

RETAIL/OFFICE FOR LEASE



Cottleville Corners 5045 & 5055 Hwy N Cottleville, MO 63304

Joi Niedner - 314.304.4900
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END CAP/ NEW SUITES 1,870 - 4,840 SF AVAILABLE FOR LEASE





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5045 & 5055 Hwy N
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Suites Available at Cottleville Corners

Lower Level:

-Suite 200-201: 3,026 SF 11 Offices, 1 Conference Room, Windows At Reception Area, 2 Offices w/ Windows, 2 ADA Bathrooms, 1 Kitchen, Ideal For Adult Daycare- School-Tutoring- Office User
Owner will Demise Rooms For An Open Use Concept

Main Level:

-Suite 100: 3,171 SF-Divisible
-Suite 117-119: 4,840 SF Space is divisible by 1,870 SF or 2,970 SF

5045 LEASED- NEW TENANT- THREE KINGS RESTAURANT -FALL 2025

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.

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.

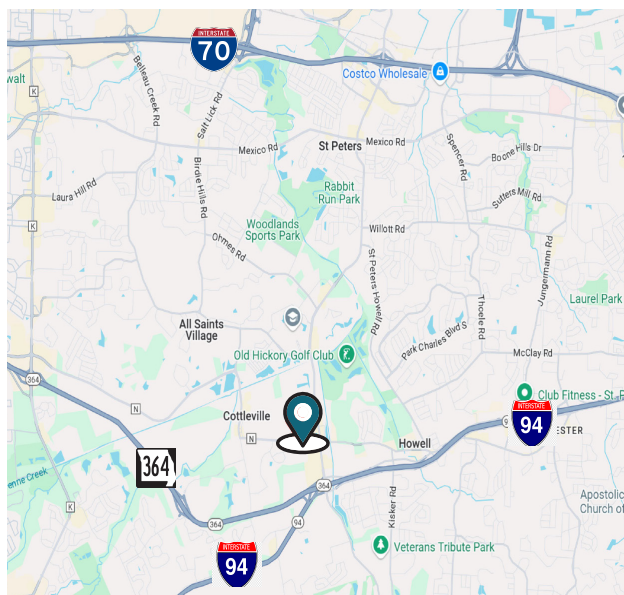
MAIN LEVEL LEASE RATE:
\$18.00/SF + \$4.86 NNN

LOWER LEVEL LEASE RATE:
\$10.00/SF + \$4.86 NNN

LOT SIZE
3.81 ACRES

ZONING
C-2

TAXES
\$28,590.85 (2025)



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SITE PLAN

MAIN LEVEL

Suite 100 Available/ Divisible	Suite 102-103 Summit Rejuvenation Center	Suite 104-105 #1 Spot	Suite 106-107 State Farm	Suite 108 Tross Elite Golf Performance & Wellness	Suite 109 J + B Wellness	Suite 110-111 Alliance Tax & Accounting	Suite 112-113 Exit 6 Brewery	Suite 114-116 Top Notch Axe Throwing	Suite 117-119 Available
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SUITE	TENANT	SF
100	AVAILABLE /DIVISIBLE	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 & WELLNESS	1,234
109	J+B WELLNESS	1,426
110-111	ALLIANCE TAX & ACCOUNTING	2,851
112-113	EXIT 6 BREWERY	2,851
114-116	TOP NOTCH AXE THROWING	3,650
117-119	AVAILABLE	4,840

LOWER LEVEL

Suite 200-201 Available	Suite 202-205 Leased	Suite 206-208 Call Center	Suite 209 Independence Baptist Church	Suite 210-211 Rouge LLC.	Suite 212-213 Sport Clip Training Office	Suite 214 Cloak & Dagger	Suite 214 Progressive Appraisals	Suite 215 Lister Agency	Suite 216-219 Image Dance Studio
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SUITE	TENANT	SF
200-201	AVAILABLE	3,026
202-205	LEASED	5,092
206-208	CALL CENTER	4,028
209	INDEPENDENCE BAPTIST CHURCH	1,311
210-211	ROUGE LLC.	2,541
212	SPORT CLIP TRAINING OFFICE	1,616
213	CLOAK AND DAGGER	1,193
214	PROGRESSIVE APPRAISALS	1,225
215	LISTER AGENCY	1,980
216-219	IMAGE DANCE STUDIO	4,900

