

RETAIL/OFFICE | **FOR LEASE**



# Cottleville Corners 5045-5047 & 5055 Hwy N Cottleville, MO 63304

Joi Niedner - 314.304.4900  
joi@mckelveyproperties.com

**1,870 - 4,840 SF AVAILABLE FOR LEASE**







# FOR LEASE

Cottleville Corners  
5045-5047 & 5055 Hwy N  
Cottleville, MO 63304



# McKELVEY PROPERTIES

building relationships . creating wealth

## COME JOIN NEW TENANTS: SUMMIT REJUVENATION CENTER AND THE WELLNESS CAFE!



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

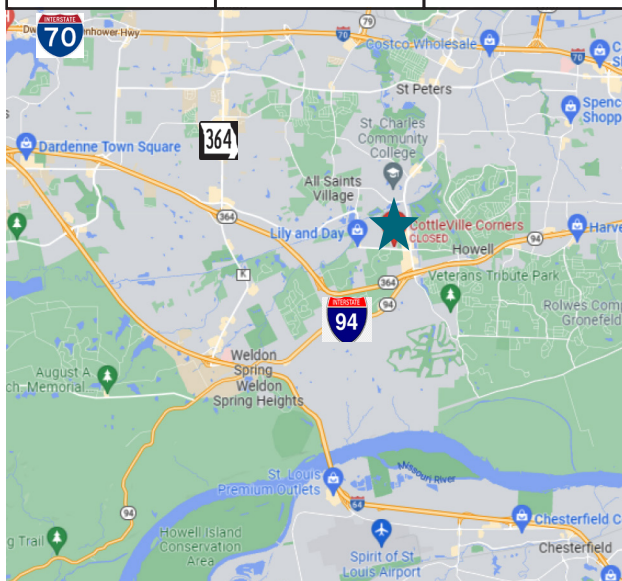
This listing features large monument signage. It could be ideal for: non-profits, educational schools, Massage therapist, etc.

Parking Ratio: 3.85/1,000 SF

Frankie Martin's Garden, an outdoor entertainment venue, is minutes from Cottleville Corners. It features pavilions, 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

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



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



McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | [www.McKelveyProperties.com](http://www.McKelveyProperties.com)  
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



