



**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)**



<u>DEMOS</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
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

**SCOUT**

**REALTY  
GROUP**

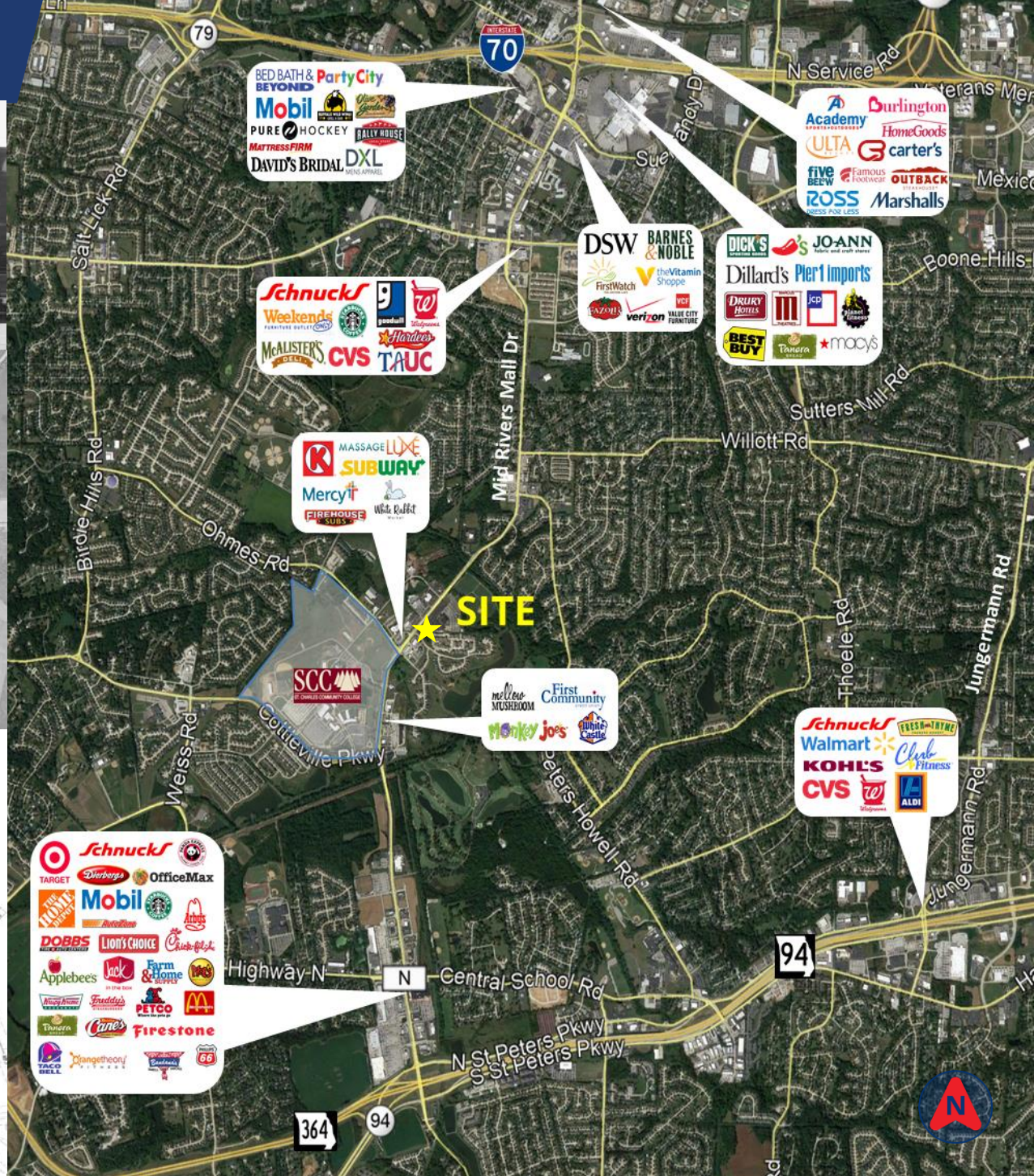
13100 Manchester Rd. Ste. 235  
St. Louis, MO 63131  
314.394.2022 | scoutrg.com

**Jared Hancock**  
jhancock@scoutrg.com  
314-623-6419

# market aerial



OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF COTTLEVILLE  
ST. CHARLES COUNTY, MISSOURI



# SCOUT

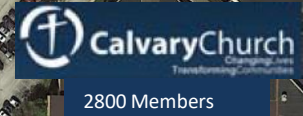
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The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

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OHMES ROAD - 8,500 VPD

MID-RIVERS MALL DR - 42,460 VPD

**SITE**



12,434 Students / over 400 Staff



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# site photo



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