

# RETAIL/OFFICE/RESTAURANT FOR LEASE



## Cottleville Corners 5045 & 5055 Hwy N Cottleville, MO 63304

Joi Niedner - 314.304.4900  
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1,870 - 4,840 SF AVAILABLE FOR LEASE





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5045 & 5055 Hwy N  
Cottleville, MO 63304



# McKELVEY PROPERTIES

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## 2ND GENERATION RESTAURANT SPACE WITH HOOD AVAILABLE FOR LEASE!



4,840 SF available for lease in Cottleville Corners!  
Space is divisible by 1,870 SF or 2,970 SF.

2nd generation restaurant space available for lease.  
Suite 5045 is 2,633 SF

Cottleville Corners is located in the heart of fast growing Cottleville, close to St. Charles Community College, and .04 mile from Mid Rivers Mall Drive. Many new residential communities surround the retail center.

New endcap suite available in the upper level with retail windows and 3 ADA bathrooms.

This listing features large monument signage. It could be ideal for: non-profits, educational schools, Massage therapist, etc.

Parking Ratio: 3.85/1,000 SF

Frankie Martin's Garden, an outdoor entertainment venue, is minutes from Cottleville Corners. It features pavillions, a live music stage, pickle ball courts, and food truck courts.

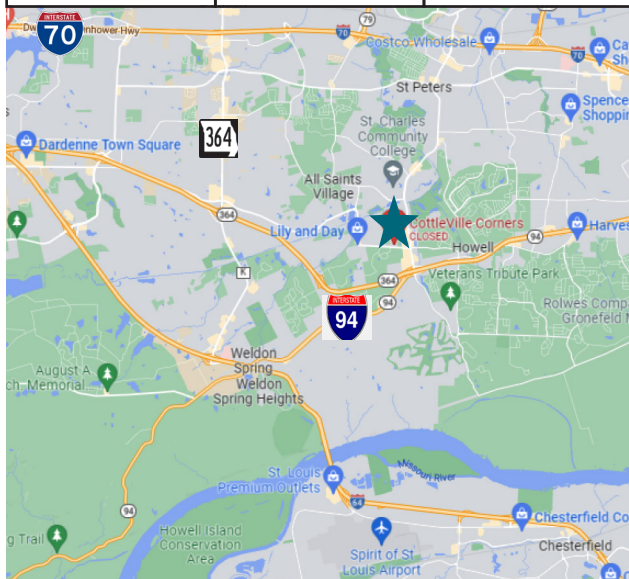
**LEASE RATE: \$18.00/SF + \$4.86 NNN**

SUITES 117-119: 1,870-4,840 SF

**LEASE RATE FOR SUITES 5045**

\$21 PSF + \$6.35NNN

LOT SIZE	ZONING	TAXES
3.81 ACRES	C-2	\$84,358.77 (2021)