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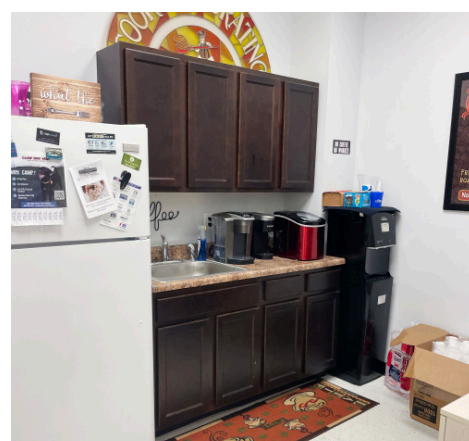
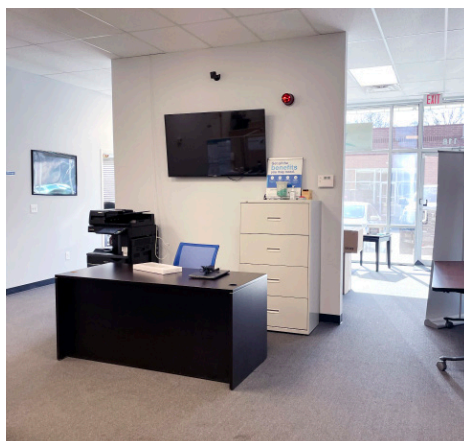
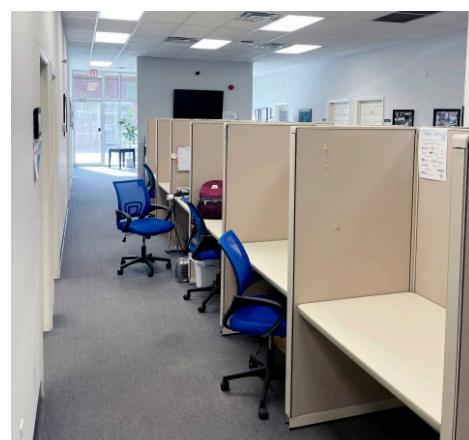
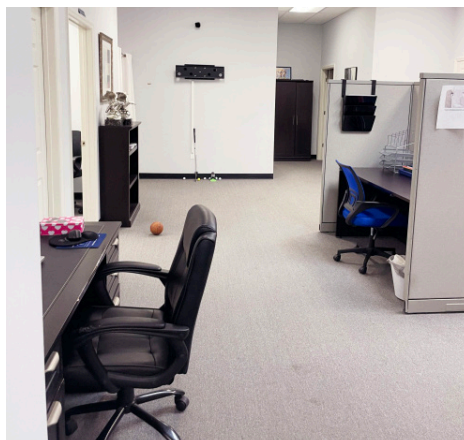
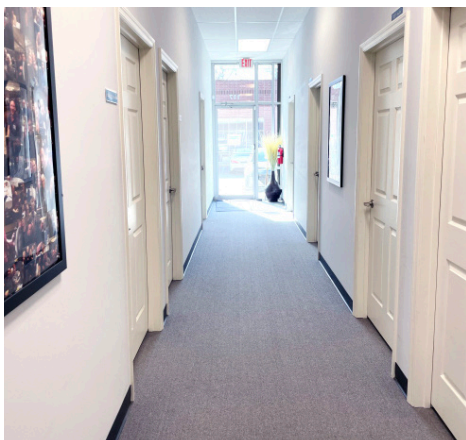
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INSIDE SUITE 117-119



