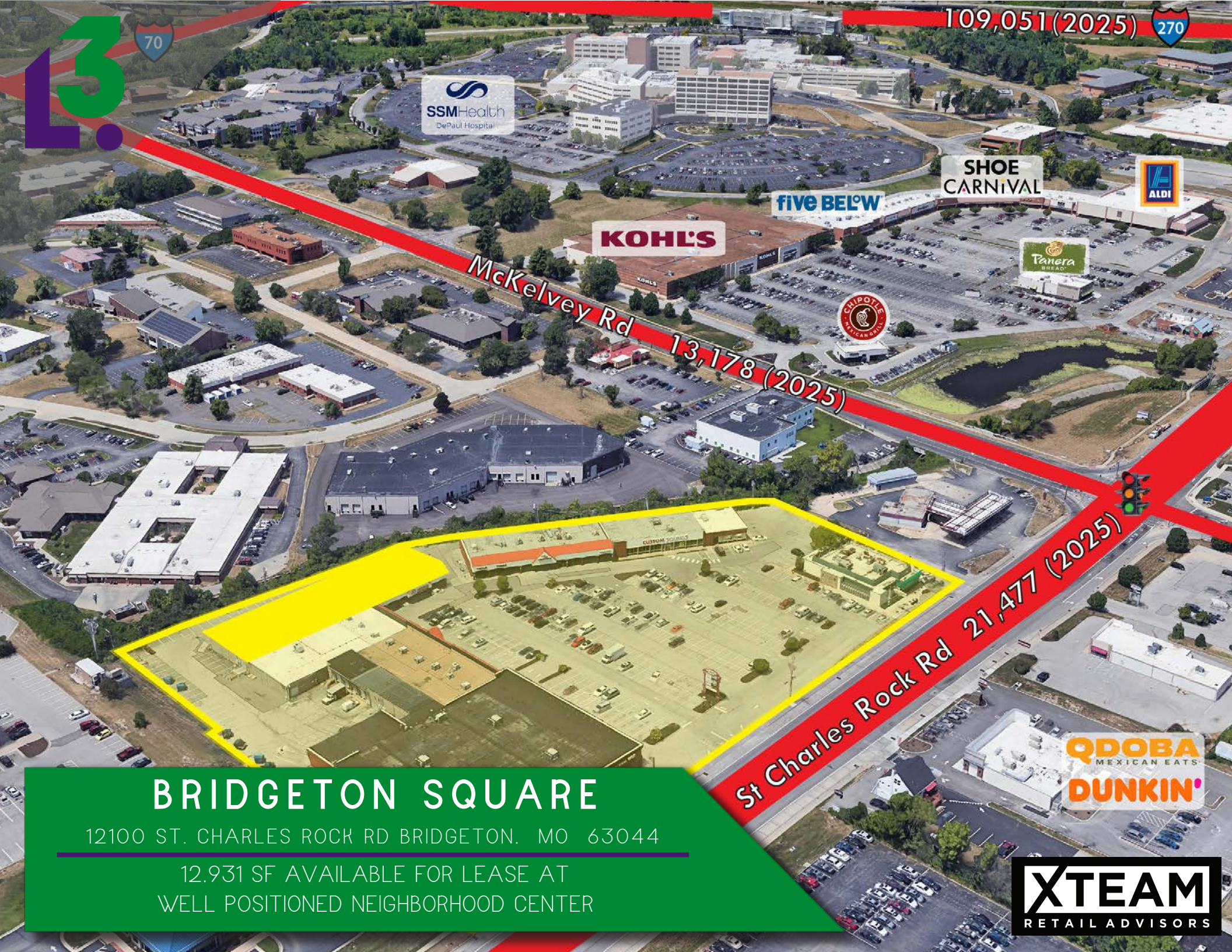


BRIDGETON SQUARE

12100 ST. CHARLES ROCK RD BRIDGETON, MO 63044

12,931 SF AVAILABLE FOR LEASE AT
WELL POSITIONED NEIGHBORHOOD CENTER

XTEAM RETAIL ADVISORS

BRIDGETON SQUARE

SITE PLAN

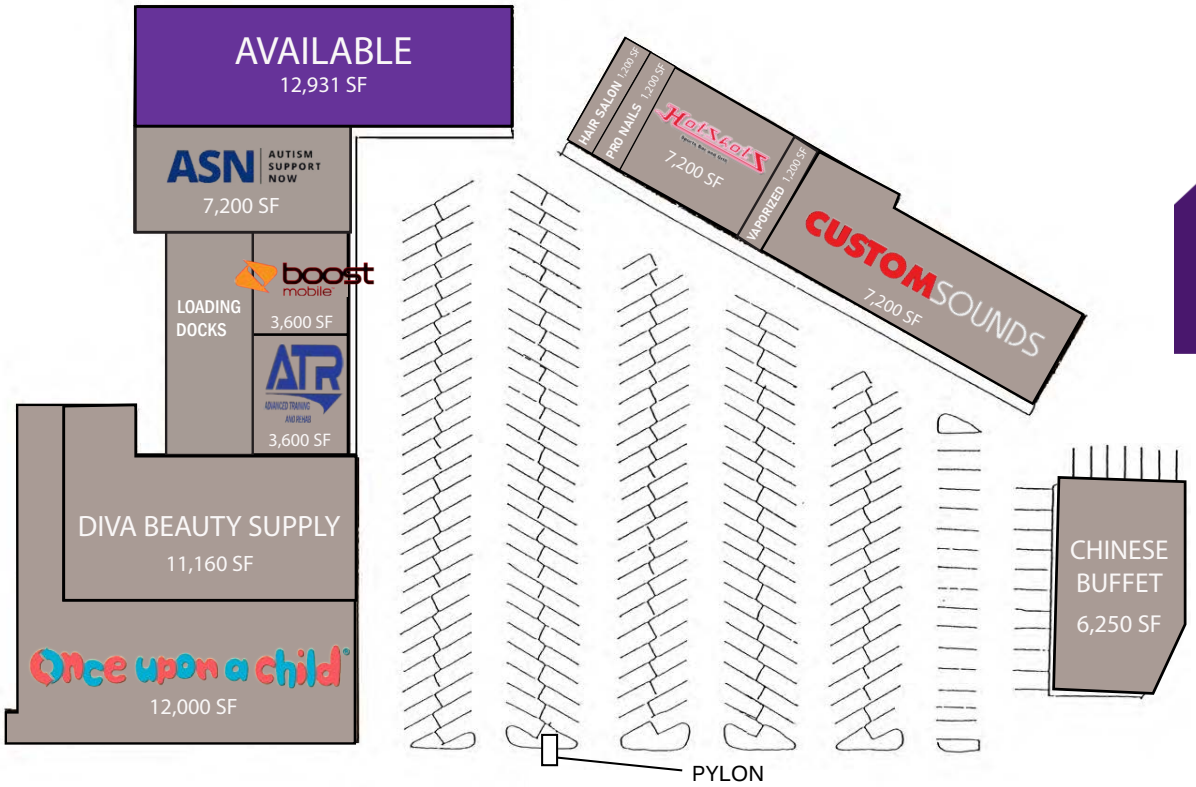
PLEASE CONTACT: L³ CORPORATION

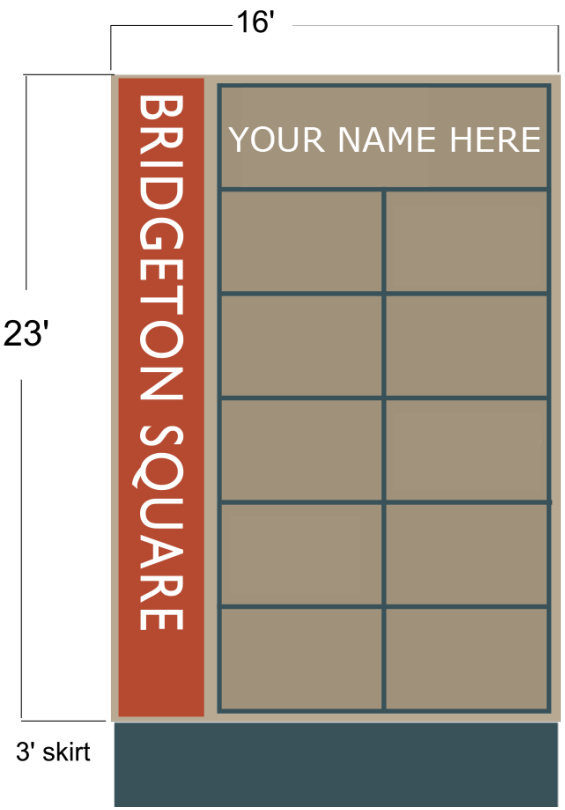
KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KSTEINER@L3CORPORATION.COM





- LOCATED IN A MAJOR RETAIL TRADE AREA INCLUDING WALMART SUPERCENTER, TARGET, HOME DEPOT, KOHL'S, BEST BUY, AND FLOOR & DECOR
- SSM DEPAUL HOSPITAL PROVIDES A STEADY DAYTIME POPULATION OF 2,203 EMPLOYEES
- SIGNALIZED INTERSECTION PROVIDES ACCESS TO THE CENTER FROM MCKELVEY RD (13,178 VPD) AS WELL AS ST CHARLES ROCK RD (21,477 VPD)
- 0.9 MI FROM I-270 CARRYING OVER 109,000 VPD AND 1 MI FROM I-70 CARRYING OVER 118,000 VPD
- 20,000 SF OF LOWER LEVEL STORAGE SPACE AVAILABLE

POPULATION ANALYSIS

	1 MILE	3 MILES	5 MILES
POPULATION	5,496	43,859	145,066
HOUSEHOLDS	2,241	18,745	62,593
AVG HH INCOME	$84,193	$76,420	$76,079

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. Th 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.

BRIDGETON SQUARE

MARKET AERIAL

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Commercial Real Estate

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