## CONTACT: [joi@mckelveyproperties.com](mailto:joi@mckelveyproperties.com) - 314.304.4900



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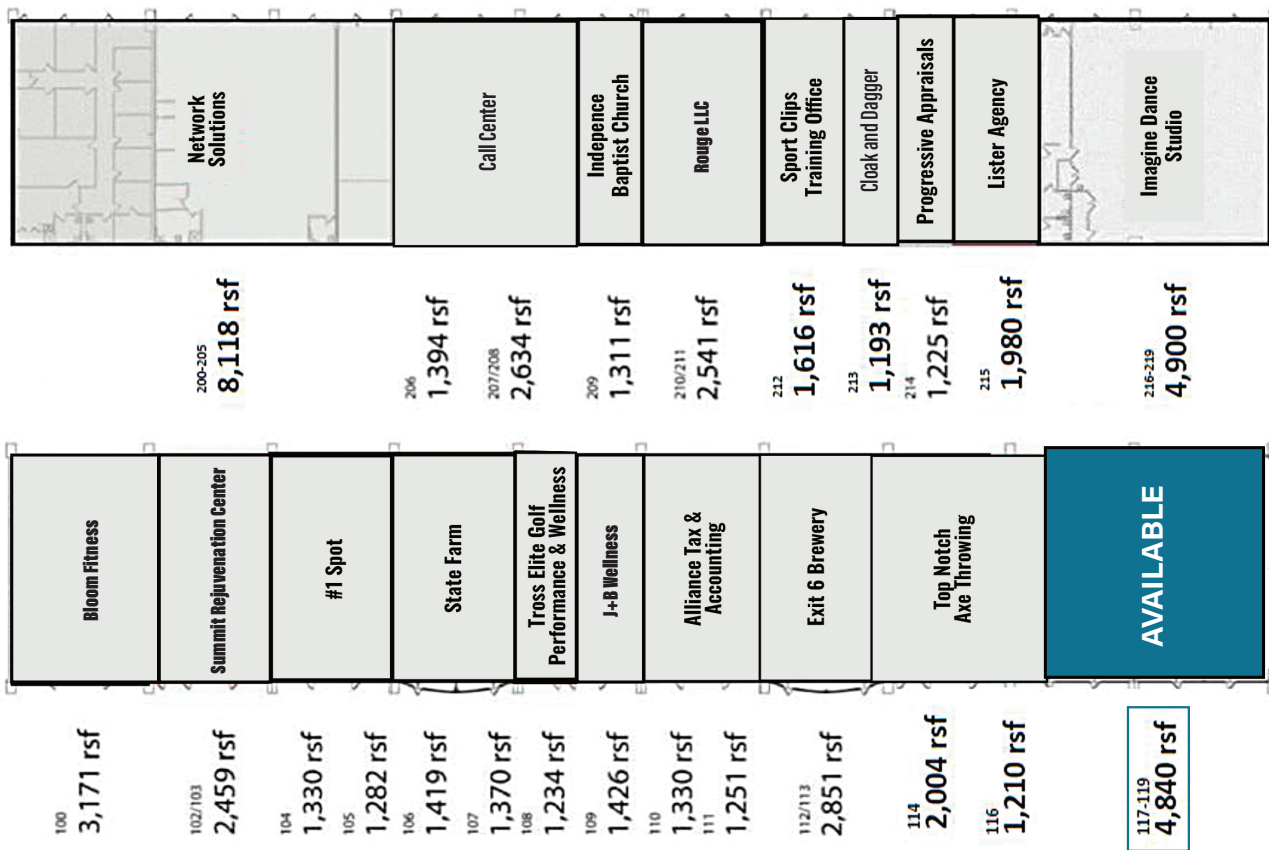
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## SITE PLAN



SUITE	TENANTS	SF
100	Bloom Fitness	3,171
102-103	Summit Rejuvenation Center	2,459
104 - 105	#1 Spot	2,612
106 - 107	State Farm	2,789
108	Tross Elite Golf Performance	1,234
109	J+B Wellness	1,426
110 - 111	Alliance Tax & Accounting	2,581
112 - 113	Exit 6 Brewery	2,851
114 - 116	Top Notch Axe Throwing	3,214
117 - 119	AVAILABLE!	4,840

SUITE	TENANTS	SF
200 - 205	Network Solutions	8,118
206 - 208	Call Center	4,028
209	Independence Baptist Church	1,311
210 - 211	Rouge LLC	2,541
212	SportClips Training Office	1,616
213	Cloak and Dagger	1,193
214	Progressive Appraisals	1,225
215	Lister Agency	1,980
216 - 219	Imagine Dance Studio	4,900

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## SUITE 5045

AVAILABLE  
2,633 SF  
Suite 5045



2nd generation 2,633 SF restaurant space with hood available for lease right off Hwy N in the fast, high demographic area of Cottleville, Missouri.  
Suite 5045 is 2,633 SF



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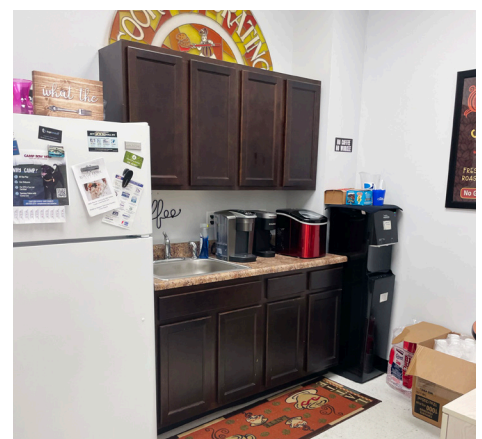
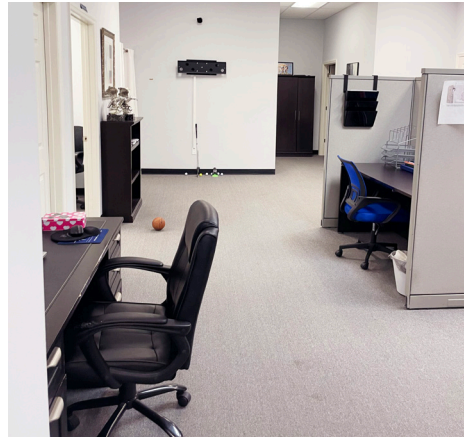
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## INSIDE SUITE 117-119



