



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

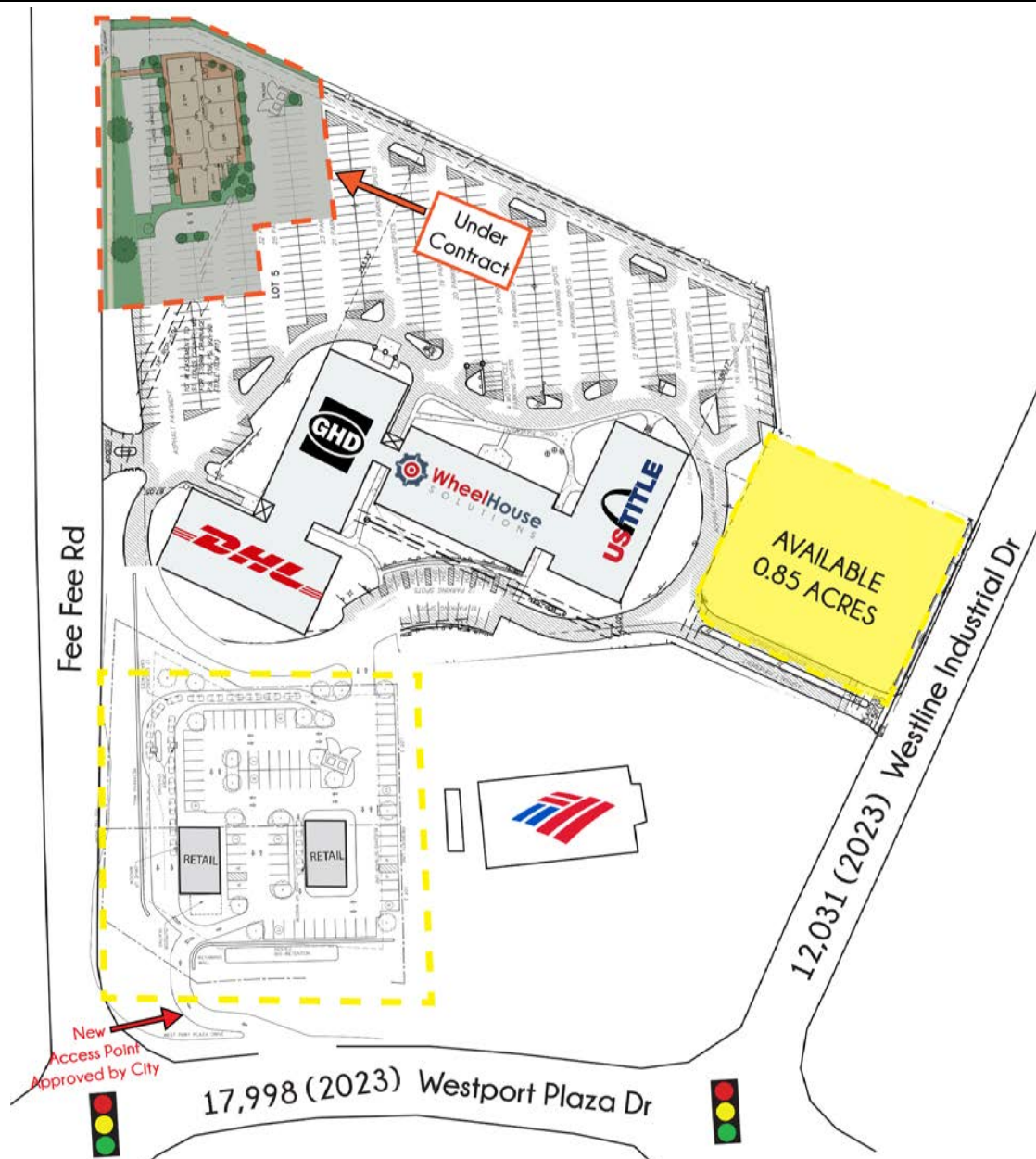


11969 WESTLINE INDUSTRIAL DRIVE

MARKET AERIAL

PLEASE CONTACT:
KYLE STEINER
314.282.9835 (DIRECT)
314.313.6323 (MOBILE)
KYLE@L3CORP.NET

L³ 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 2026 DELIVERY.
- CALL BROKERS FOR DETAILS.



