



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

KOBE STEAK HOUSE OF JAPAN

Starbucks

drunken fish

Sheraton

FUNNY BONE Westport

FUZZY'S TACO SHOP

TRAINWRECK SALOON

Rawlings Est. 1887

World Wide Technology, Inc.

17,998 (2023)

Free Fee Rd

Westport Plaza Dr

12,031 (2023)

Westline Industrial Dr

11969 WESTLINE INDUSTRIAL DRIVE

ST. LOUIS, MO 63146

AVAILABLE FOR SALE OR GROUND LEASE



# 11969 WESTLINE INDUSTRIAL DRIVE

## ADJACENT SITE & DEMOGRAPHICS

PLEASE CONTACT:

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L<sup>3</sup> CORPORATION

RICK SPECTOR

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OFFICE BUILDING PROTOTYPE






RETAIL BUILDING PROTOTYPE



OFFICE 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) AND WORLD WIDE TECHNOLOGY GLOBAL HEADQUARTERS (9,000 GLOBAL EMPLOYEES) ACROSS THE STREET
- MULTI-TENANT BUILDING OR BTS OPTIONS ARE AVAILABLE ON EITHER LOT
- THE CROSSINGS OFFICE BUILDING RENOVATION IS ONGOING

VIEW & DOWNLOAD:

**DEMO REPORT**

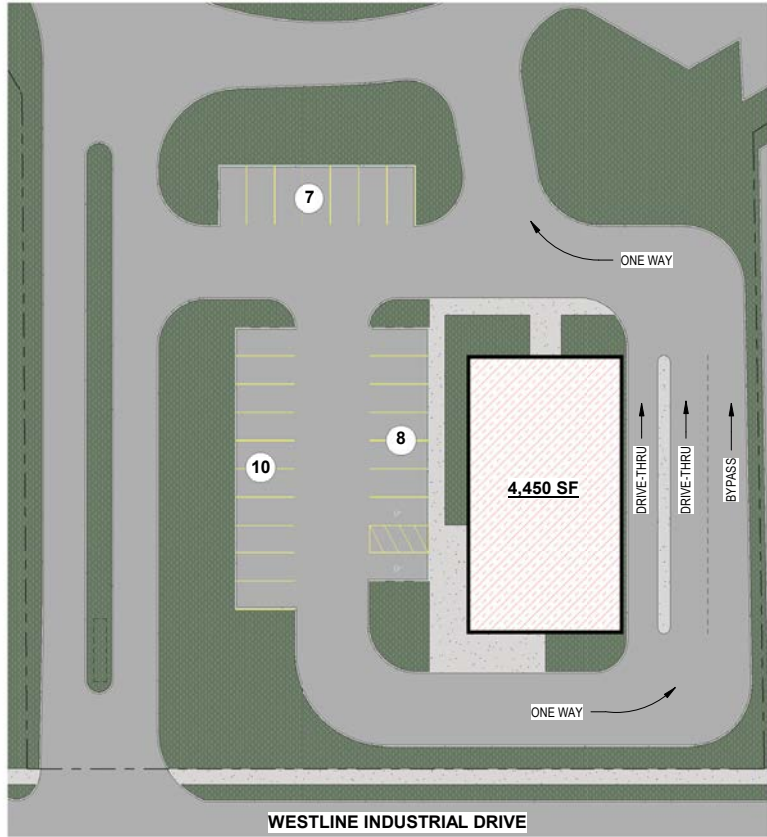
# 11969 WESTLINE INDUSTRIAL DRIVE

## CONCEPTUAL LAYOUTS

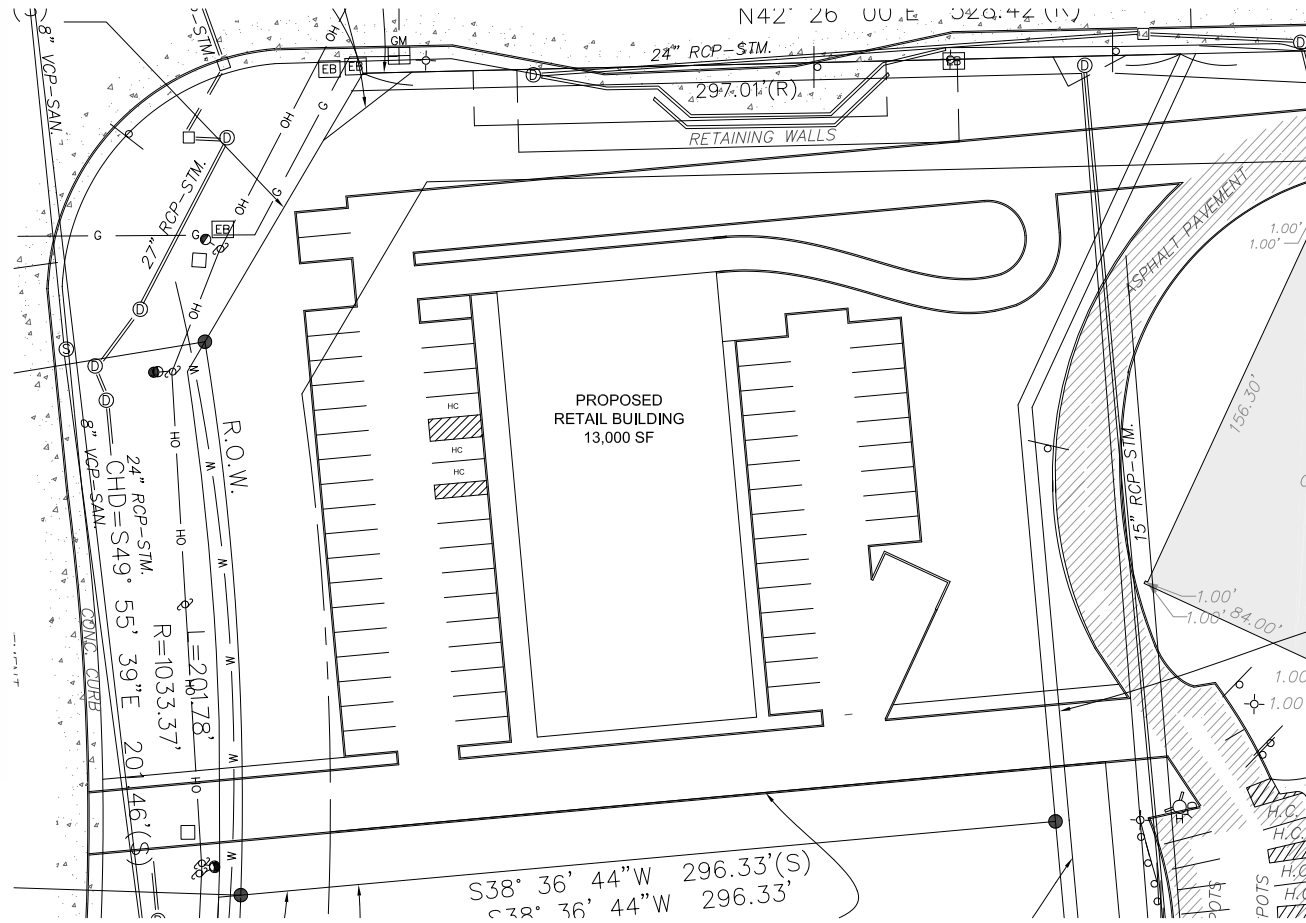
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### LOT 1



