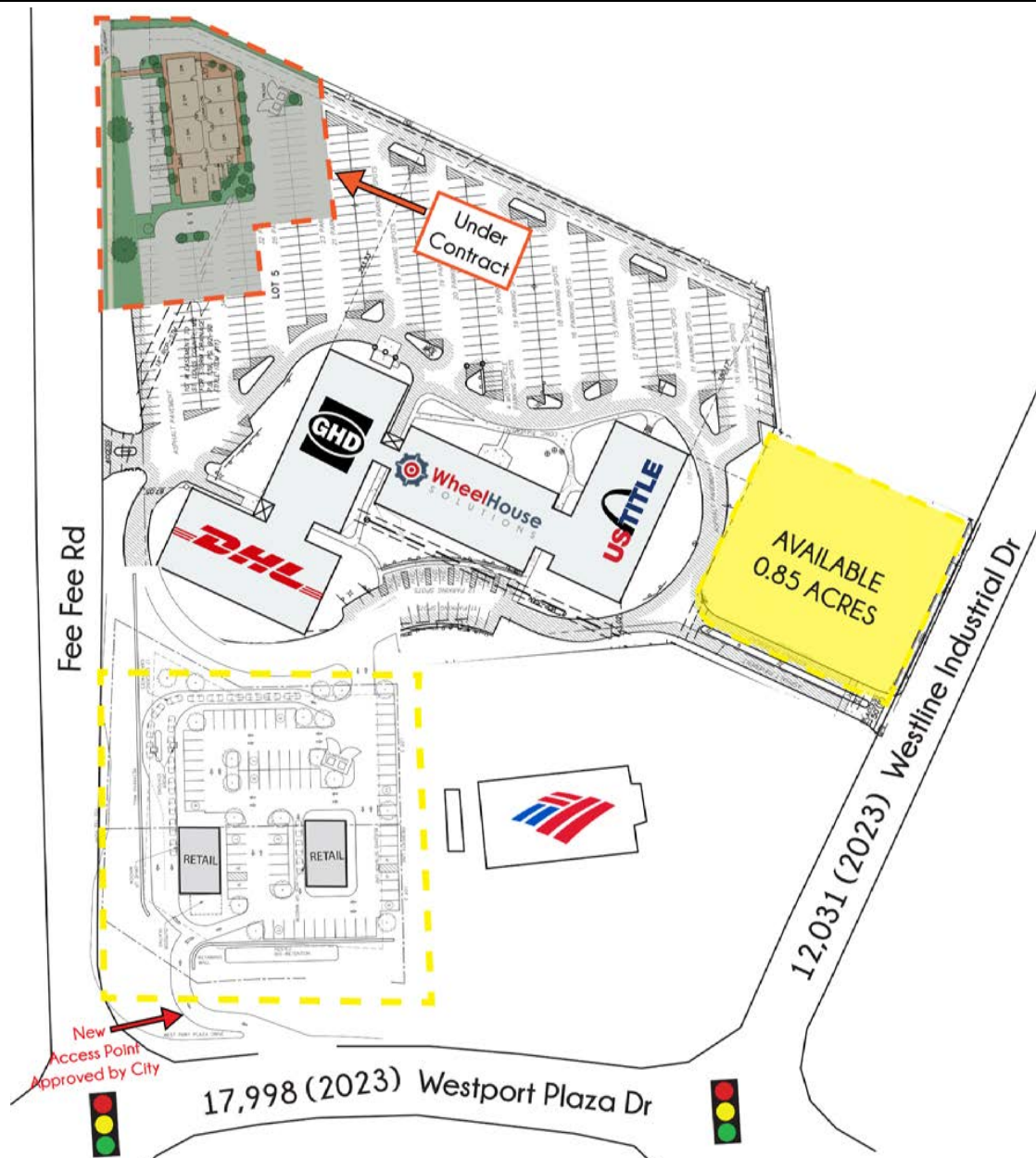
L<sup>3</sup> CORPORATION

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.
- “RIGHT-IN” ACCESS POINT OFF OF WESTPORT PLAZA DRIVE ALREADY APPROVED BY CITY. STOP LIGHT ACCESS VIA FEE FEE ROAD.
- PLANNED DELIVERY BY FALL 2025.
- CALL BROKERS FOR DETAILS.



