

L3



THE CROSSINGS
AT NORTHWEST

Ryler
FOODS by Ryler

MENARDS

BOB'S FURNITURE

VCF
VALUE CITY FURNITURE

THE
EDGE
FITNESS CLUBS

DISCOUNT
TIRE

MH
MARTIN HART

Freddy's
STEAKBURGERS

Starbucks

SHERWIN-WILLIAMS

PANDA EXPRESS
CHINA CHINESE

POPEYES

Jack
in the box

usbank

QT
QuikTrip

FIRST WATCH

Jersey Mike's
SUBS

T

DOLLAR TREE

car
AUTOSERVICE

ihop

Schnucks

LION'S CHOICE

XTEAM
RETAIL ADVISORS

SCOTT'S
POWER EQUIPMENT

BiLife
PLASMA SERVICES

Weekends
FURNITURE OUTLET ONLY
CLOSED

27,370 (2023)

27,814 (2023)

SITE

11200 ST. CHARLES ROCK RD

BRIDGETON, MO 63044

+/- 0.75 ACRES AND 0.95 AC FOR SALE OR LEASE

11200 ST CHARLES ROCK RD

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION




RICK SPECTOR

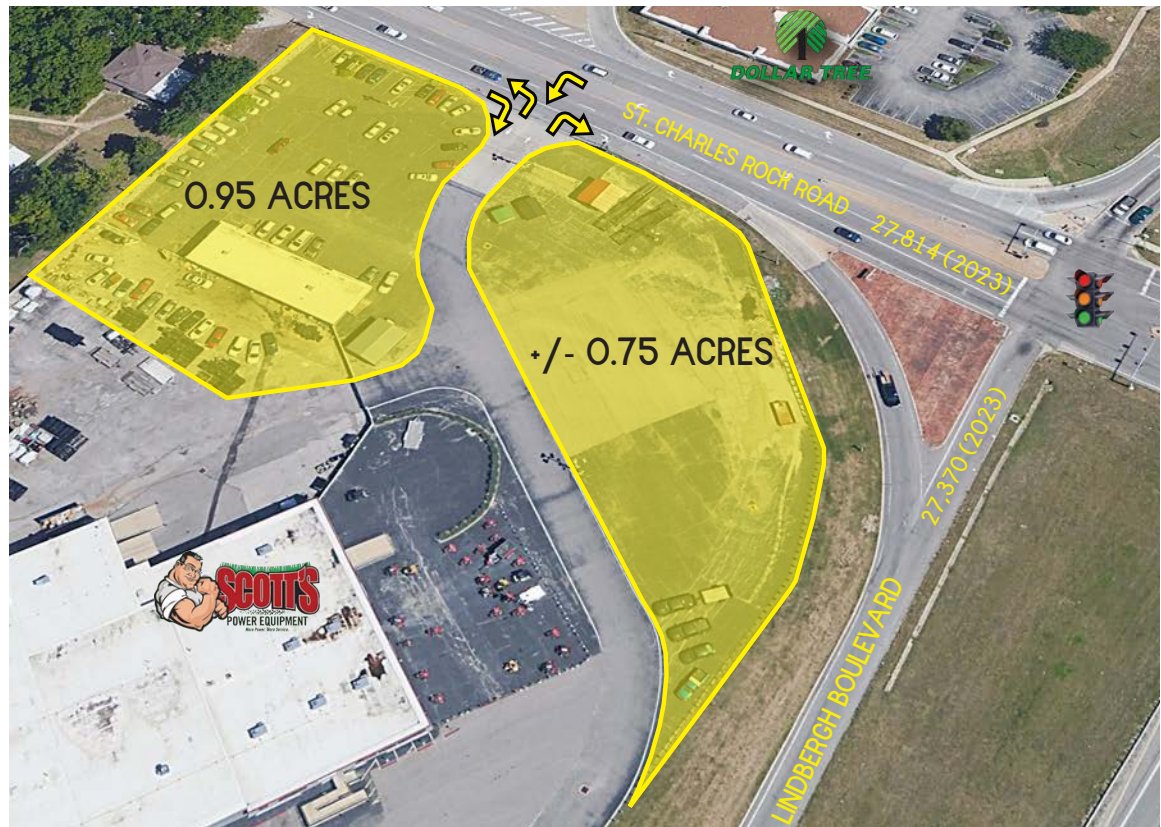
314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

POPULATION ANALYSIS

| POPULATION | HOUSEHOLDS | AVG HH INCOME |
|--|---|---|
|  |  |  |
| <u>1 MILE</u> | <u>1 MILE</u> | <u>1 MILE</u> |
| 7,712 | 3,197 | \$80,942 |
| <u>3 MILES</u> | <u>3 MILES</u> | <u>3 MILES</u> |
| 63,454 | 26,704 | \$69,891 |
| <u>5 MILES</u> | <u>5 MILES</u> | <u>5 MILES</u> |
| 168,488 | 71,496 | \$74,533 |



VIEW & DOWNLOAD: DEMO REPORT

- NEARLY 55,000 (COMBINED) CARS PER DAY AT THE INTERSECTION
- +/- 0.75 ACRES AT THE HARD CORNER WITH AN ADDITIONAL 0.95 AC AVAILABLE
- ZONED B-4 "GENERAL COMMERCIAL"
- SCOTT'S POWERSPORTS WILL REMAIN IN THEIR CURRENT BUILDING
- BEST VISIBILITY IN BRIDGETON
- FULL ACCESS ONTO ST. CHARLES ROCK ROAD

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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MARKET AERIAL

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