

RETAIL/OFFICE | **FOR LEASE**



Cottleville Corners 5045-5047 & 5055 Hwy N Cottleville, MO 63304

Joi Niedner - 314.304.4900
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1,870 - 6,925 SF AVAILABLE FOR LEASE





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Cottleville, MO 63304



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COME JOIN NEW TENANT: 3 KINGS PUBLIC HOUSE RESTAURANT!



1,870 - 6,925 SF available for lease in Cottleville Corners!

Cottleville Corners is located in the heart of fast growing Cottleville, close to St. Charles Community College, and .04 mile from Mid Rivers Mall Drive. Many new residential communities surround the retail center.

This listing features large monument signage. It could be ideal for: non-profits, educational schools, Massage therapist, etc.

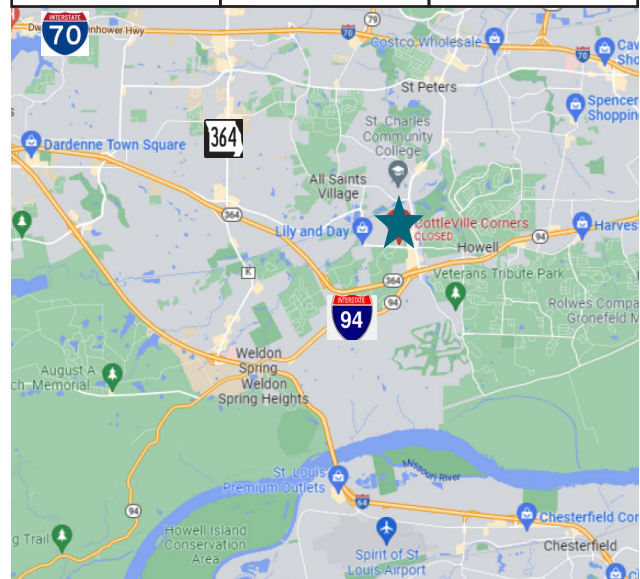
Parking Ratio: 3.85/1,000 SF

Frankie Martin's Garden, an outdoor entertainment venue, is minutes from Cottleville Corners. It features pavilions, a live music stage, pickle ball courts, and food truck courts.

UPPER LEVEL: \$18.00/SF + \$4.86 NNN

LOWER LEVEL: \$10.00/SF + \$4.86NNN

LOT SIZE	ZONING	TAXES
3.81 ACRES	C-2	\$84,358.77 (2021)



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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
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SITE PLAN

MAIN LEVEL

Suite 100 Rainforest Head Spa	Suite 101 Available	Suite 104-105 #1 Spot	Suite 106-107 State Farm	Suite 108 Tross Elite Golf Performance & Wellness	Suite 109 J + B Wellness	Suite 110-111 Alliance Tax & Accounting	Suite 112-113 Exit 6 Brewery	Suite 114-116 Top Notch Axe Throwing	Suite 117 Available	Suite 118-119 Image Dance Studio
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Suite 101:

Open, ADA restroom, and 1 back room.

Suite 117:

9 offices, 1 bathroom, and an open work area.

SUITE	TENANTS	SF
100	Rainforest Head Spa	3,171
101	AVAILABLE!	1,847
104 - 105	#1 Spot	2,612
106 - 107	State Farm	2,789
108	Tross Elite Golf Performance	1,234
109	J+B Wellness	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	AVAILABLE!	1,870
118-119	Image Dance Studio	2,970

LOWER LEVEL

Suite 200-201 Available	Suite 202-205 Coming Dec. 2026!	Suite 206-208 Call Center	Suite 209 Independence Baptist Church	Suite 210-211 Rouge LLC.	Suite 212-213 Sport Clips Training Office	Suite 214 Cloak & Dagger	Suite 214 Progressive Appraisals	Suite 215 Lister Agency	Suite 216-219 Image Dance Studio
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Suite 200-201:

9 offices (3 with windows), 1 conference room, 2 ADA bathrooms, 3 entrances, reception area, kitchen, and new commercial carpet.

Suite 202-205:

5 offices, 2 ADA bathrooms, and large open area.

