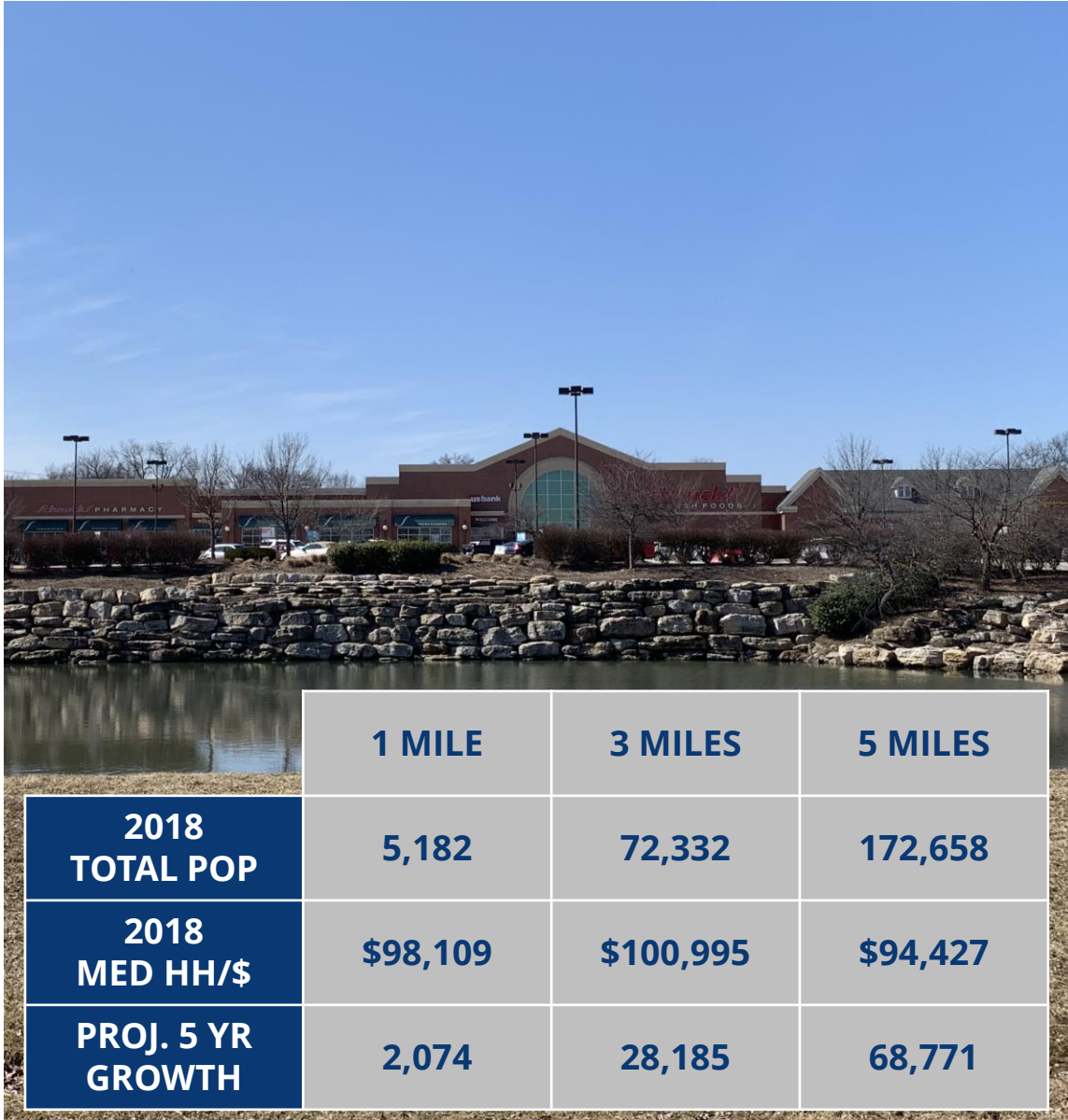


LAND FOR LEASE
COTTLEVILLE LANDING
6035 – 6091 MID RIVERS MALL DR.
COTTLEVILLE, MO 63304

COTTLEVILLE LANDING



	1 MILE	3 MILES	5 MILES
2018 TOTAL POP	5,182	72,332	172,658
2018 MED HH/\$	\$98,109	\$100,995	\$94,427
PROJ. 5 YR GROWTH	2,074	28,185	68,771

LAND FOR LEASE

6035 – 6091 Mid Rivers Mall Dr. Cottleville, MO 63304

PROPERTY DESCRIPTION

- ▲ Small shop, junior box, and outparcels available
- ▲ Ideal access from 3 signalized intersections
- ▲ Great visibility from Mid Rivers Mall Dr. & Hwy. N
- ▲ Anchored by Schnucks and adjacent to Home Depot, Target, & Dierbergs
- ▲ 1 mile from St. Charles Community College (12,000 students & faculty)
- ▲ 1/3 of a mile from the intersection of Route 364, Hwy. 94, and Mid Rivers Mall Dr.
- ▲ Call for pricing

50,000 VPD on Mid Rivers Mall Dr. & Hwy. N

60,823 VPD on Route 364

SCOUT

**REALTY
GROUP**

13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
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COTTEVILLE LANDING

LAND FOR LEASE



LOT	ACREAGE	DIVISIBLE
A	11.67	Yes
B	1.58	No
C	1.07	No
D	2.07	Yes
E	7.8	Yes

OfficeMax **Jackson Hewitt**
 Performance Eyecare **Edward Jones** TAX SERVICE
Hallmark **SportClips** **BARKERS PET**
 Massage Envy SPA **Genovese Dental**

H&R BLOCK **Bandana's** **NOTHING BUT CAKES**
Clarkson Eyecare **Yogurt World** **PETCO**
MATHNASIUM **UFC GYM** **LOGAN UNIVERSITY**
Brain Balance **PACIFIC BEACH**

Dierbergs **Target**
EUROPEAN NAIL CENTER **Sprint** **elements massage**
SALLY BEAUTY **the JOINT.** **CUSTOM CUTS**
COLDWELL BANKER **OrangeTheory**

SCOUT

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