

RETAIL/OFFICE | **FOR LEASE**



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

Joi Niedner - 314.304.4900
joi@mckelveyproperties.com

1,870 SF AVAILABLE FOR LEASE





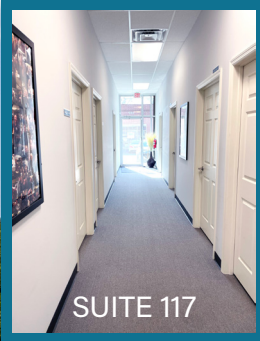
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**McKELVEY
PROPERTIES**
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COME JOIN NEW TENANT: 3 KINGS PUBLIC HOUSE RESTAURANT!



SUITE 117



SUITE 117
1,870 SF

1,870 SF available for lease in Cottleville Corners! Suite includes 9 offices, 1 bathroom, and open work area.

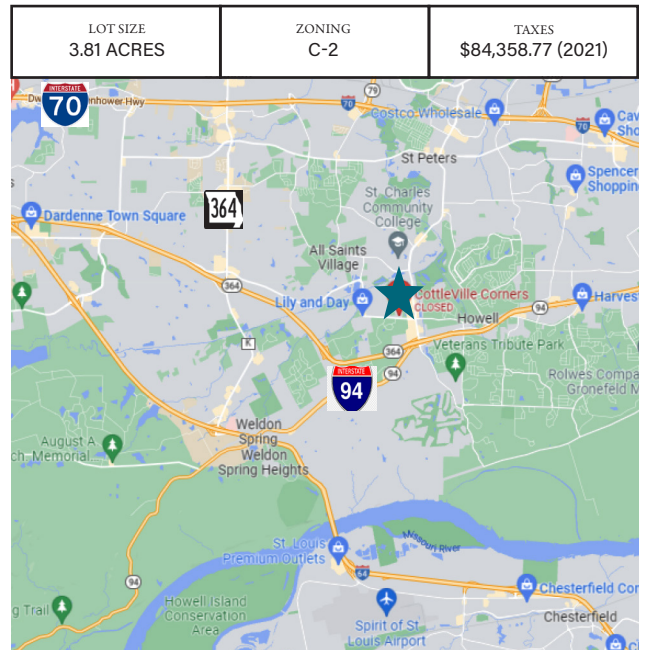
Cottleville Corners is located in the heart of fast growing Cottleville, close to St. Charles Community College, and .04 mile from Mid Rivers Mall Drive. Many new residential communities surround the retail center.

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 pavillions, a live music stage, pickle ball courts, and food truck courts.

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



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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.



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SITE PLAN

MAIN LEVEL

Suite 100 Rainforest Head Spa	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 Available	Suite 118-119 Image Dance Studio
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SUITE	TENANTS	SF
100	Rainforest Head Spa	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	AVAILABLE!	1,870
118-119	Image Dance Studio	2,970



SUITE 117

LOWER LEVEL

Suite 200-201 Reliable Protection	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	TENANTS	SF
200-201	Reliable Protection	3,026
202 - 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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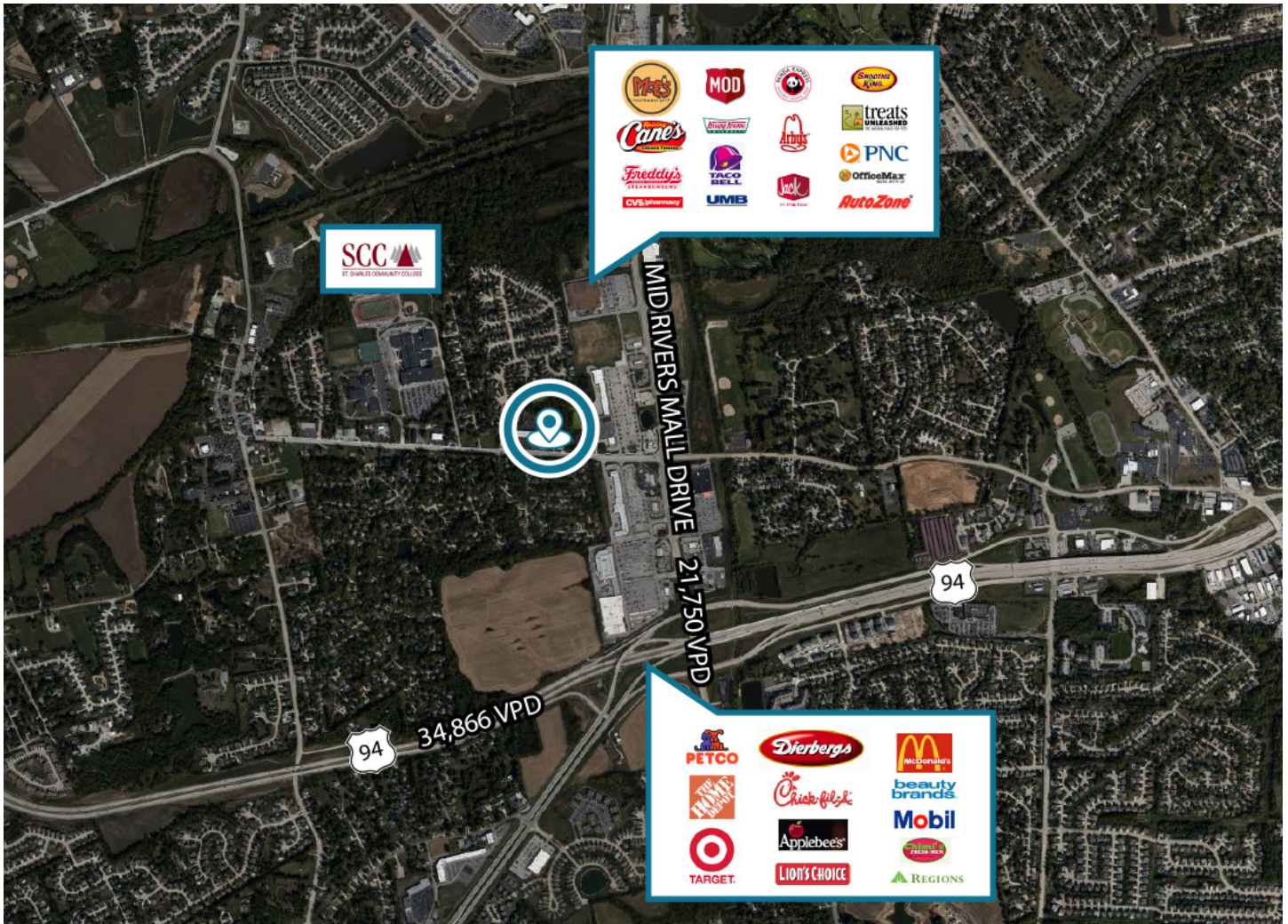


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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,177	68,694	172,776
HOUSEHOLDS	2,045	25,094	64,706
AVERAGE HH INCOME	\$142,747	\$141,138	\$133,832
MEDIAN HOME VALUE	\$369,789	\$352,629	\$335,524

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