SUITE	TENANTS	SF
200-201	AVAILABLE!	3,026
202 - 205	AVAILABLE DEC. 2026!	3,899
206 - 208	Call Center	4,028
209	Independence Baptist Church	1,311
210 - 211	Rouge LLC	2,541
212	SportClips Training Office	1,616
213	Cloak and Dagger	1,193
214	Progressive Appraisals	1,225
215	Lister Agency	1,980
216 - 219	Imagine Dance Studio	4,900

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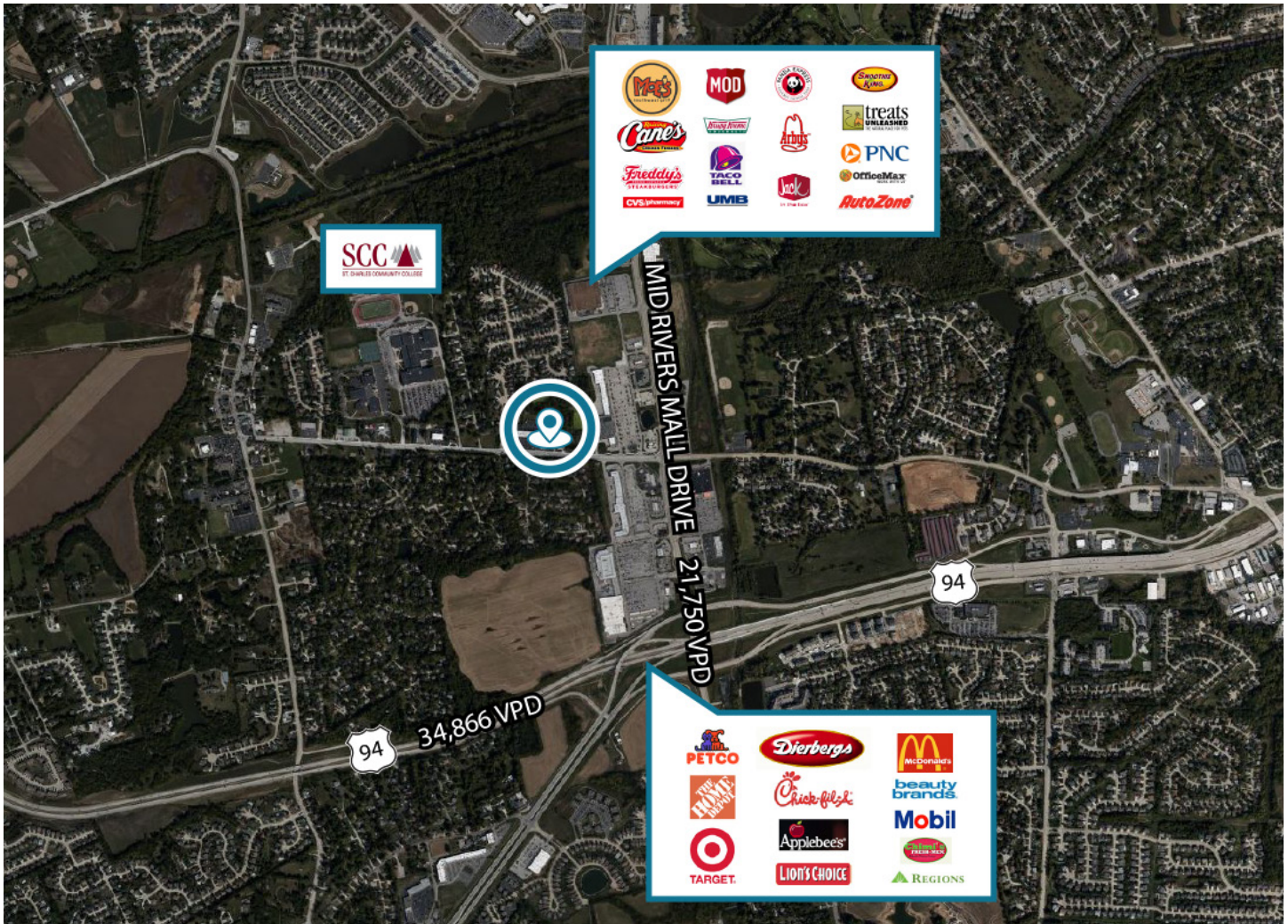


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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,531	71,590	176,213
HOUSEHOLDS	2,268	26,811	67,817
AVERAGE HH INCOME	\$156,105	\$150,985	\$142,384
MEDIAN HOME VALUE	\$370,042	\$355,541	\$336,781

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