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## ADJACENT SITE & DEMOGRAPHICS

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OFFICE BUILDING PROTOTYPE






OFFICE BUILDING PROTOTYPE



RETAIL BUILDING PROTOTYPE

## 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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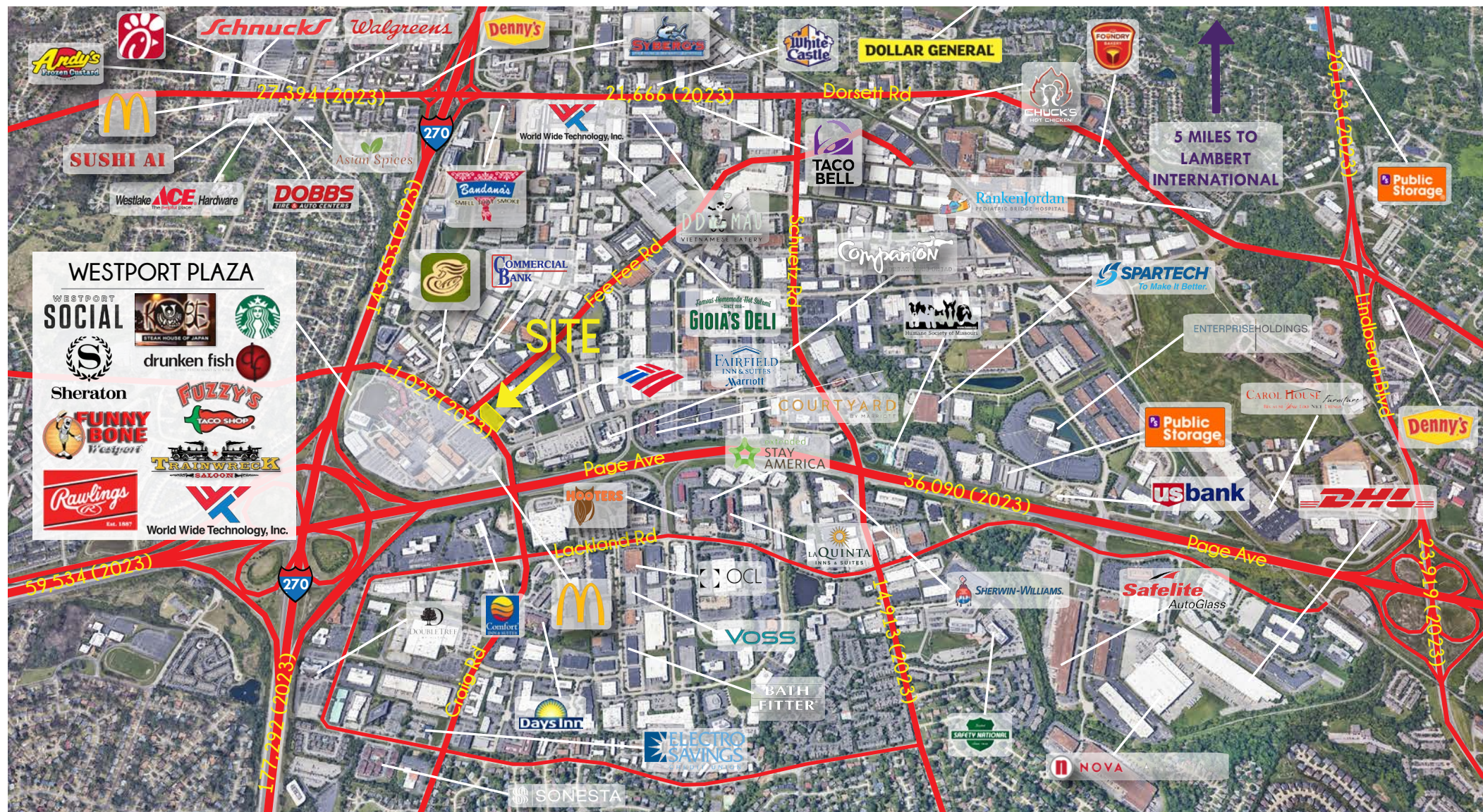
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