



13

151,259 (2024) 270



five BEL'W

SHOE CARNIVAL



KOHL'S



McKelvey Rd



12,643 (2024)

St Charles Rock Rd 20,685 (2024)



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:

L³ CORPORATION

HYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

HYLE@L3CORP.NET

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VISIT METRICS

JAN 1st, 2024 - DEC 31st, 2024 ● DATA PROVIDED BY PLACER.AI

VISITS/YEAR



511.5 K

VISITORS



166.2 K

VISIT FREQUENCY



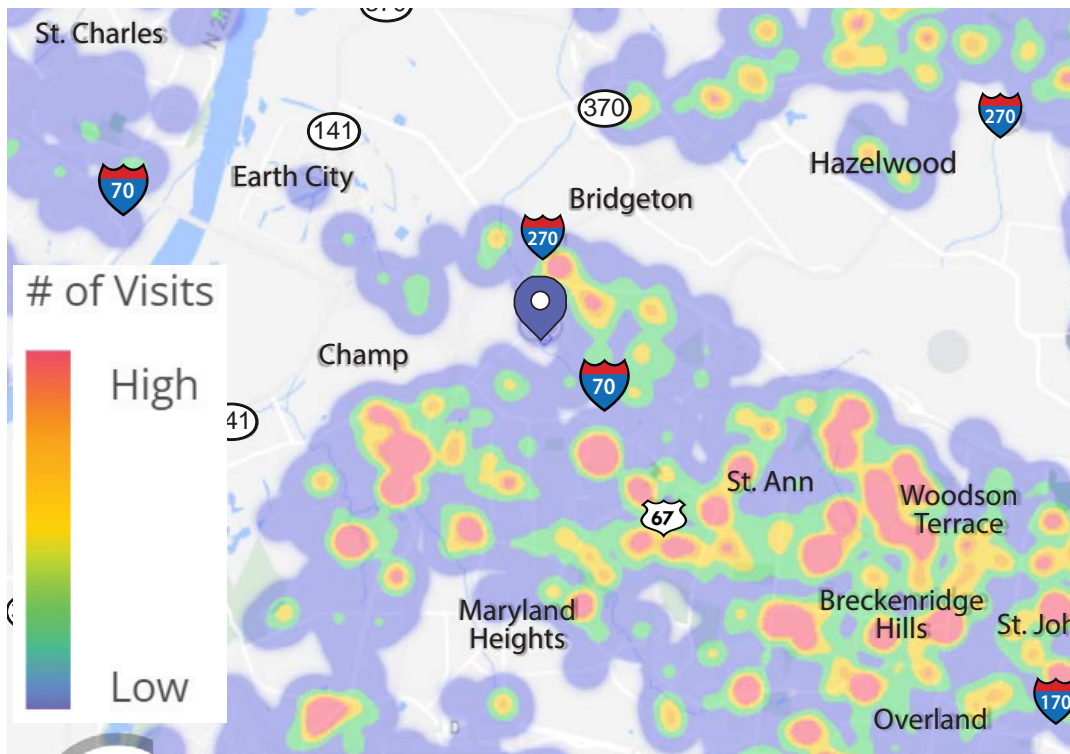
3.08

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](#)

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SITE PLAN

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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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MARKET AERIAL

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