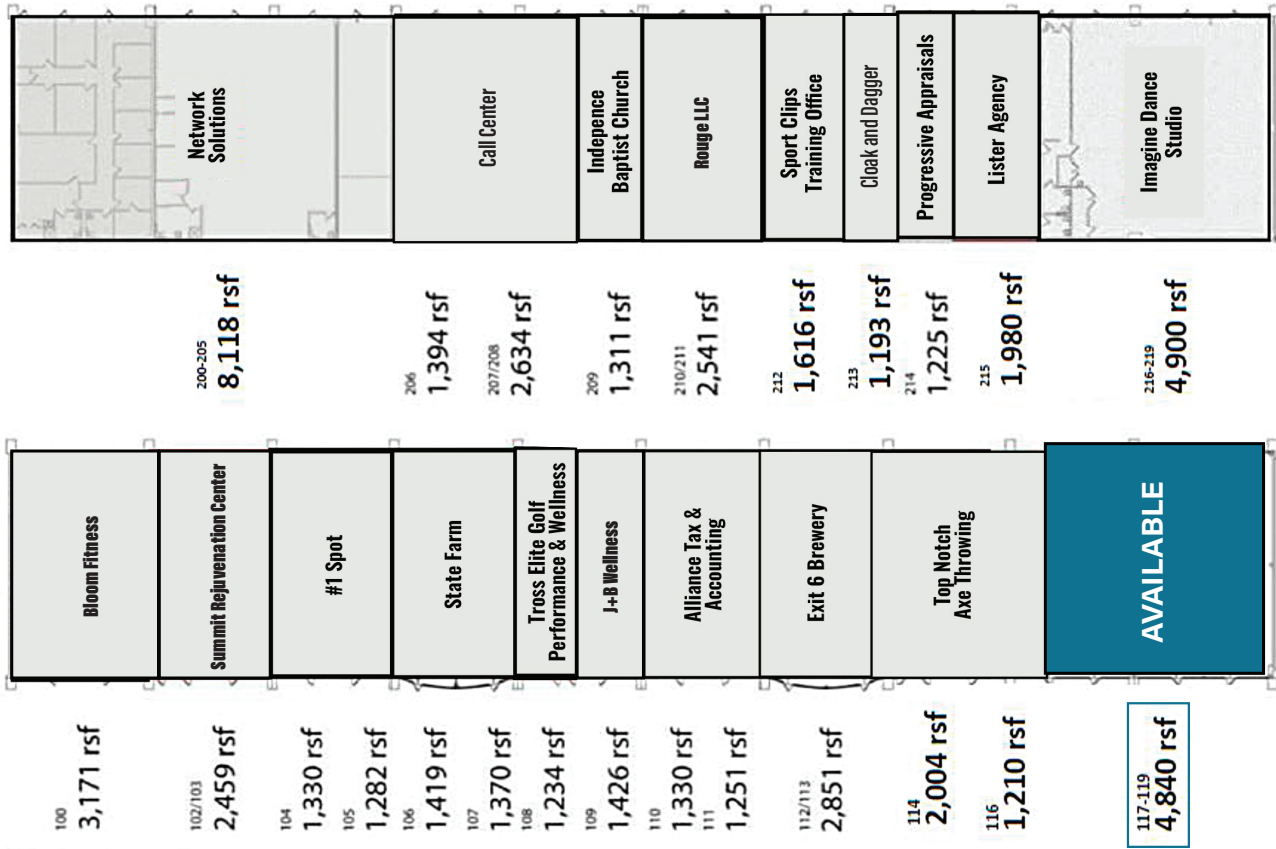
# FOR LEASE

Cottleville Corners  
5045-5047 & 5055 Hwy N  
Cottleville, MO 63304



**McKELVEY  
PROPERTIES**  
building relationships . creating wealth

## SITE PLAN



LOWER LEVEL

MAIN LEVEL

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

**CONTACT:** Joi Niedner - 314.304.4900  
joi@mckelveyproperties.com







# FOR LEASE

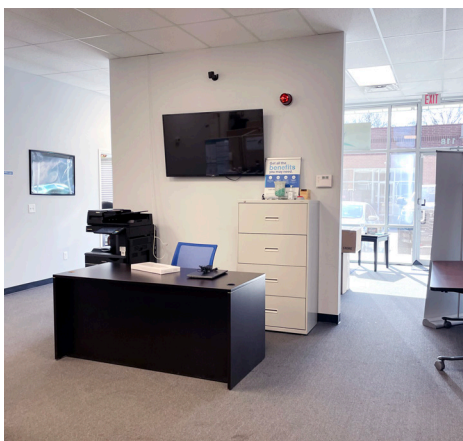
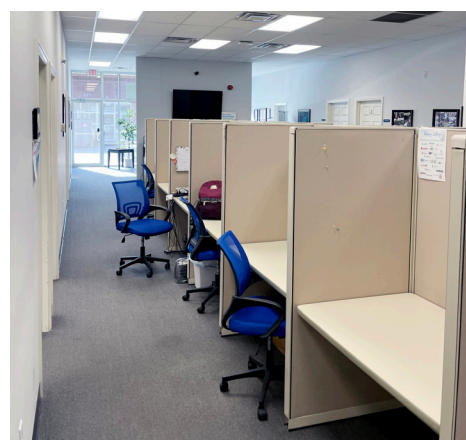
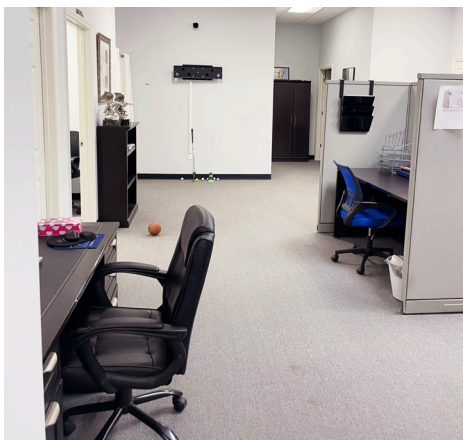
Cottleville Corners  
5045-5047 & 5055 Hwy N  
Cottleville, MO 63304



# McKELVEY PROPERTIES

building relationships . creating wealth

## INSIDE SUITE 117-119



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

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | [www.McKelveyProperties.com](http://www.McKelveyProperties.com)  
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



