



SmartEquity
Commercial Real Estate and Property Management

FOR SALE
Cottleville Pkwy
Cottleville, MO 63376



PROPERTY INFORMATION

Sale Price **Call Broker For Details**
Land Area **94,917 SF, 2.179 Acres**
Daily traffic count **7,700 vehicles per day**
Zone **C-3 Commercial District**

PROJECT DESCRIPTION

Located on busy Cottleville Parkway next to St. Charles Community College, and approximately 1/3 mile west of Mid Rivers Mall Drive. Infill undeveloped land surrounded by dense residential neighborhoods and commercial development. Great access from Hwy 94 & Hwy 364. Within 1 mile of the major retail corridor Mid Rivers Mall Drive that includes prominent retailers such as Schnucks, Home Depot, Target, Petco, Dierbergs and many others.

	1 mile	2 miles	3 miles
TOTAL POPULATION	6,391	28,250	89,074
TOTAL DAYTIME POPULATION	7,464	25,292	74,894
AVERAGE HOUSEHOLD SIZE	3.12	2.80	2.72
MEDIAN AGE	39.5	40.4	39.1
MEDIAN HOUSEHOLD INCOME	115,538	101,081	92,182

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