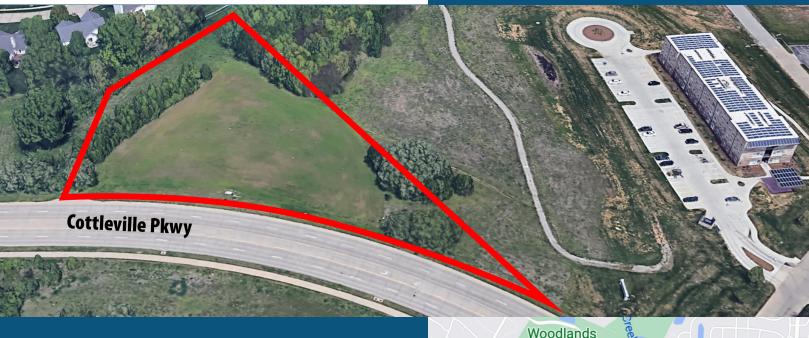


FOR SALE Cottleville Pkwy

Cottleville, MO 63376



PROPERTY INFORMATION

Sale Price Call Broker For Details
Land Area 94,917 SF, 2.179 Acres
Daily traffic count 7,700 vehicles per day
Zone C-3 Commercial District

PROJECT DESCRIPTION

Located on busy Cottleville Parkway next to St. Charles Community College, and approximately 1/3 mile west of Mid Rivers Mall Drive. Infill undeveloped land surrounded by dense residential neighborhoods and commercial development Great access from Hwy 94 & Hwy 364

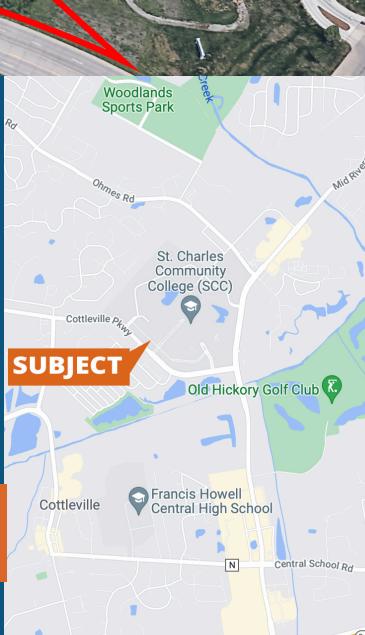
Within 1 mile of the major retail corridor Mid Rivers Mall Drive that includes prominent retailers such as Schnucks, Home Depot, Target, Petco, Dierbergs and many others.

	1 mile	2 miles	3 miles
TOTAL POPULATION	6,391	28,250	89,074
TOTAL DAYTIME POPULATION	7,464	25,292	74,894
AVERAGE HOUSEHOLD SIZE	3.12	2.80	2.72
MEDIAN AGE	39.5	40.4	39.1
MEDIAN HOUSEHOLD INCOME	115,538	101,081	92,182

BRANDON K. SMART 314.254.0088

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(364)