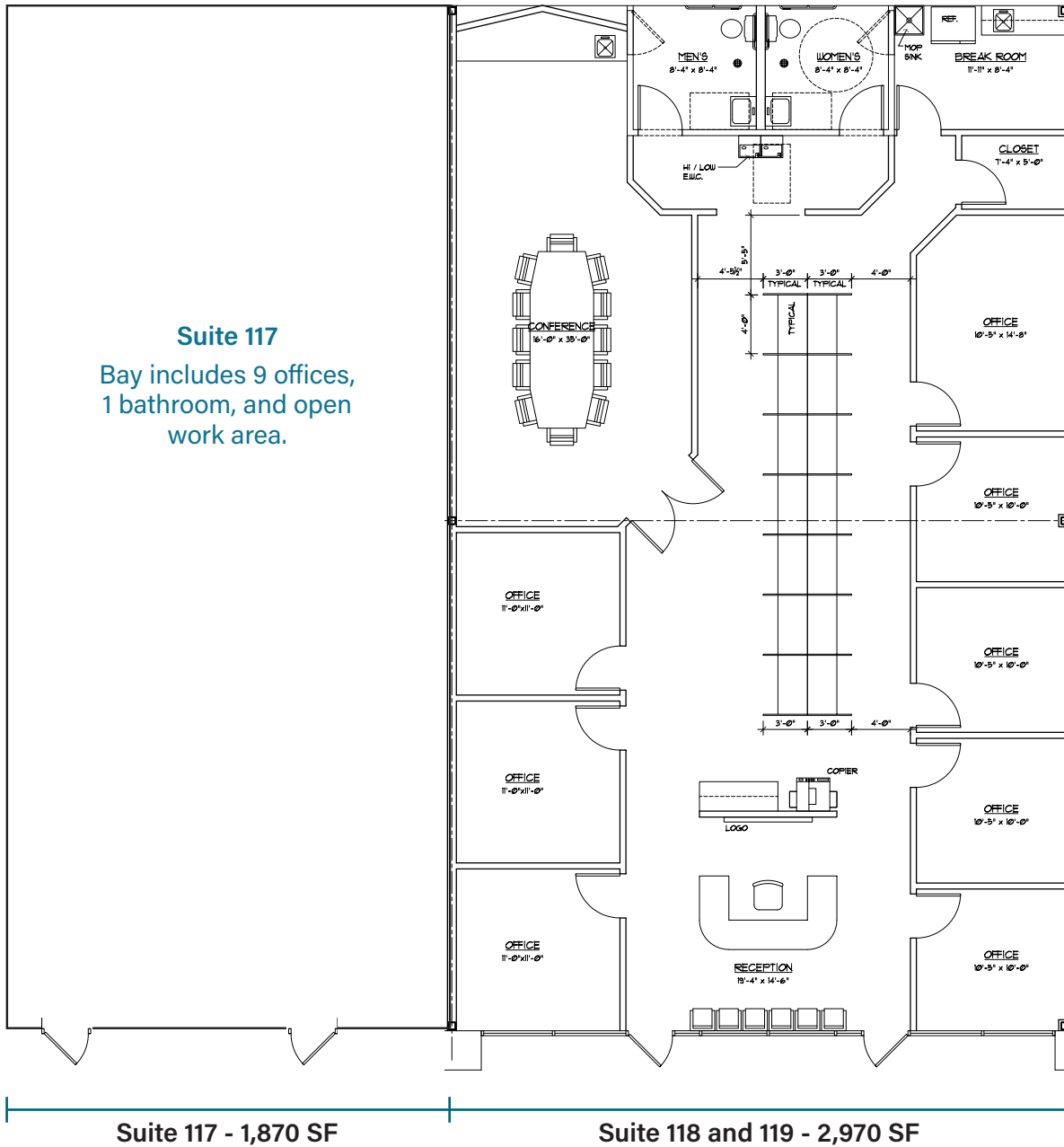
# FOR LEASE

Cottleville Corners  
5045-5047 & 5055 Hwy N  
Cottleville, MO 63304



**McKELVEY  
PROPERTIES**  
building relationships . creating wealth

## SUITE 117-119 FLOOR PLANS



**CONTACT:** Joi Niedner - 314.304.4900  
joi@mckelveyproperties.com **MP**

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com  
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.





