



13.

151,259 (2024) 270



five BEL'W

SHOE
CARNIVAL



KOHL'S



McKelvey Rd

12,643 (2024)

St Charles Rock Rd 20,685 (2024)



BRIDGETON SQUARE

12100 ST. CHARLES ROCK RD BRIDGETON. MO 63044

PAD SITE OPPORTUNITY AVAILABLE AT
WELL POSITIONED NEIGHBORHOOD CENTER



BRIDGETON SQUARE

DEMOGRAPHICS

PLEASE CONTACT: L³ CORPORATION
KYLE STEINER
314.282.9835 (DIRECT)
314.313.6323 (MOBILE)
KYLE@L3CORP.NET





GO TO:

SITE PLAN

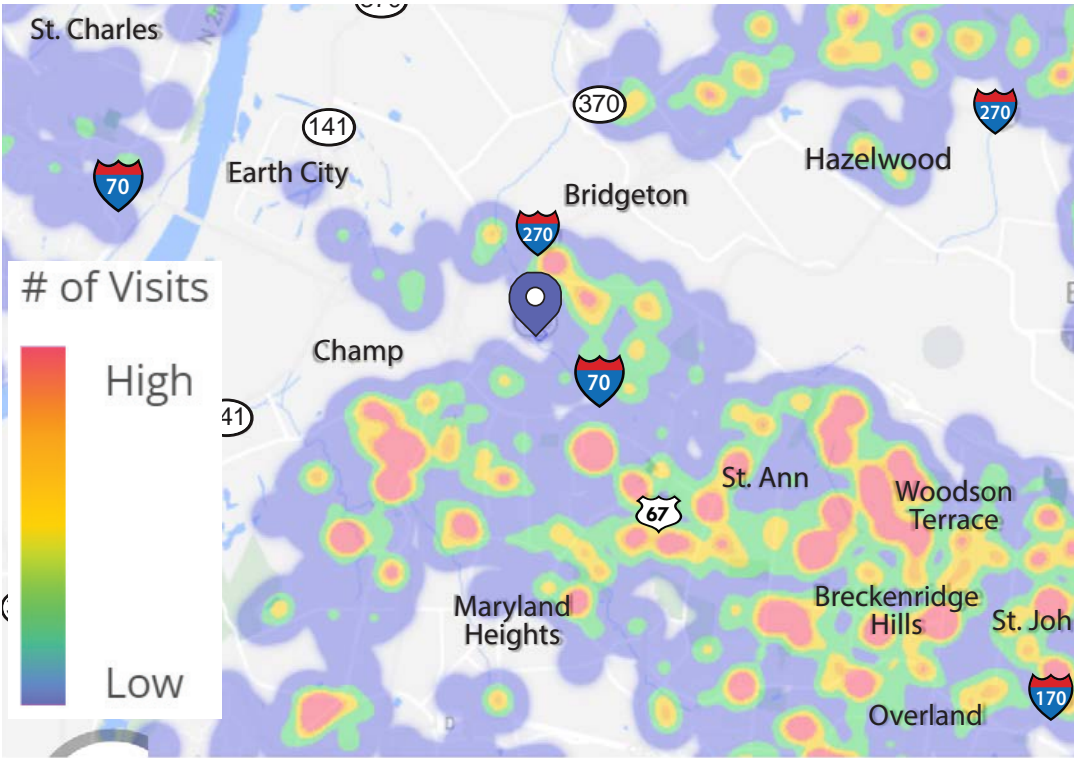
MARKET AERIAL

VISIT METRICS




JULY 1st, 2024 - JUNE 30th, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
496.5 K	160.7 K	3.09	52 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

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



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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SITE PLAN

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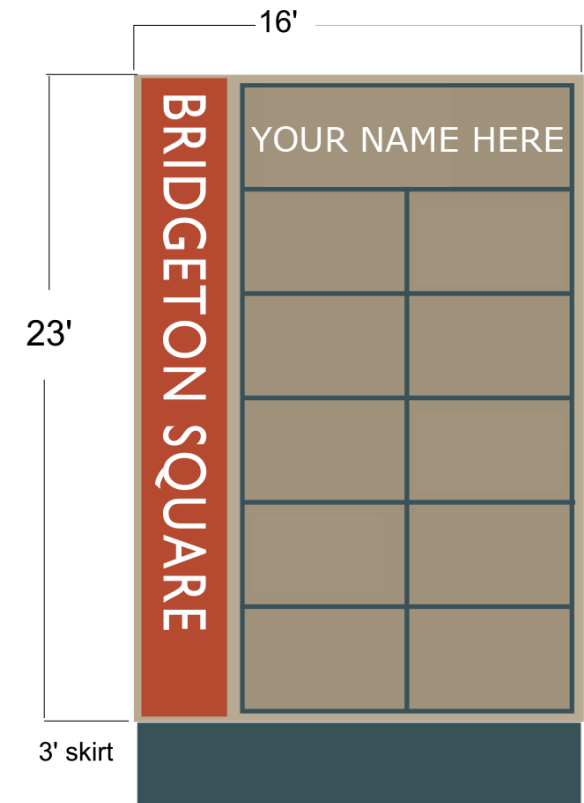
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- 0.75 ACRE PAD SITE AVAILABLE FOR LEASE OR BUILD-TO-SUIT
- LOCATED IN A MAJOR RETAIL TRADE AREA INCLUDING WALMART SUPERCENTER, TARGET, HOME DEPOT, KOHL'S, BEST BUY, AND FLOOR & DECOR
- SSM DEPAUL HOSPITAL PROVIDES A STEADY DAYTIME POPULATION OF 2,203 EMPLOYEES
- SIGNALIZED INTERSECTION PROVIDES ACCESS TO THE CENTER FROM MCKELVEY RD (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



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