



13

163,050 (2023) 270



five BEL'W

SHOE CARNIVAL



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:

L³ CORPORATION

HYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

HYLE@L3CORP.NET

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VISIT METRICS JAN 1st, 2023 - DEC 31th, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



432.6 K

VISITORS



151.3 K

VISIT FREQUENCY



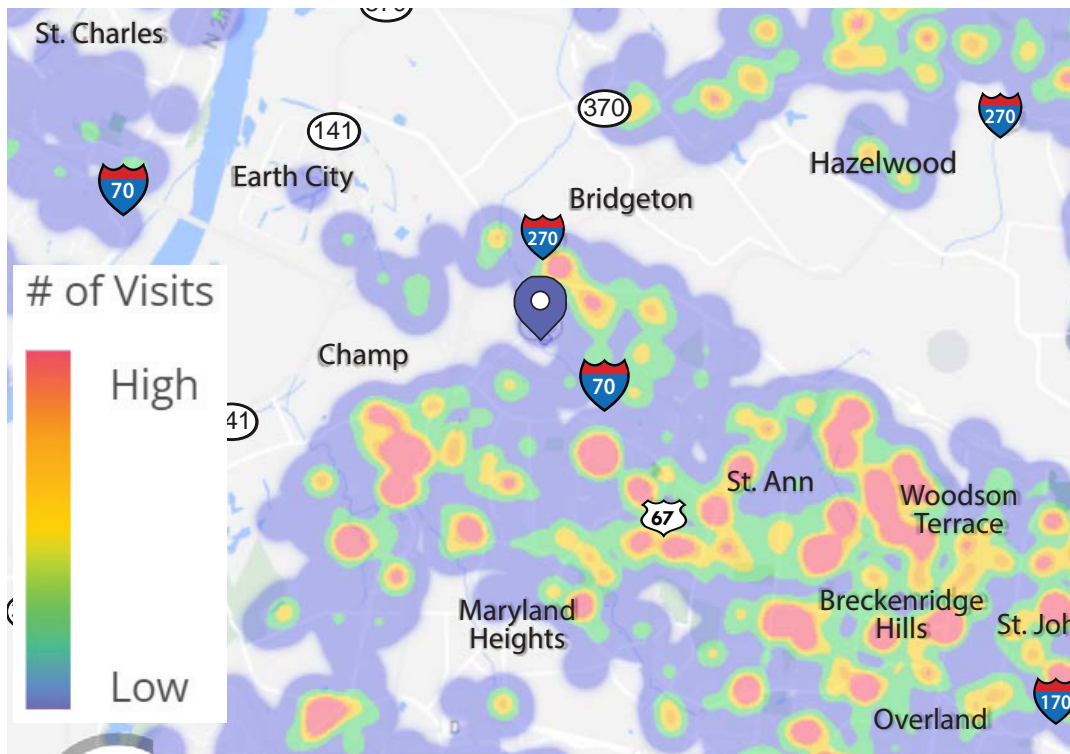
2.86

AVG. DWELL TIME



72 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

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



VIEW & DOWNLOAD:

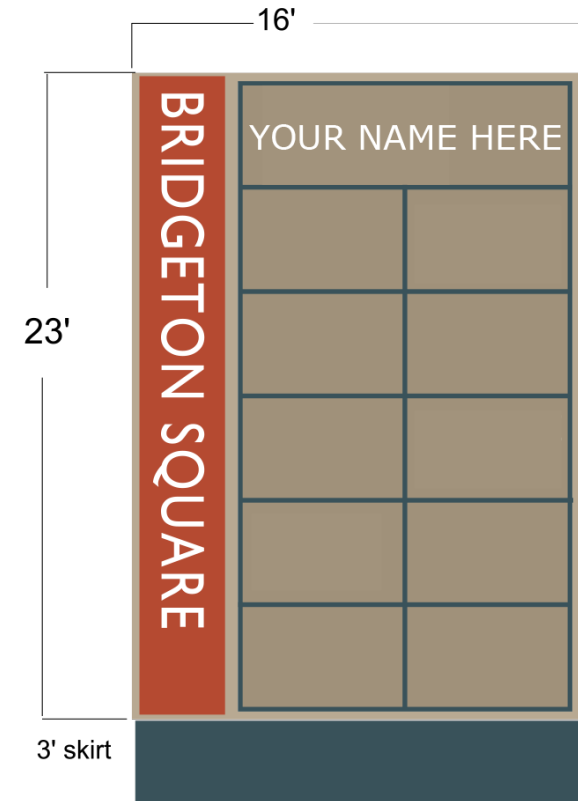
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SITE PLAN

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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 (12,609 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



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