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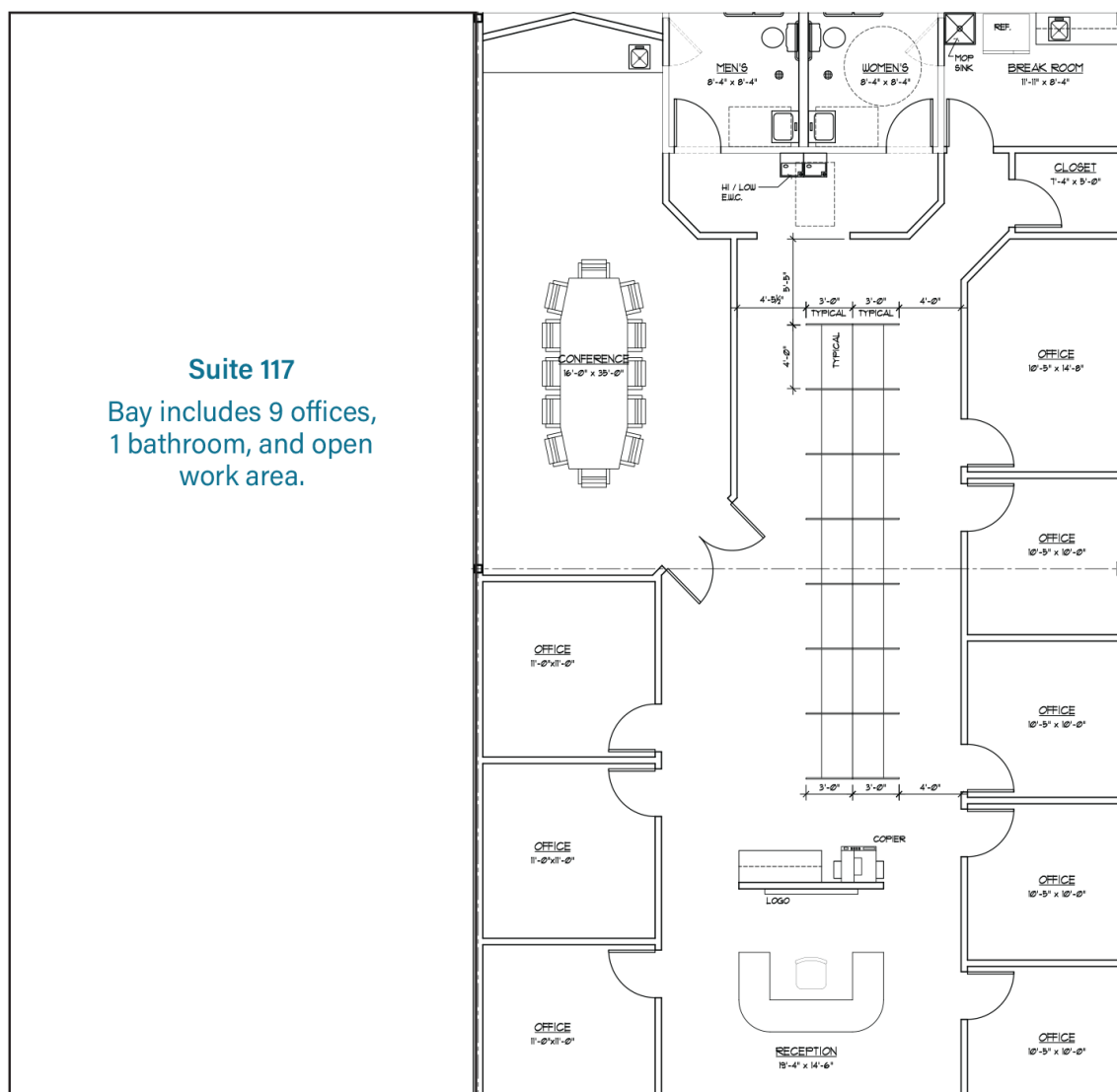
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SUITE 117-119 FLOOR PLANS



