

# RETAIL/WAREHOUSE FOR LEASE MID RIVERS MALL

PROPERTY ADDRESS:

3911 Mid Rivers Mall Dr  
Cottleville, MO 63376

## LEASE RATE:

**\$15.95 SQ FT PLUS NNN (RETAIL)**

**\$10.00 SQ FT PLUS NNN (REAR WAREHOUSE)**

- 2,200 SF retail space
- 3,800 SF Warehouse behind retail
- 3,000 SF additional available
- Total Contiguous 9,000 SF
  - Great parking
- Near new retail, St. Charles Community College with over 11,000 Students, New Mercy Health Center, new apartment complex and many new single family homes directly across the street.
  - 50,000 VPD on Mid Rivers Mall Dr
- Current tenants are St. Charles Hardwood, and Bombshell Restaurant
  - Call to set up a tour
  - \$4.00 per sq ft for NNNs

**KRAMER**  
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KRAMER COMMERCIAL REALTY, LLC  
www.Kramercommercialrealty.com

Ron & Mark Kramer: 314-502-9155  
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100 Chesterfield Business Parkway  
Suite 200, Saint Louis, MO 63005

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## About Cottleville:

One of the oldest cities in St. Charles County, Cottleville has been working to preserve and enhance its historic downtown district which is home to; shops, businesses, many restaurants, a U.S. Post Office, churches, a grocery store, pubs, City Hall, and 210 acres of park and great school district, home to Francis Howell Central High School, Louis C. Saeger Middle School and Warren Elementary School. St. Joseph Catholic School is also located in Cottleville.

This is a growing area with many new developments including hundreds of new single family homes, new apartment complex with over 200 units, mellow mushroom, circle K gas station and much more.

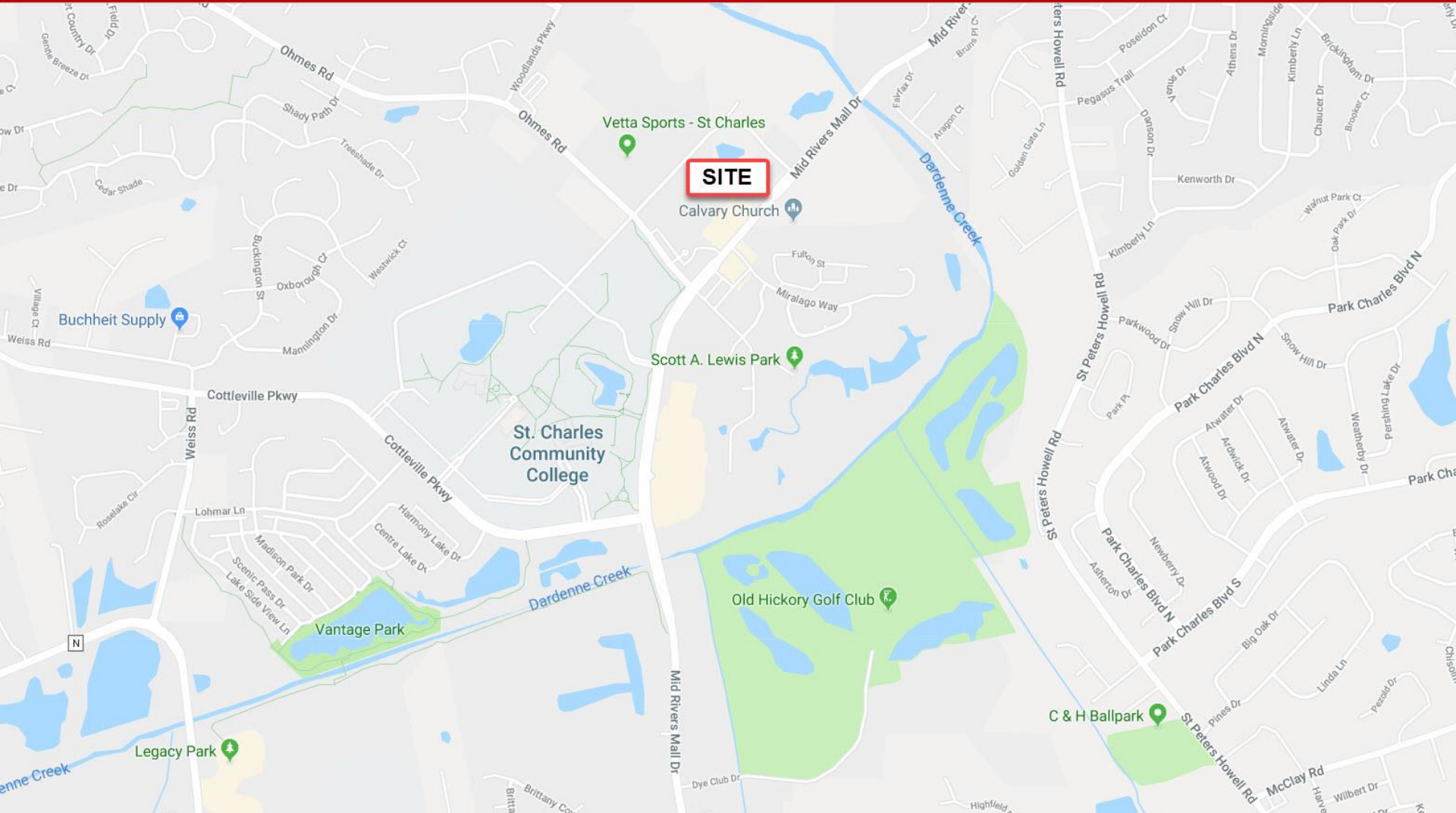


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