



10001 Cottleville Trails Drive

Cottleville, MO 63304

Property Features

- 2.5 acres vacant land
- Zoned C-3 General Commercial with allowed uses that include daycares, restaurants, financial institutions and more
- Located at the Gutermuth Rd exit of Hwy 364 (Page Ave Extension)
- Visibility to 49,302 cars per day on Hwy 364
- Located at the entrance to Cottleville Trails, a 627-home subdivision, next to Avalon Park Senior Living

Sale Price:

Contact Broker for Pricing

For more information:

Bill Barnes

314 994 4401 Direct

314 578 1708 Mobile

wbarnes@naidesco.com

Aerial View

10001 Cottleville Trails
Cottleville, MO



Demographics	1 Mile	3 Miles	5 Miles
Population	5,763	55,165	158,595
Households	2,078	20,411	60,571
Daytime Pop	3,573	33,530	94,092
Avg HH Income	\$170,907	\$168,361	\$148,217
Med HH Income	\$123,829	\$128,058	\$112,193

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