Suite 117 - 1,870 SF

Suite 118 and 119 - 2,970 SF

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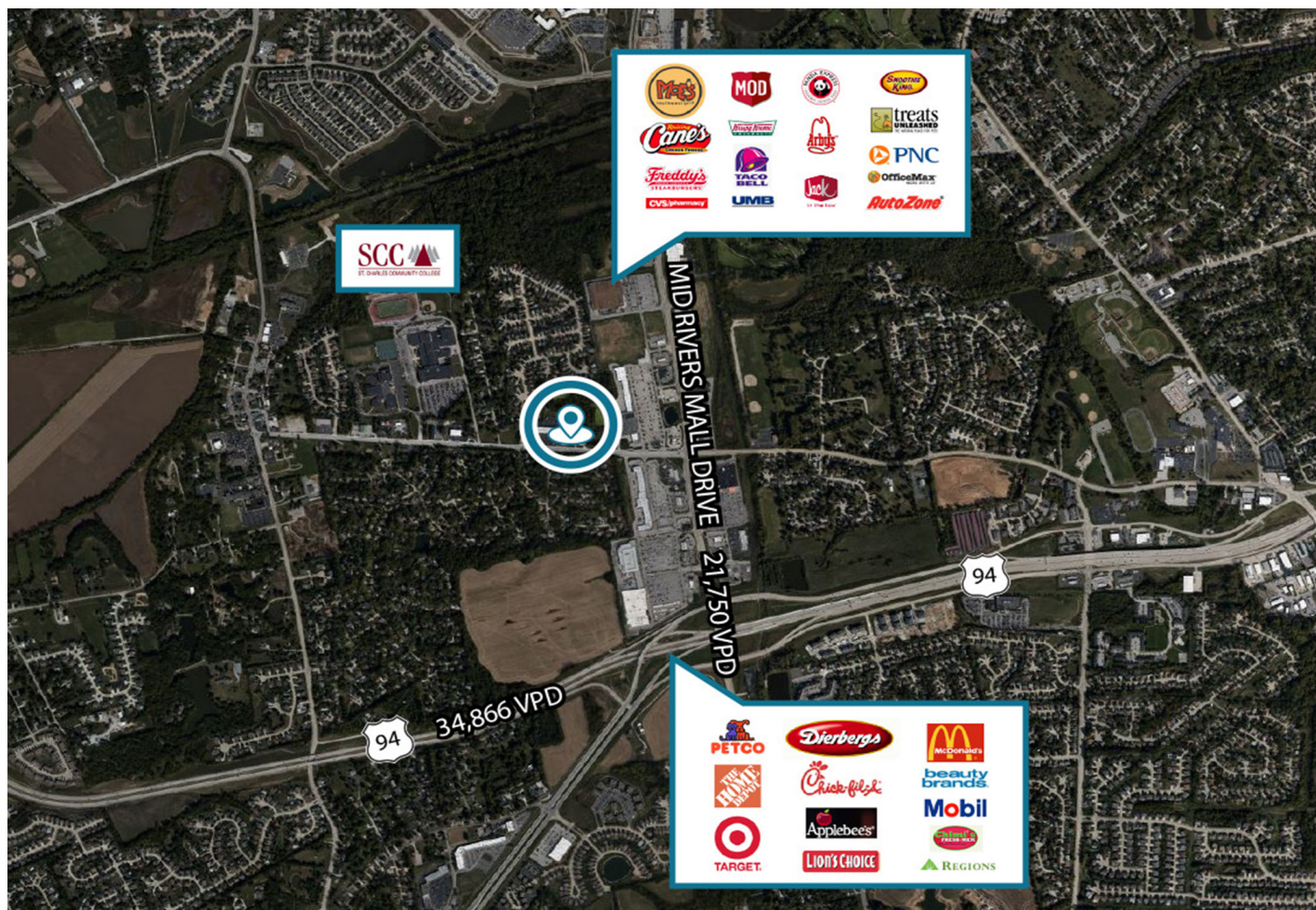
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,621	70,602	175,266
HOUSEHOLDS	2,290	26,377	67,169
AVERAGE HH INCOME	\$159,411	\$155,407	\$146,846
MEDIAN HOME VALUE	\$369,441	\$352,693	\$334,486

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