



SCOUT | REALTY GROUP

MIRALAGO LOT 3 – FOR SALE
4200 MID RIVERS MALL DR
COTTEVILLE, MISSOURI

lot 3 - miralago

4200 Mid Rivers Mall Dr

Cottleville, MO 63376

PROPERTY DESCRIPTION

- ▲ 1.48-acre lot along Mid Rivers Mall Drive in Cottleville
- ▲ Final lot remaining with the Miralago development featuring 120 homes, Traditions apartments, and four occupied commercial lots
- ▲ Rough graded lot with utilities
- ▲ Centralized location within a strong and growing residential and retail corridor
- ▲ Excellent site for numerous uses such as retail, medical, office, daycare, restaurant and many more
- ▲ Mid Rivers Mall Drive carries over 42,000 vehicles per day
- ▲ **1.48 Acres - \$693,000 (\$10.75 PSF)**



1.48 Acres



DEMOS	1 MILE	3 MILE	5 MILE
TOTAL POP	5,467	86,844	183,591
MED HH INCOME	\$104,890	\$93,654	\$96,592
MEDIAN AGE	38.1	39.3	39.2

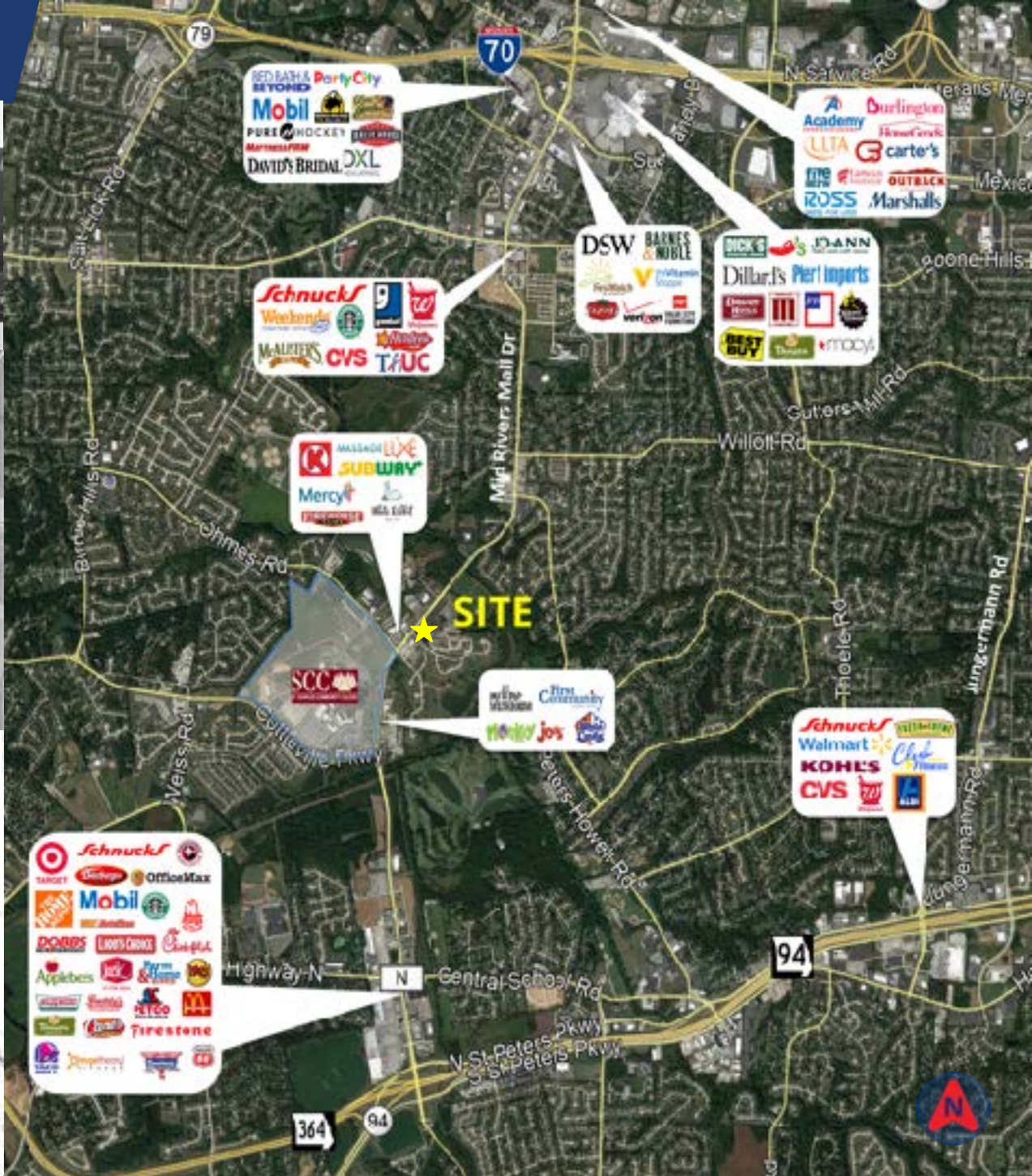
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13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
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market aerial



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site photo



OHMES ROAD - 8,500 VPD

MID RIVERS MALL DR - 42,460 VPD



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