



SCOUT

REALTY  
GROUP

LAND FOR SALE OR LEASE  
**COTTLEVILLE LANDING**  
6015 - 6091 MID RIVERS MALL DR.  
COTTLEVILLE, MO 63304

## COTTLEVILLE LANDING

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1 MILE      3 MILES      5 MILES

<b>TOTAL POP</b>	6.665	73,848	172,645
<b>MED HH/\$</b>	\$105,966	\$118,388	\$115,820

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

60,823 VPD on Route 364

## 6015 – 6091 Mid Rivers Mall Dr. Cottleville, MO 63304

- ▲ Small shop 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.

### LOT C (1.07 acres)

Ground Lease; \$100k / yr

Sale Price; \$28 / SF (~\$1.3M)

### LOT E (7.8 ACRES)

Call for Information

**SCOUT** | **REALTY**  
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13100 Manchester Rd. Ste. 235  
St. Louis, MO 63131  
314.394.2022 | [scoutrg.com](http://scoutrg.com)

**Adam Glosier**  
[aglosier@scoutrg.com](mailto:aglosier@scoutrg.com)  
314.598.2357

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