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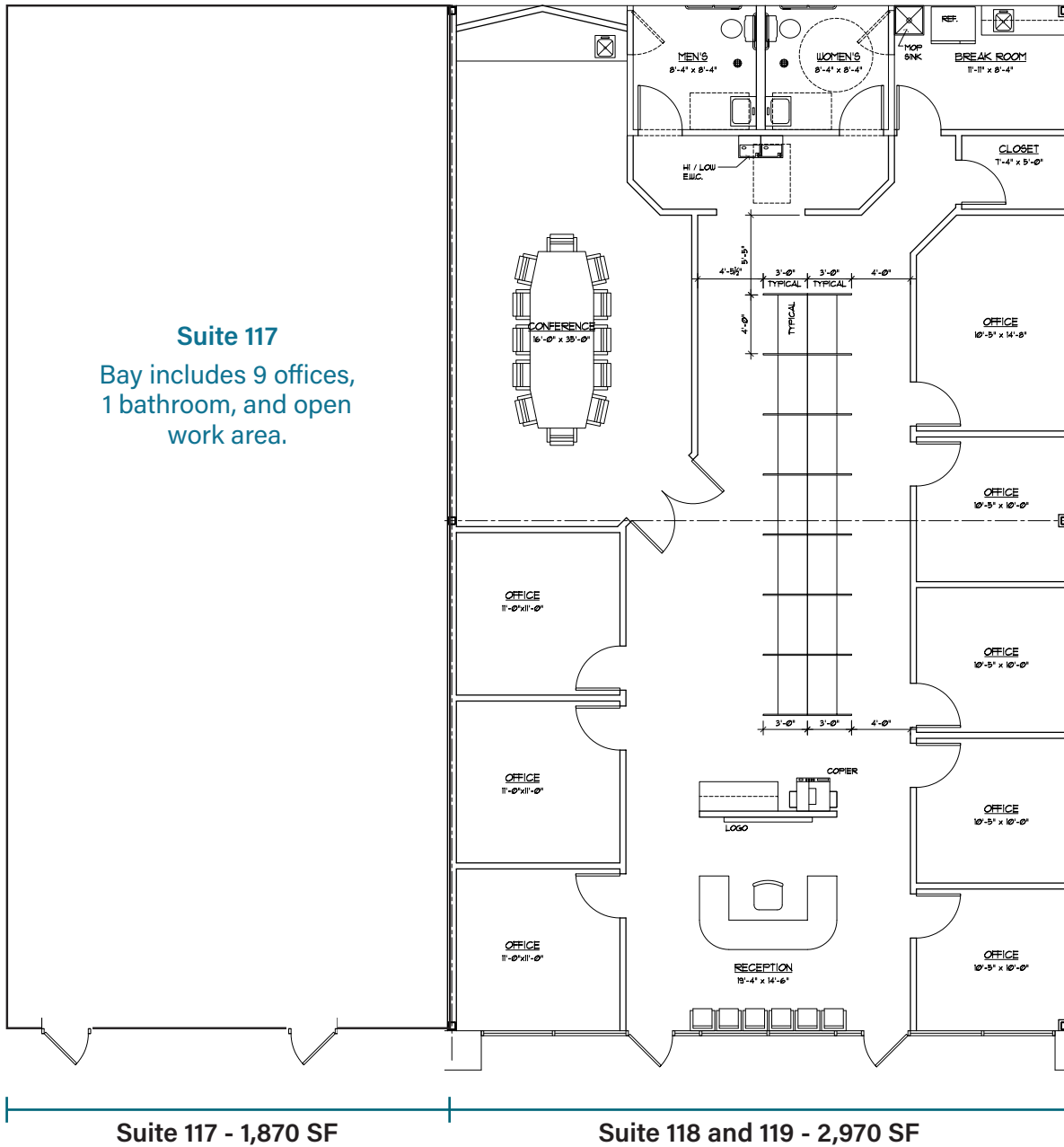
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## SUITE 117-119 FLOOR PLANS



