



163,822 (2022) 270



SHOE  
CARNIVAL



FIVE BEL'W

KOHL'S

McKelvey Rd

13,237 (2022)



St Charles Rock Rd 20,888 (2022)



# BRIDGETON SQUARE

12100 ST. CHARLES ROCK RD BRIDGETON. MO 63044

PAD SITE OPPORTUNITY AVAILABLE AT  
WELL POSITIONED NEIGHBORHOOD CENTER





# BRIDGETON SQUARE

## DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET

GO TO:

[SITE PLAN](#)

[MARKET AERIAL](#)

## VISIT METRICS

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

VISITS/YEAR



415.6 K

VISITORS



145.7 K

VISIT FREQUENCY



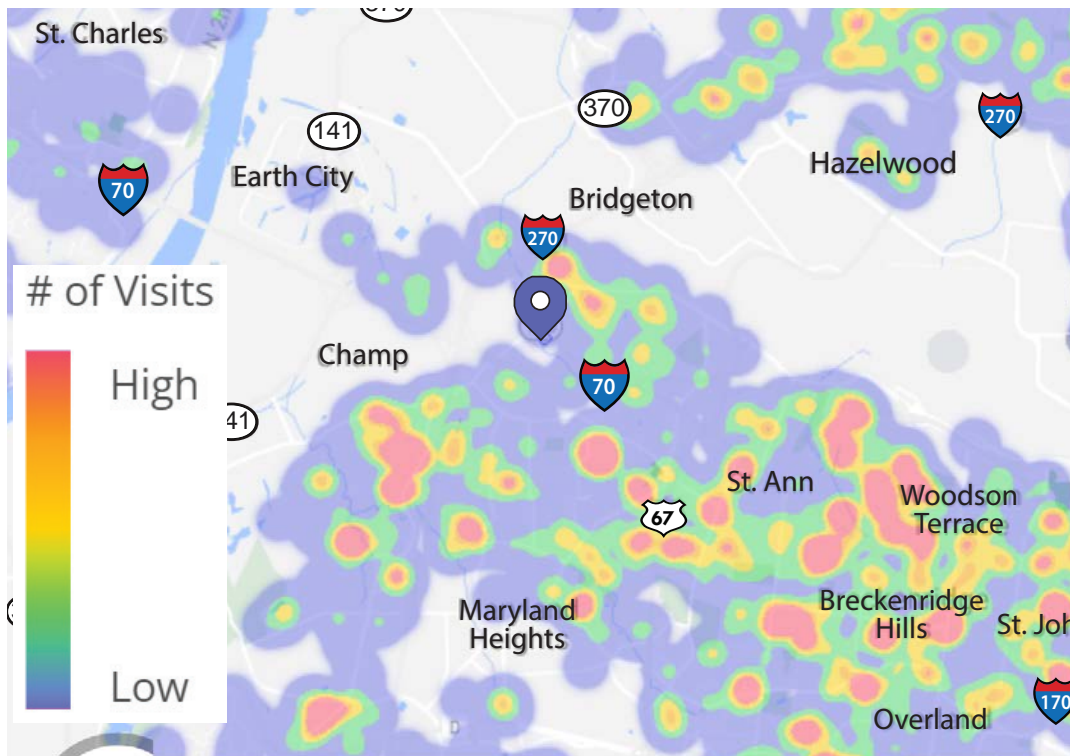
2.86

AVG. DWELL TIME



73 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		5,722	43,573	147,200
HOUSEHOLDS		2,317	18,585	62,493
AVG HH INCOME		\$88,972	\$77,660	\$76,244



VIEW & DOWNLOAD:

[PLACER.AI REPORT](#)

[DEMO REPORT](#)

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# BRIDGETON SQUARE

## SITE PLAN

PLEASE CONTACT:

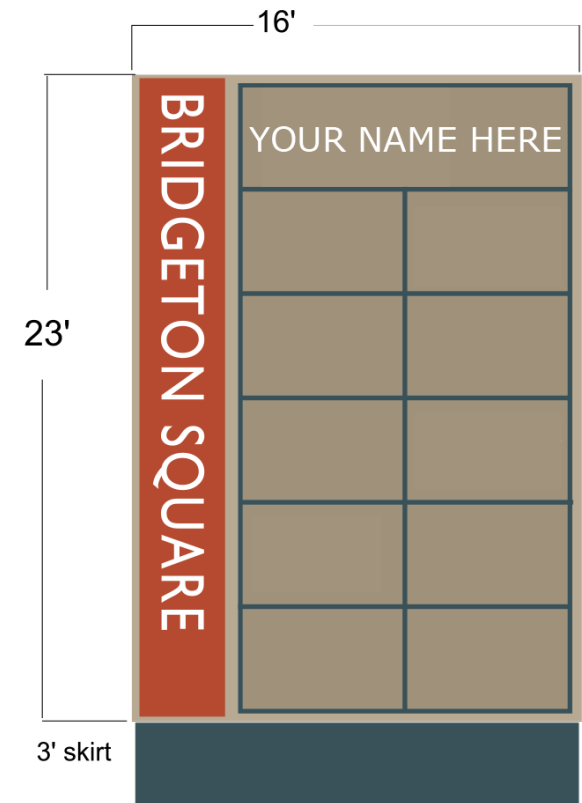
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- 0.75 ACRE PAD SITE AVAILABLE FOR LEASE OR BUILD-TO-SUIT
- LOCATED IN A MAJOR RETAIL TRADE AREA INCLUDING WALMART SUPERCENTER, TARGET, HOME DEPOT, KOHL'S, BEST BUY, AND FLOOR & DECOR
- SSM DEPAUL HOSPITAL PROVIDES A STEADY DAYTIME POPULATION OF 2,203 EMPLOYEES
- SIGNALIZED INTERSECTION PROVIDES ACCESS TO THE CENTER FROM MCKELVEY RD (13,237 VPD) AS WELL AS ST CHARLES ROCK RD (20,888 VPD)
- 20,000 SF OF LOWER LEVEL STORAGE SPACE AVAILABLE
- CALL BROKER FOR INFORMATION





# BRIDGETON SQUARE

## MARKET AERIAL

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