

### 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

6,172 | 84,594 | 193,366



#### Daytime Population

2,792 | 42,957 | 114,331



#### Median Household Income

\$151,583 | \$110,827 | \$110,576

## LAND FOR SALE

Weiss Road & Cottleville Parkway | Cottleville, Missouri 63376

1 - 4.85 Acres | Sale Price: \$8.00/SF

### PROPERTY DETAILS

Pad ready sites 1 acre plus

Construction ready with off site storm water detention

Conveniently located in the heart of growing Cottleville

Excellent owner user sites

Weiss Road - 9,074 VPD | Cottleville Parkway - 7,938 VPD

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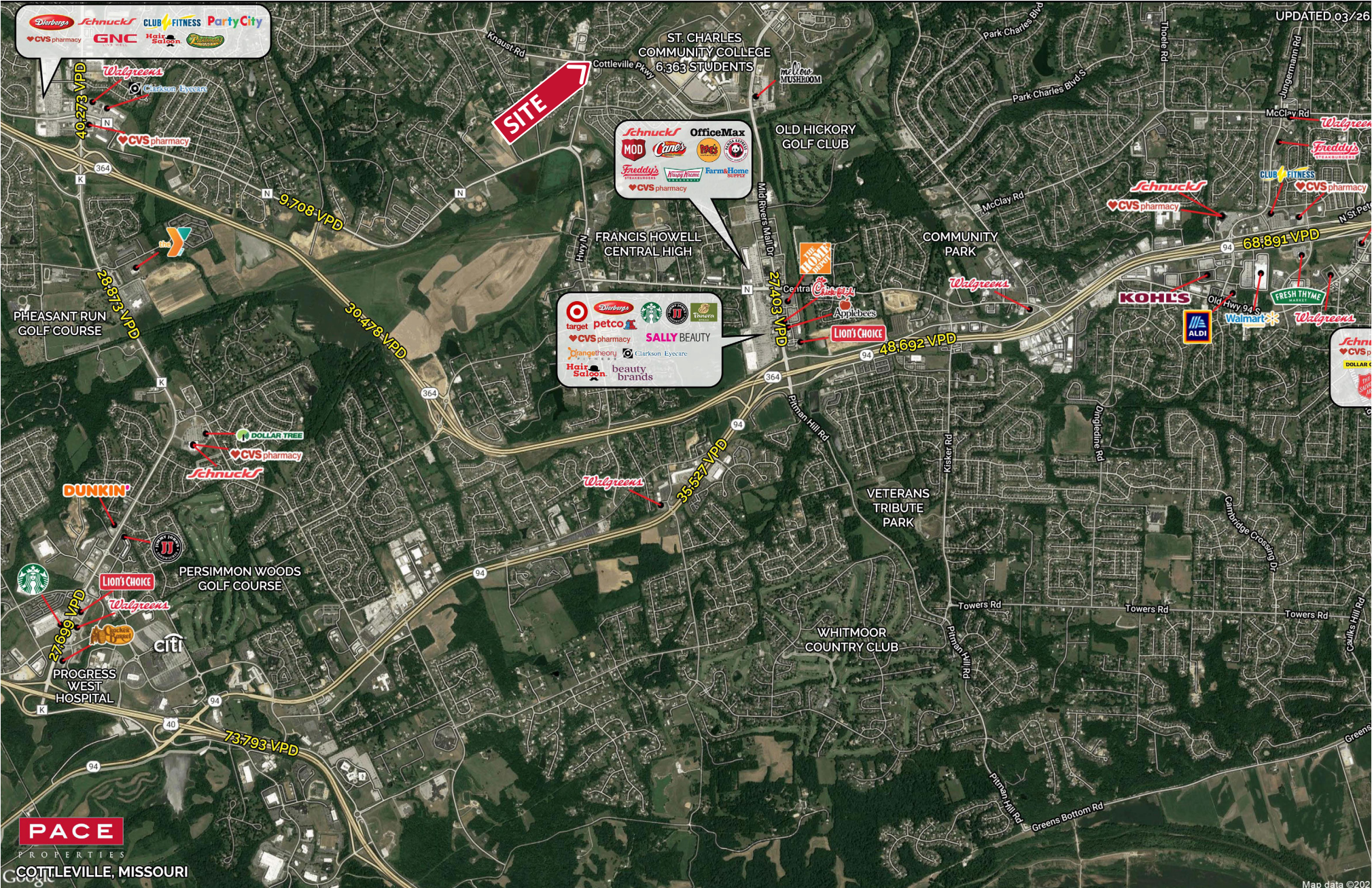
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PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

# Trade Area Aerial



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