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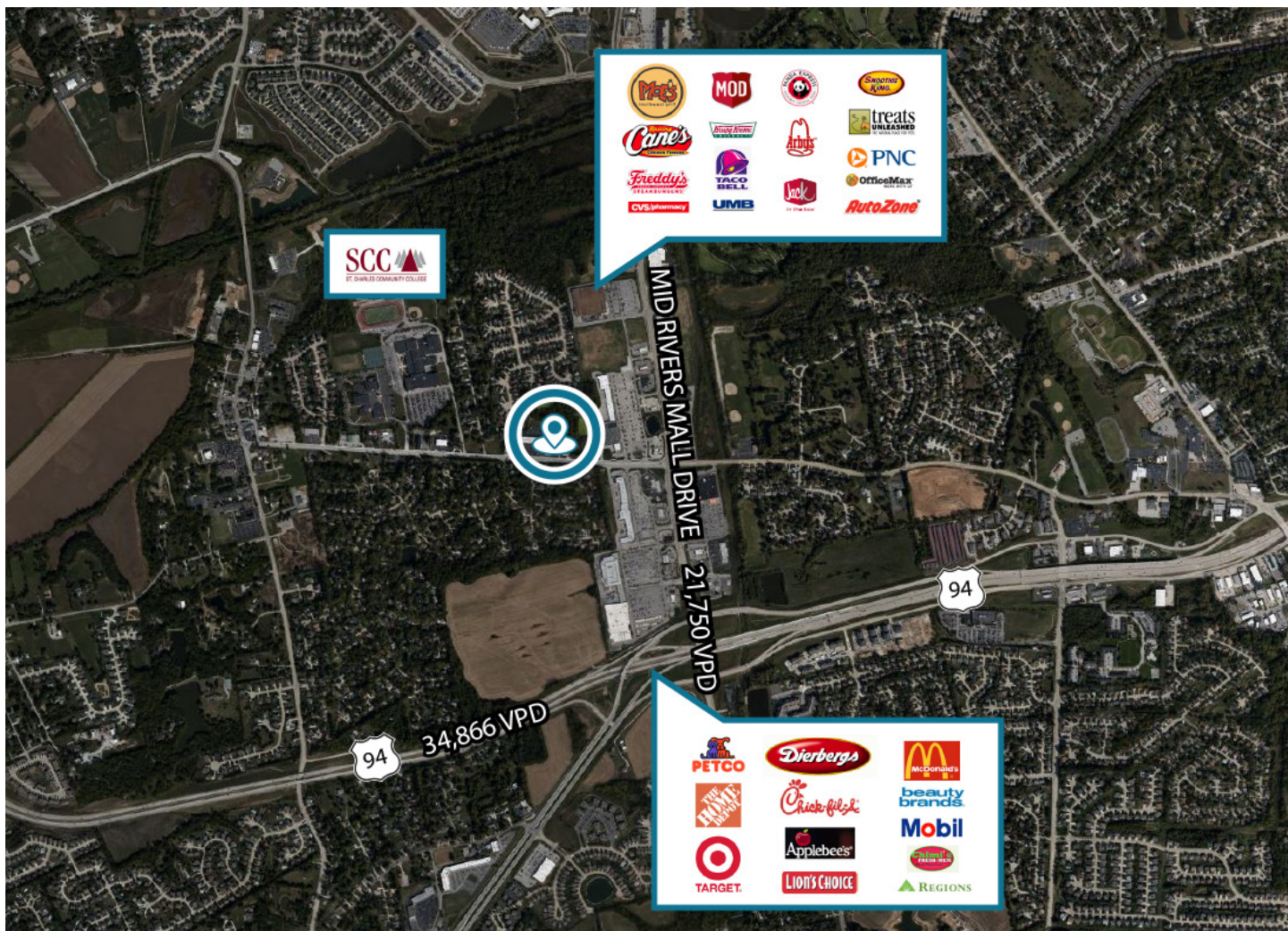
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,677	69,918	175,672
HOUSEHOLDS	2,293	25,885	66,678
AVERAGE HH INCOME	\$146,201	\$141,213	\$134,003
MEDIAN HOME VALUE	\$361,009	\$339,523	\$318,103

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