



13

163,050 (2023) 270



SHOE CARNIVAL



five BEL'W

KOHL'S



McKelvey Rd



12,609 (2023)

St Charles Rock Rd 21,161 (2023)



QDOBA MEXICAN EATS

DUNKIN'

# 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

HYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

HYLE@L3CORP.NET

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[SITE PLAN](#)

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## VISIT METRICS

JAN 1<sup>st</sup>, 2024 - DEC 31<sup>st</sup>, 2024 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



511.5 K

VISITORS



166.2 K

VISIT FREQUENCY



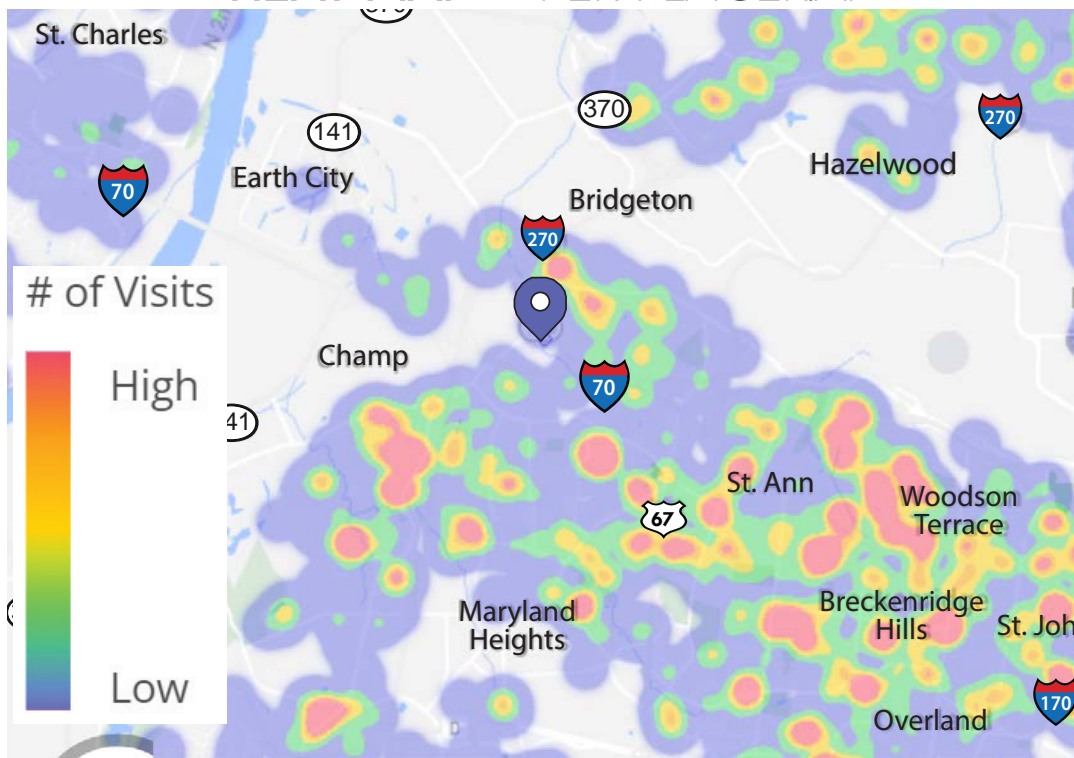
3.08

AVG. DWELL TIME



52 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:

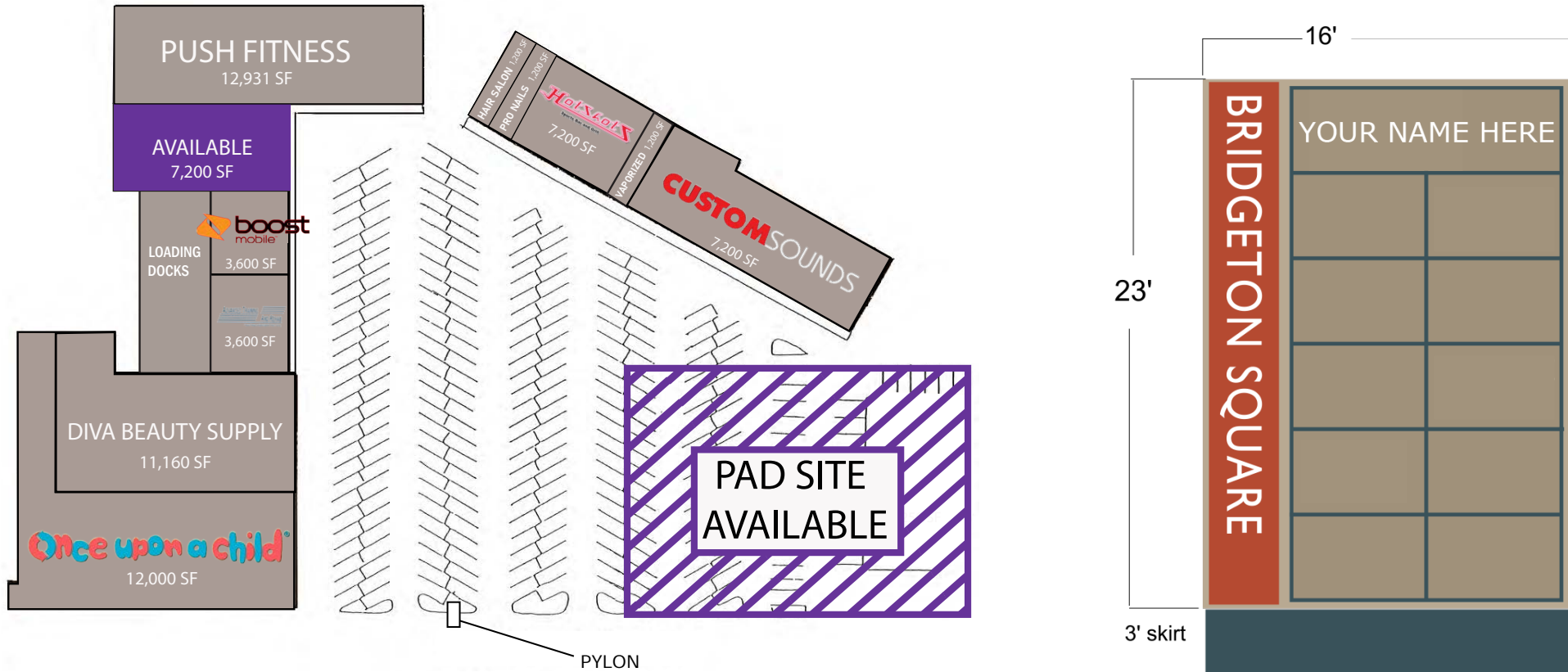
[PLACER.AI REPORT](#)

[DEMO REPORT](#)

# BRIDGETON SQUARE

## SITE PLAN

PLEASE CONTACT: L<sup>3</sup> CORPORATION  
 KYLE STEINER  
 314.282.9835 (DIRECT)  
 314.313.6323 (MOBILE)  
 KYLE@L3CORP.NET



- 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 163,000 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



# BRIDGETON SQUARE

## MARKET AERIAL

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

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