

70

151,259 (2024) 270

70

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**SHOE CARNIVAL**

**five BELOW**
**KOHL'S**

*McKelvey Rd 12,643 (2024)*
*St Charles Rock Rd 20,685 (2024)*
**QDOBA**  
 MEXICAN EATS  
**DUNKIN'**

## BRIDGETON SQUARE

12100 ST. CHARLES ROCK RD BRIDGETON, MO 63044

UP TO 20,000 SF AVAILABLE FOR LEASE AT  
 WELL POSITIONED NEIGHBORHOOD CENTER

**XTEAM**  
 RETAIL ADVISORS

# BRIDGETON SQUARE

## DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KSTEINER@L3CORPORATION.COM

GO TO:

SITE PLAN

MARKET AERIAL

## VISIT METRICS

JAN 1<sup>st</sup>, 2025 - DEC 31<sup>st</sup>, 2025 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



457.9 K

VISITORS



147.9 K

VISIT FREQUENCY



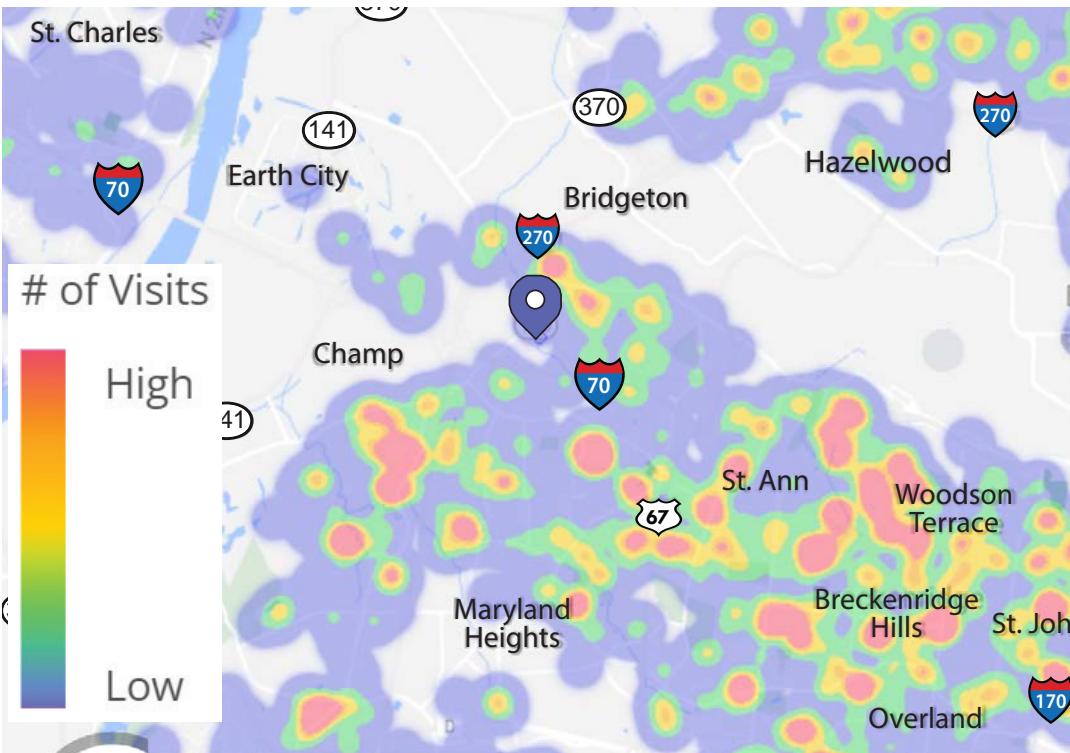
3.1

AVG. DWELL TIME



50 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

POPULATION



1 MILE

5,496

3 MILES

43,859

5 MILES

145,066

HOUSEHOLDS



1 MILE

2,241

3 MILES

18,745

5 MILES

62,593

AVG HH INCOME



1 MILE

\$84,193

3 MILES

\$76,420

5 MILES

\$76,079

VIEW & DOWNLOAD:  
PLACER.AI REPORT



DEMO REPORT

# BRIDGETON SQUARE

## SITE PLAN

PLEASE CONTACT:

