

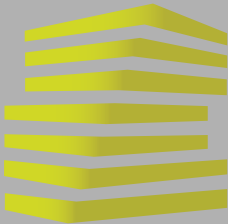
# COTTLEVILLE CORNERS

5045-5047 & 5055 HIGHWAY N

COTTLEVILLE, MO



**LOCATION.**  
commercial real estate



# COTTEVILLE CORNERS

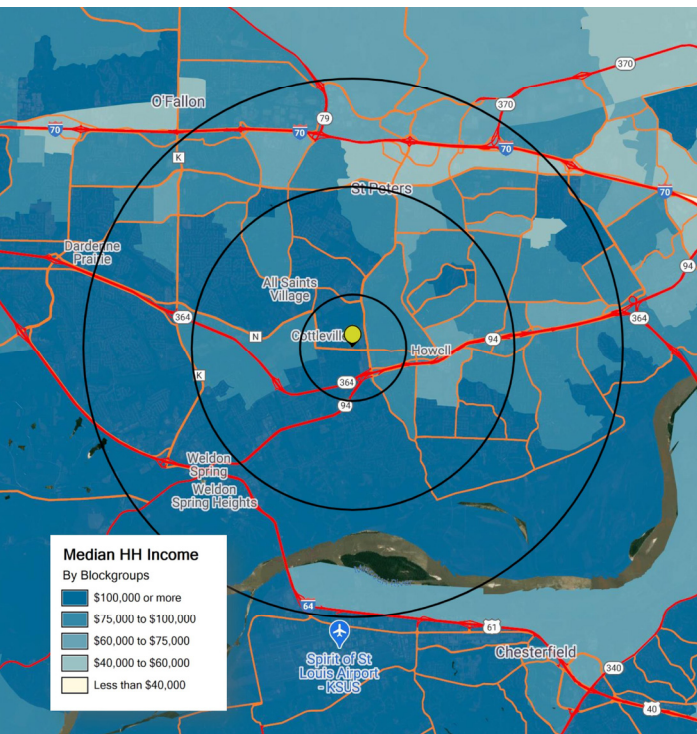
## NEIGHBORHOOD VIBE

JOE LODES

ALEX APTER

314.818.1564 (OFFICE)  
314.852.8234 (MOBILE)  
Joe@LocationCRE.com

314.818.1562 (OFFICE)  
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### 2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	4,785	71,913	175,339
<b>HOUSEHOLDS</b>	1,790	26,134	65,321
<b>AVG HH INCOME</b>	\$114,357	\$123,492	\$113,991

Centrally located in St. Charles County, just a few miles from I-70, I-64, Highway 94 and Route 364 lies Cottleville, Missouri. Cottleville is situated along Mid Rivers Mall Drive and Highway N and has traffic counts approaching 40,000 vehicles per day. This kind of traffic through the community attracts shoppers to Cottleville and resulted in over 335,000 square feet of commercial development along the Mid Rivers Mall Drive corridor in the city.

Cottleville is one of only a few communities in St. Charles County who participates in Missouri's two annual tax holidays (back to school supplies and energy star appliances). In recent years, the city has been going "green" with the development of a 15,000 square foot LEED-certified City Hall and Police Department.

Established in 1986 with the first classes held in 1987, St. Charles Community College is a public, comprehensive two-year community college with associate degrees and certificate programs in the arts, business, sciences and career-technical fields with a 2016-2017 total enrollment of 6,822 students. SCC provides workforce training and community-based personal and professional development as well as cultural, recreational and entertainment opportunities. The beautiful 12-building campus has won architectural awards for its innovative, contemporary "educational village" design. St. Charles Community College is the choice of 1 in 5 St. Charles County high school graduates.

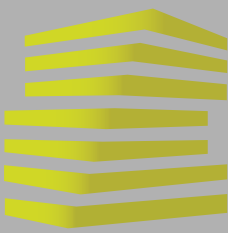


**COTTEVILLE RESTAURANTS & RETAILERS INCLUDE:**



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# COTTEVILLE CORNERS

## SITE PLAN

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200-205  
8,118 rsf

206  
1,394 rsf

207/208  
2,634 rsf

209  
1,311 rsf

210/211  
2,541 rsf

212  
1,616 rsf

213  
1,193 rsf

214  
1,225 rsf

215  
1,980 rsf

216-219  
4,900 rsf

### Lower Level



100  
3,171 rsf

102/103  
2,459 rsf

104  
1,330 rsf

105  
1,282 rsf

106  
1,419 rsf

107  
1,370 rsf

108  
1,234 rsf

109  
1,426 rsf

110  
1,330 rsf

111  
1,251 rsf

112/113  
2,851 rsf

114  
2,004 rsf

116  
1,210 rsf

117, 119  
4,840 rsf

### Main Level

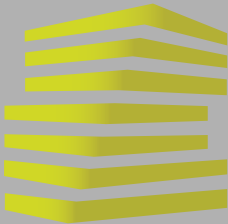
Clemenzo's  
Salty's  
Fresh Mex

SUITE	TENANT	SF
100-103	Bloom Fitness	5,630
104-105	#1 Spot	2,612
106-107	State Farm	2,789
108	Tross Elite Golf Performance	1,234
109	AVAILABLE	1,426
110-111	Alliance Tax & Accounting	2,581
112-113	Exit 6 Brewery	2,851
114-116	Top Notch Axe Throwing	3,214
117-119	Healthcare Solutions	4,840
200-205	Network Solutions	8,118
206-208	NPS, Inc.	4,028
209	Independence Baptist Church	1,311
210-211	AVAILABLE (FULLY BUILT OUT OFFICE)	2,541
212	Sport Clips Training Office	1,616
213	Weldon Spring Massage Therapy	1,193
214	Progressive Appraisals	1,225
215	Lister Agency	1,980
216-219	Imagine Dance Studio	4,900

- 1,426 SF - 2,541 SF AVAILABLE
- AGGRESSIVE FREE RENT AND BUILD OUT ALLOWANCE AVAILABLE
- CLOSE PROXIMITY TO TWO MAJOR GROCERY STORES AND FRANCIS HOWELL CENTRAL HIGH SCHOOL (1,900 STUDENTS)
- ASKING RENT \$12.00 NNN FOR RETAIL SPACE
- LOWER LEVEL OFFICE SPACE AVAILABLE; PLEASE CALL TO DISCUSS RENTAL RATES.



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## PHOTOS

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