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ADJACENT SITE & DEMOGRAPHICS

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OFFICE BUILDING PROTOTYPE






RETAIL BUILDING PROTOTYPE



OFFICE 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

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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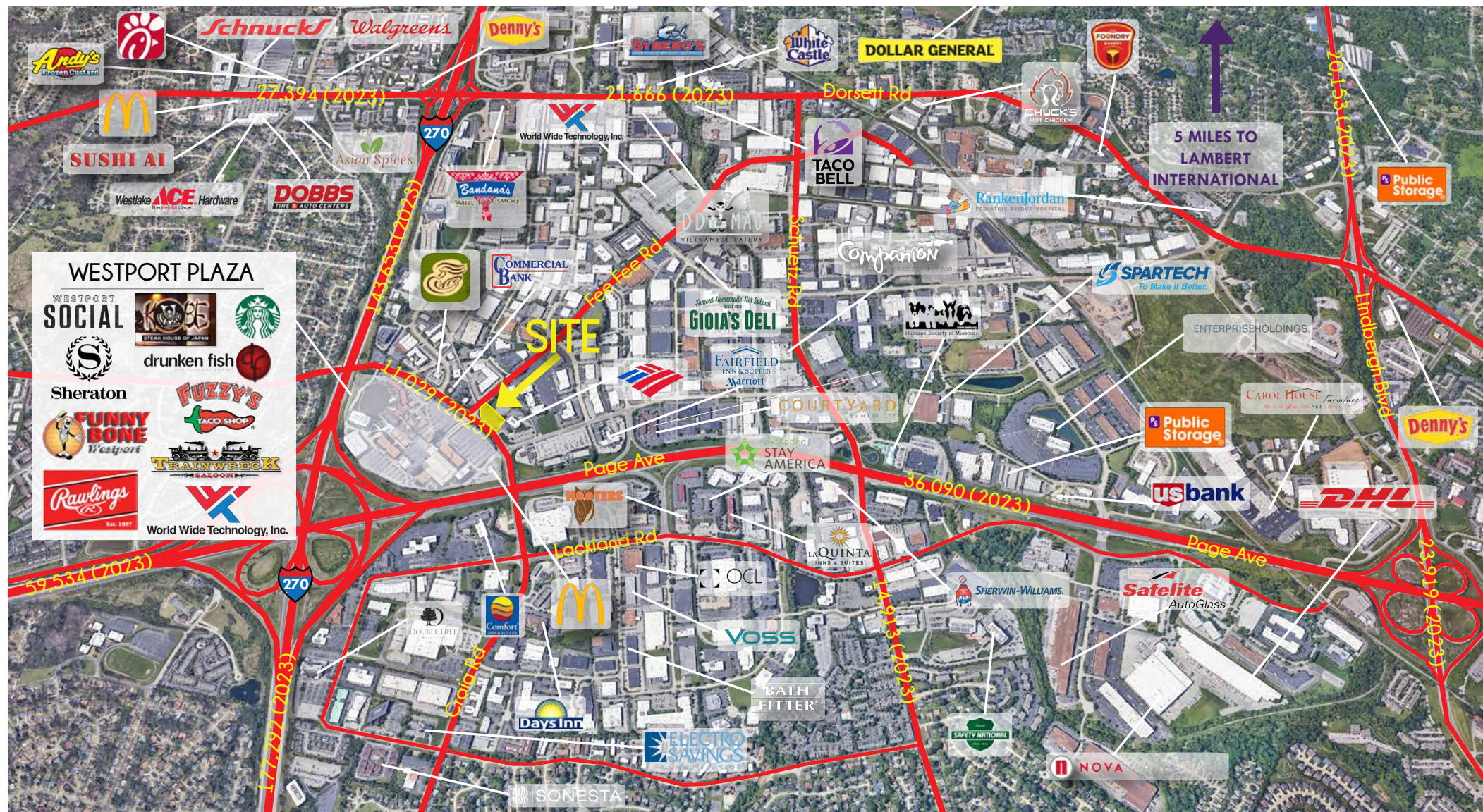
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