### LOT 6



# 11969 WESTLINE INDUSTRIAL DRIVE

## MARKET AERIAL

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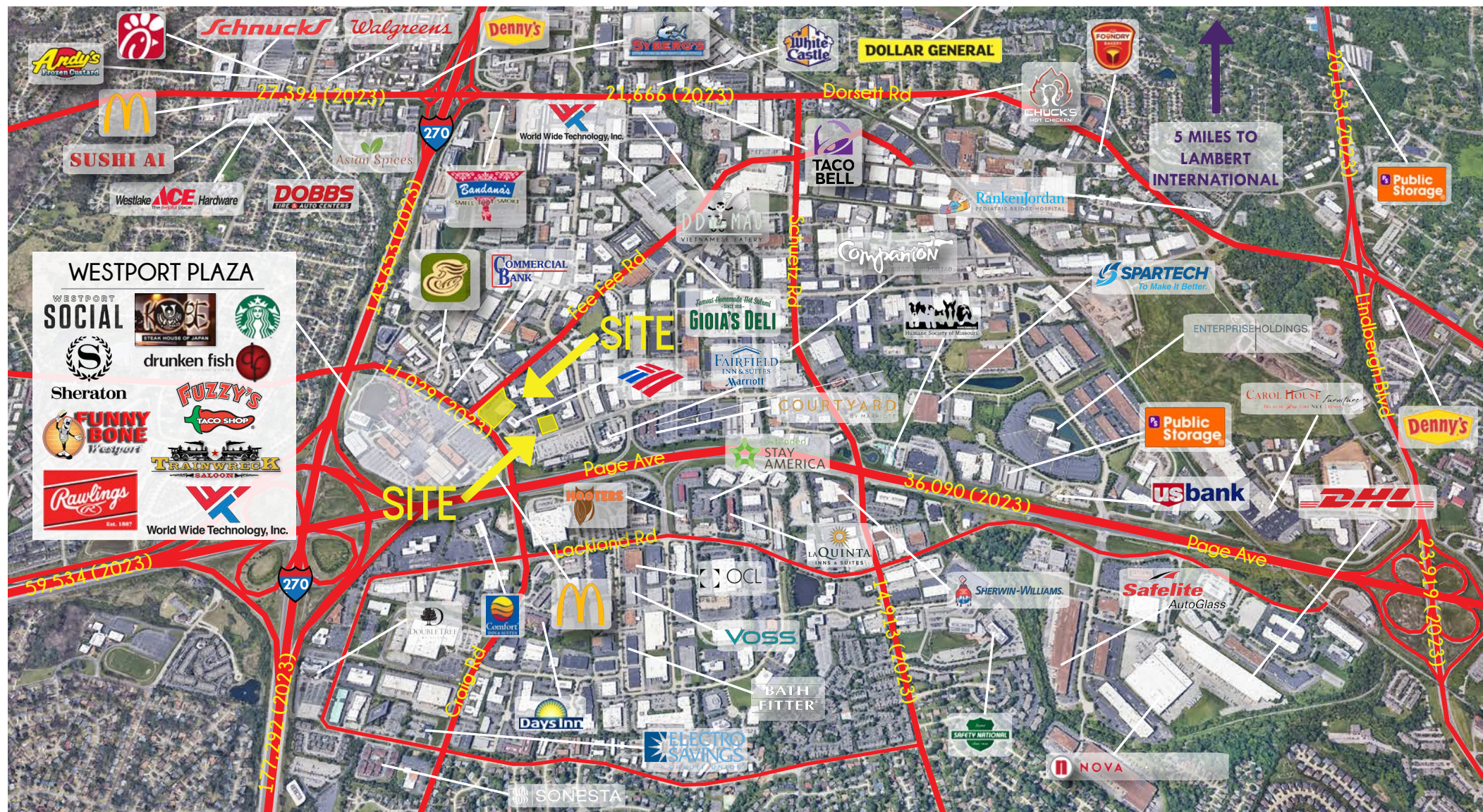
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