

3



THE CROSSINGS
AT NORTHWEST

Ryler
FOODS

MENARDS

BOB'S FURNITURE

VCF
VALUE CITY FURNITURE

THE EDGE
FITNESS CLUBS

DISCOUNT
TIRE

MH
MAXIMAL HOME

Freddy's
FROZEN COSTARD'S
STEAKBURGERS

Starbucks

SHERWIN-WILLIAMS

PANDA EXPRESS
CHINA CHINESE

POPEYES

BioLife
PLASMA SERVICES

CRISP
Cane's
CHICKEN FINGER

Jack
in the box

usbank

QT
QuikTrip

FIRST WATCH

Jersey Mikes
SUBS

TF

SCOTT'S
POWER EQUIPMENT
New Power-Gen Service

Weekends
FURNITURE OUTLET ONLY
CLOSED

27,370 (2023)

27,814 (2023)

DOLLAR TREE

car
AUTOSERVICE

IHOP

SITE

67

Schnucks

LION'S CHOICE

11200 ST. CHARLES ROCK RD

BRIDGETON, MO 63044

XTEAM
RETAIL ADVISORS

+/- 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

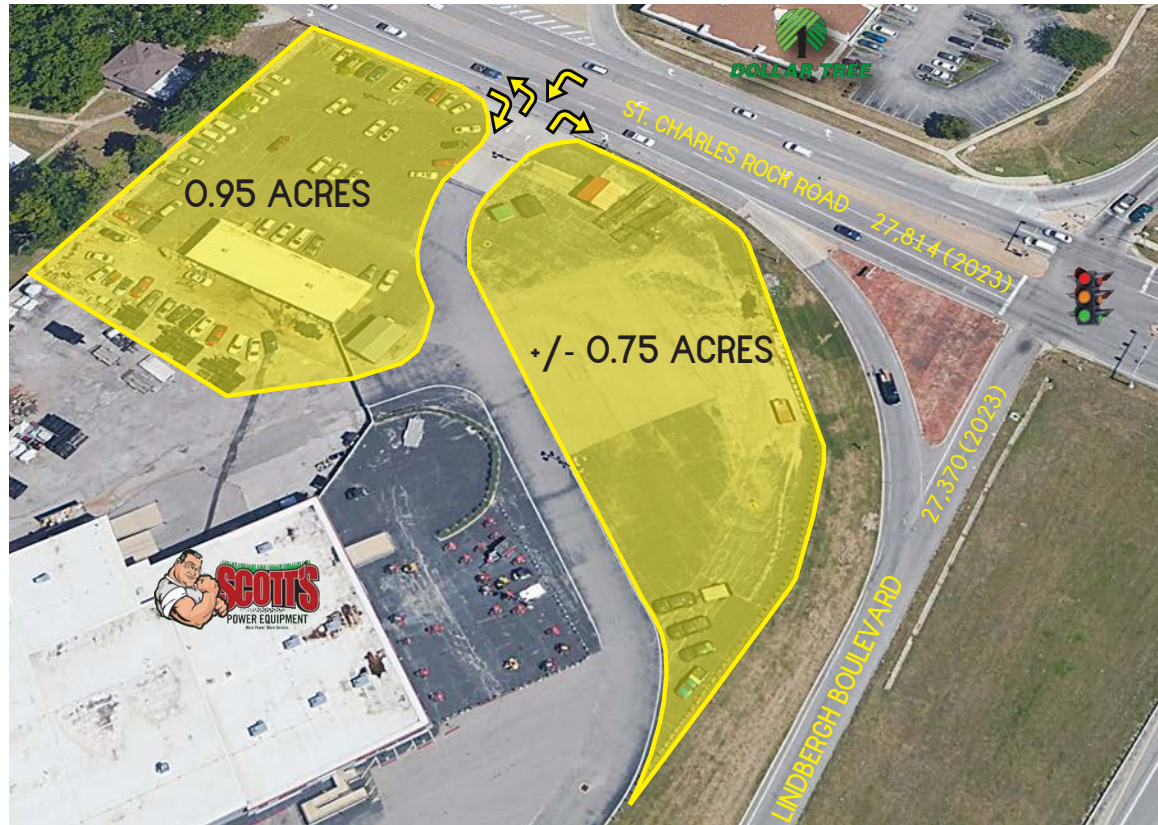
314.282.9827 (DIRECT)

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>
7,919	3,301	\$82,502
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
62,698	26,535	\$68,794
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
166,697	71,207	\$74,581



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

11200 ST CHARLES ROCK RD

MARKET AERIAL

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