



163,050 (2023) 270



SHOE  
CARNIVAL



five BEL'W

KOHL'S



McKelvey Rd

12,609 (2023)

St Charles Rock Rd 21,161 (2023)



# 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:

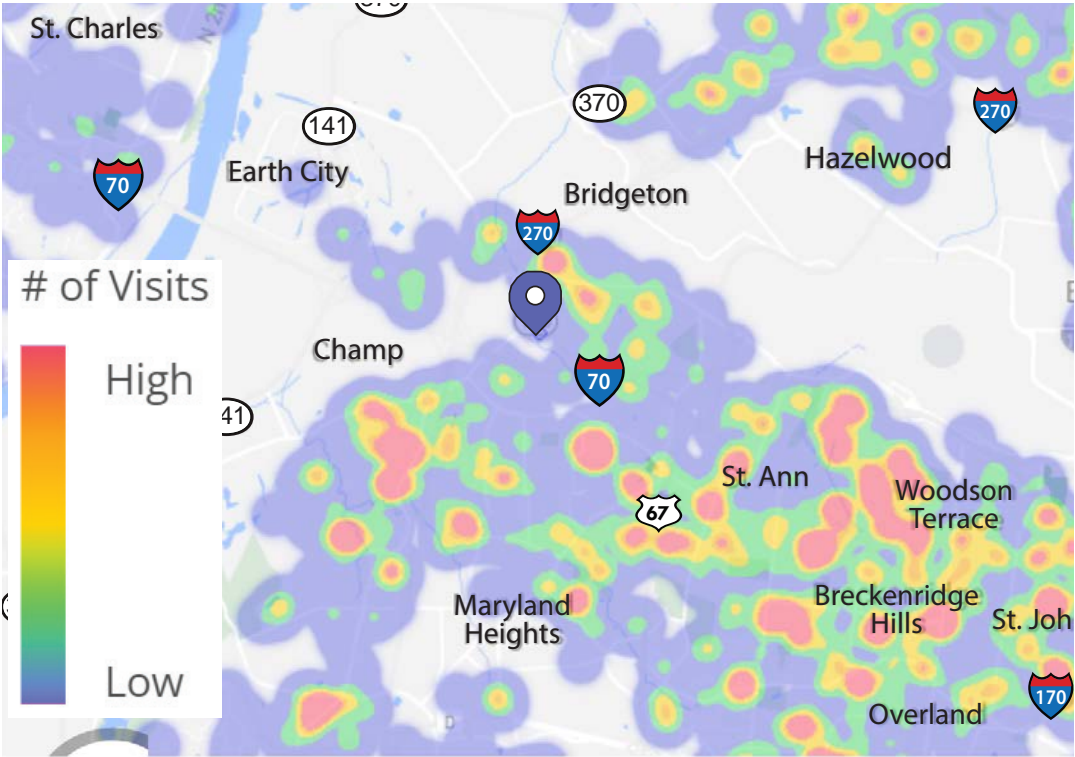
SITE PLAN

MARKET AERIAL




### VISIT METRICS JAN 1<sup>st</sup>, 2023 - DEC 31<sup>th</sup>, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
432.6 K	151.3 K	2.86	72 MIN

### HEAT MAP • PER PLACER.AI



### POPULATION ANALYSIS

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



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.

# BRIDGETON SQUARE

## SITE PLAN

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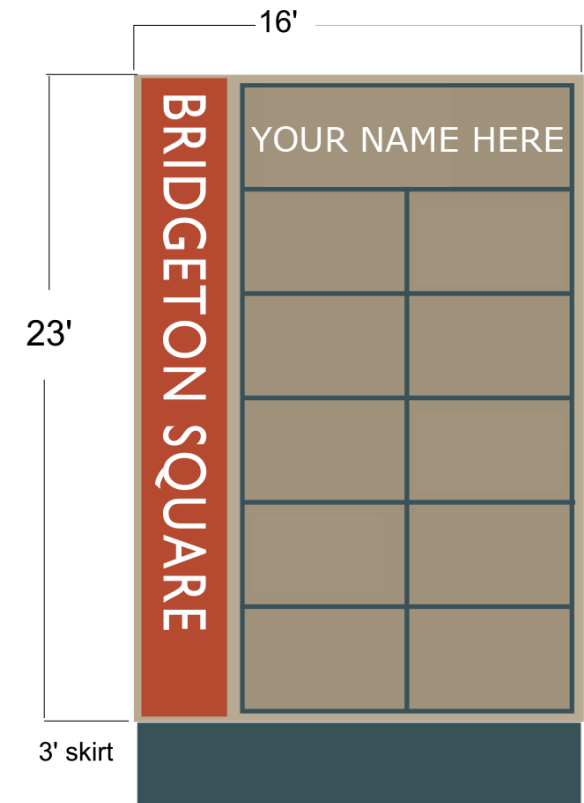
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- 0.75 ACRE PAD SITE AVAILABLE FOR LEASE OR BUILD-TO-SUIT
- LOCATED IN A MAJOR RETAIL TRADE AREA INCLUDING WALMART SUPERCENTER, TARGET, HOME DEPOT, KOHL'S, BEST BUY, AND FLOOR & DECOR
- SSM DEPAUL HOSPITAL PROVIDES A STEADY DAYTIME POPULATION OF 2,203 EMPLOYEES
- SIGNALIZED INTERSECTION PROVIDES ACCESS TO THE CENTER FROM MCKELVEY RD (12,609 VPD) AS WELL AS ST CHARLES ROCK RD (21,161 VPD)
- 0.9 MI FROM I-270 CARRYING OVER 163,050 VPD AND 1 MI FROM I-70 CARRYING NEARLY 103,000 VPD
- 20,000 SF OF LOWER LEVEL STORAGE SPACE AVAILABLE
- CALL BROKER FOR INFORMATION





