



11253 ST. CHARLES ROCK RD

BRIDGETON, MO 63044

FULLY LEASED



11253 ST. CHARLES ROCK RD

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

REBECCA THESSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

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[SITE PLAN](#)

[MARKET AERIAL](#)

VISIT METRICS

JUL 1st, 2022 - JUN 30th, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



2.3 M

VISITORS



434.2 K

VISIT FREQUENCY



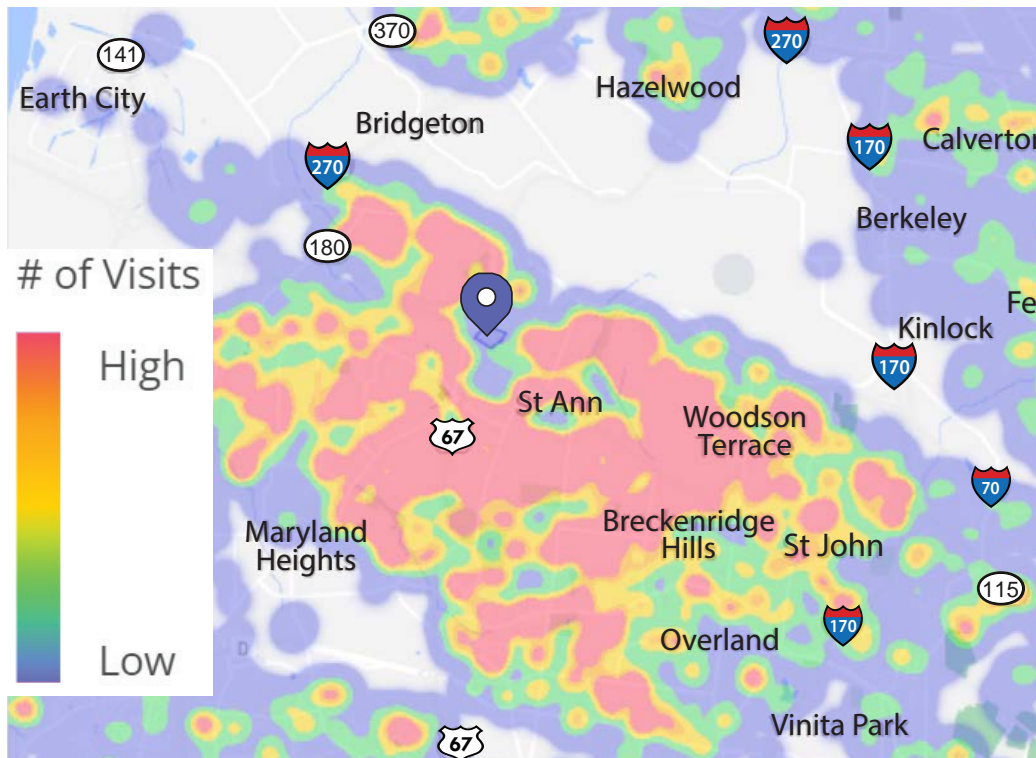
5.33

AVG. DWELL TIME



41 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION



1 MILE

6,304

3 MILES

61,994

5 MILES

170,718

HOUSEHOLDS



1 MILE

2,574

3 MILES

26,190

5 MILES

72,412

AVG HH INCOME



1 MILE

\$82,982

3 MILES

\$62,261

5 MILES

\$66,571



VIEW & DOWNLOAD:

[PLACER.AI REPORT](#)

[DEMO REPORT](#)

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
11241	LG NAILS	1,400
11243	GREAT CLIPS	1,400
11245	PACIFIC BEACH TANNING STUDIO	1,400
11247	CHINA HOUSE	1,200
11249	PAPA JOHNS	1,880
11253	SCHNUCKS	63,482



- FULLY LEASED
- ANCHORED BY SCHNUCKS MARKET AND HOME DEPOT WHICH DRAW AN APPROXIMATE COMBINED 34,400 + CUSTOMERS/WEEK
- LOCATED AT THE INTERSECTION OF ST. CHARLES ROCK ROAD & LINDBERGH BOULEVARD, A MAJOR RETAIL CORRIDOR WITH NEARLY 55,000 VPD
- EASY ACCESS TO AND FROM I-270 AND I-70
- LESS THAN 5 MINUTES TO LAMBERT INTERNATIONAL AIRPORT



MARKET AERIAL

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