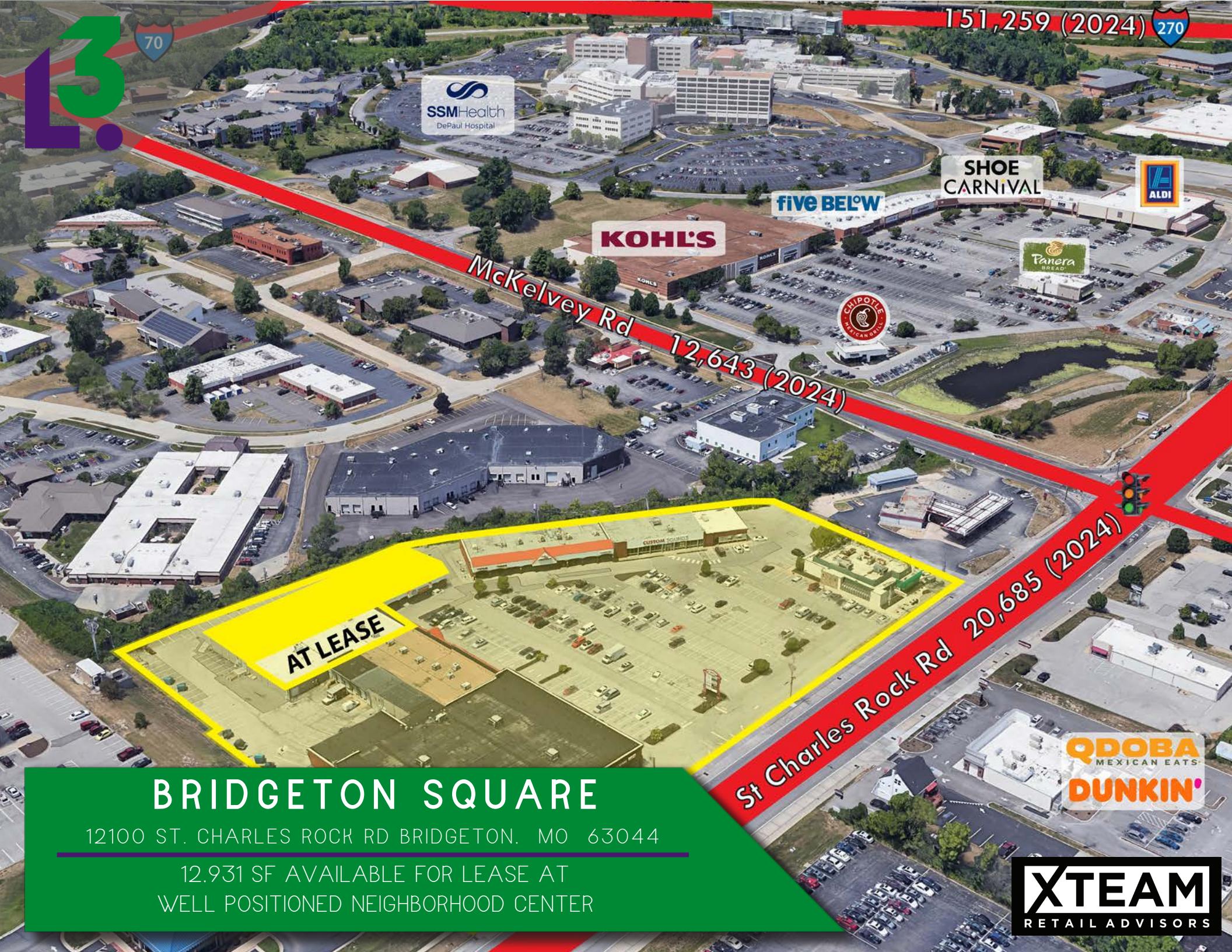


13.

70

151,259 (2024) 270



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

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KSTEINER@L3CORPORATION.COM

GO TO:

SITE PLAN

MARKET AERIAL

VISIT METRICS

JAN 1st, 2025 - DEC 31st, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR

457.9 K

VISITORS



147.9 K

VISIT FREQUENCY



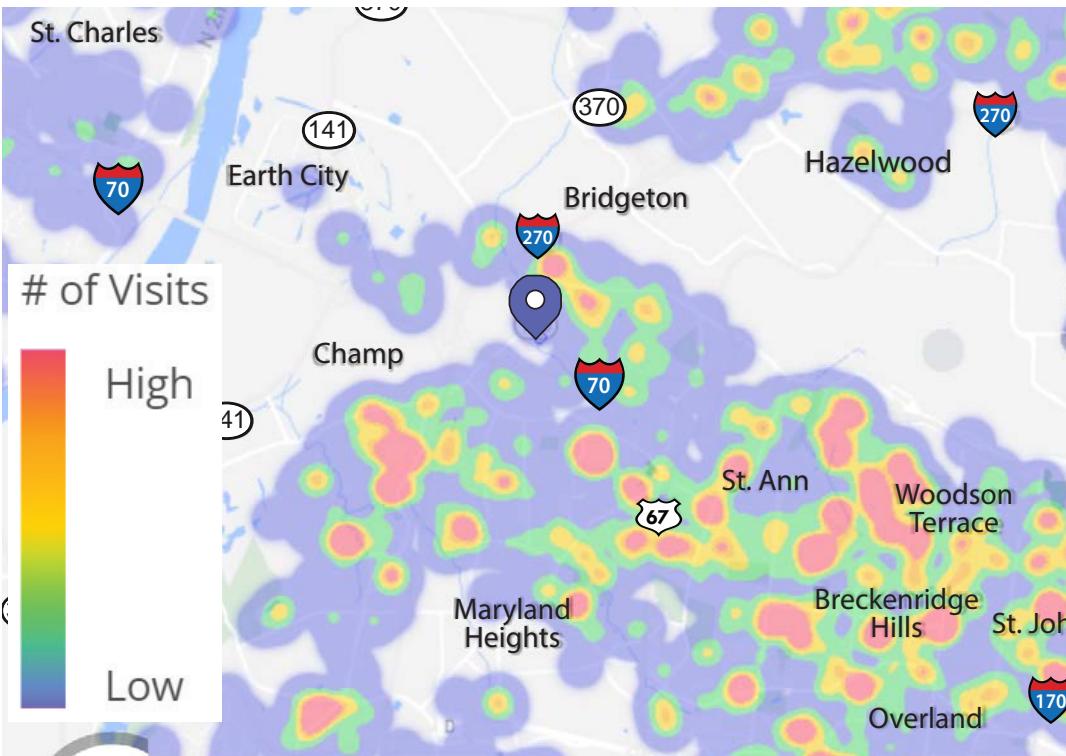
3.1

AVG. DWELL TIME



50 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

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



VIEW & DOWNLOAD: PLACER.AI REPORT

DEMO REPORT

BRIDGETON SQUARE

SITE PLAN

PLEASE CONTACT:

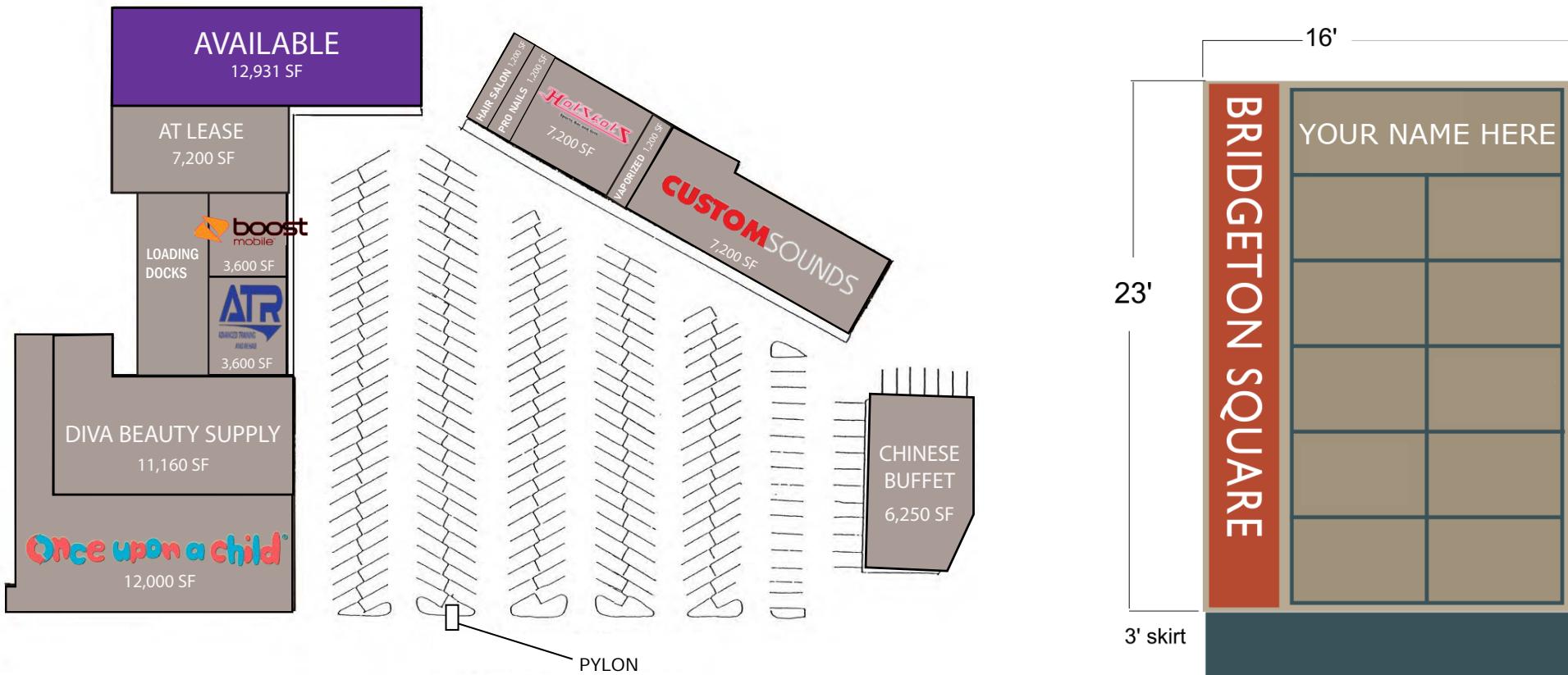
L³ CORPORATION

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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



Commercial
Real Estate

BRIDGETON SQUARE

MARKET AERIAL

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