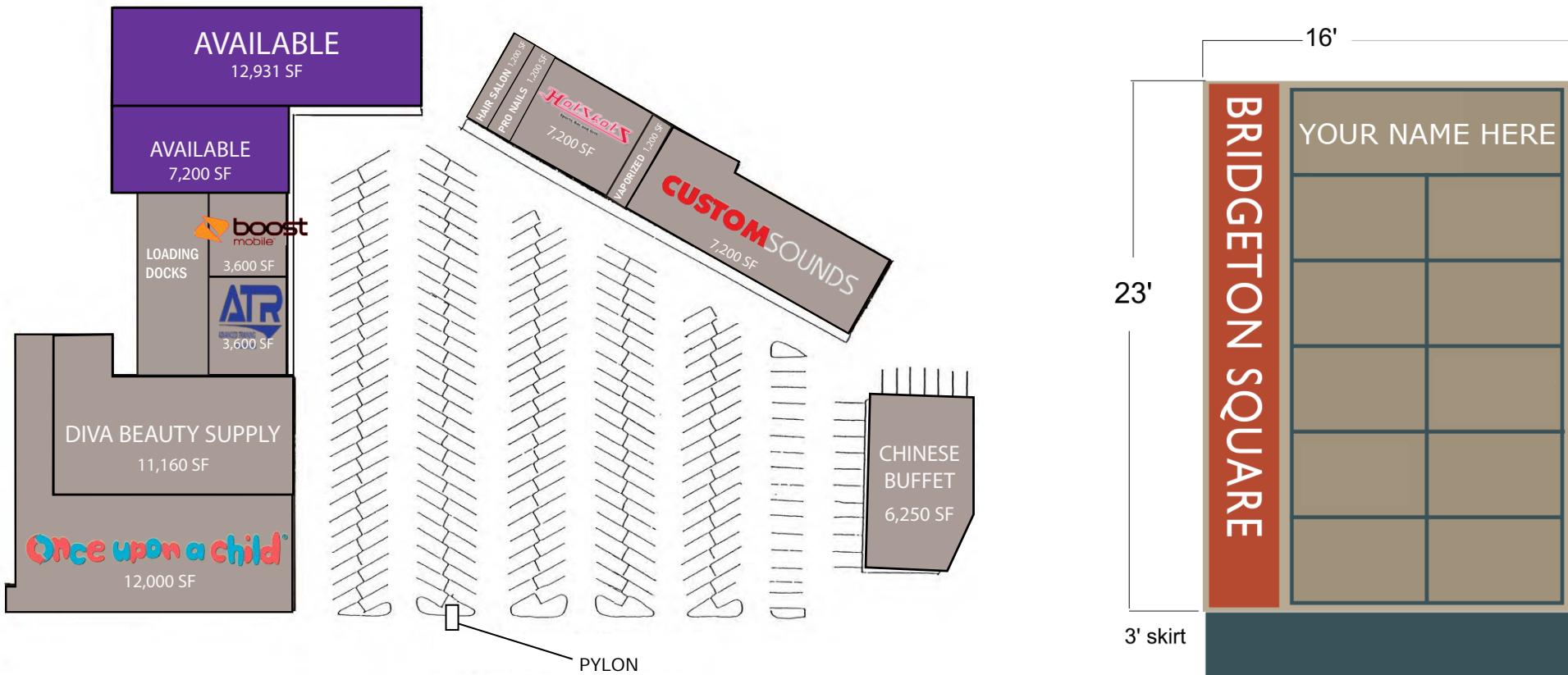
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- LOCATED IN A MAJOR RETAIL TRADE AREA INCLUDING WALMART SUPERCENTER, TARGET, HOME DEPOT, KOHL'S, BEST BUY, AND FLOOR & DECOR
- SSM DEPAUL HOSPITAL PROVIDES A STEADY DAYTIME POPULATION OF 2,203 EMPLOYEES
- SIGNALIZED INTERSECTION PROVIDES ACCESS TO THE CENTER FROM MCKELVEY RD (12,643 VPD) AS WELL AS ST CHARLES ROCK RD (20,685 VPD)
- 0.9 MI FROM I-270 CARRYING OVER 151,000 VPD AND 1 MI FROM I-70 CARRYING OVER 176,000 VPD
- 20,000 SF OF LOWER LEVEL STORAGE SPACE AVAILABLE
- CALL BROKER FOR INFORMATION



# BRIDGETON SQUARE

# MARKET AERIAL

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