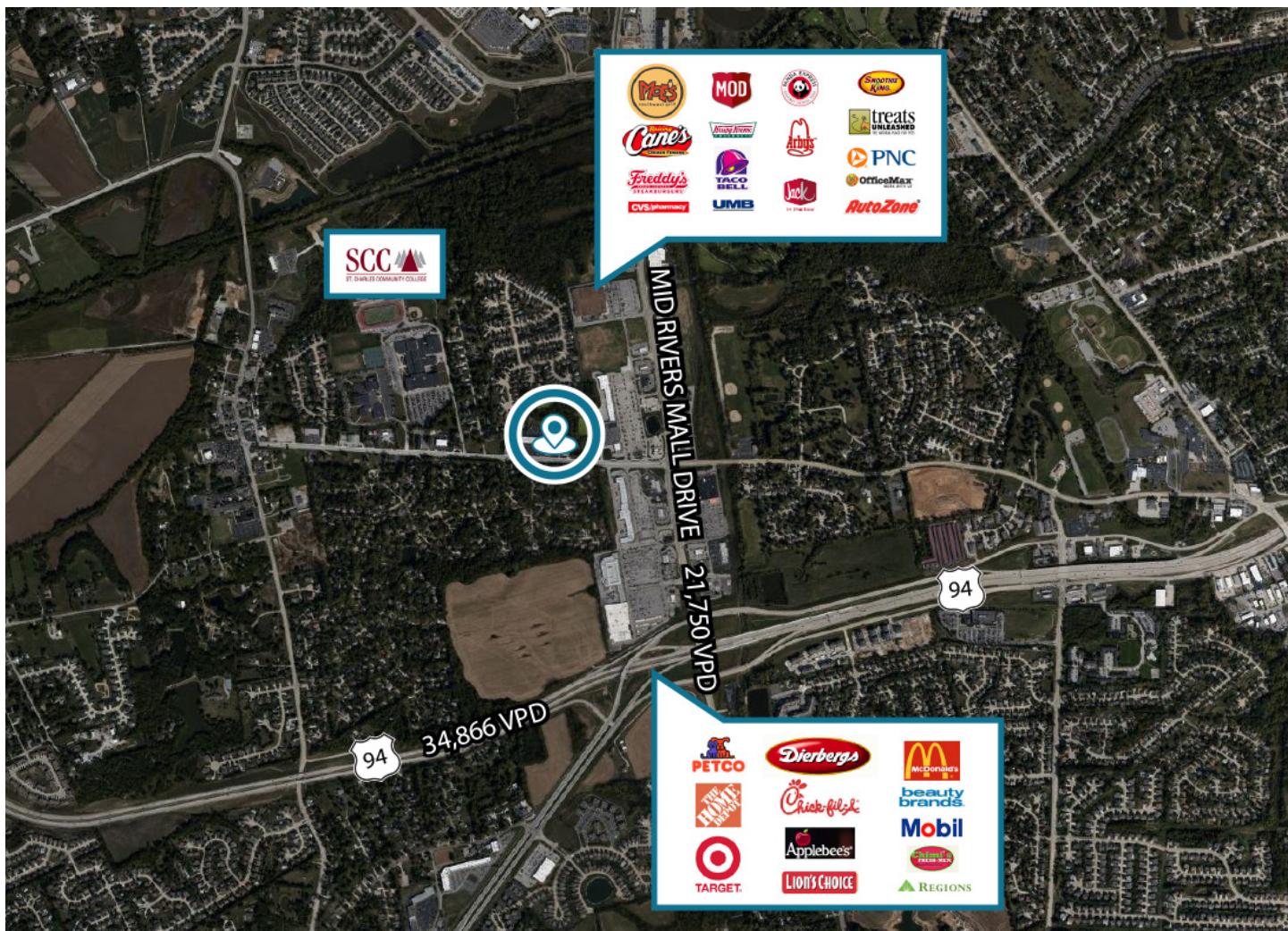
# FOR LEASE

Cottleville Corners  
5045-5047 & 5055 Hwy N  
Cottleville, MO 63304



# McKELVEY PROPERTIES

building relationships . creating wealth



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,369	69,321	172,192
HOUSEHOLDS	1,972	24,576	62,284
AVERAGE HH INCOME	\$136,357	\$128,994	\$117,917
MEDIAN HOME VALUE	\$304,409	\$265,993	\$248,144

**CONTACT:** Joi Niedner - 314.304.4900  
joi@mckelveyproperties.com



McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com  
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.