

3



THE CROSSINGS AT NORTHWEST

Ryler FOODS

MENARDS

BOB'S DISCOUNT FURNITURE

VCF VALUE CITY FURNITURE

THE EDGE FITNESS CLUBS

DISCOUNT TIRE

MH MAXIMAL HOME

Freddy's FROZEN COSTARD'S STEAKBURGERS

CRISPIN'S Cane's CHICKEN FINGERES

Starbucks

SHERWIN-WILLIAMS

PANDA EXPRESS CHINA CHINESE

POPEYES

Jack In the box

usbank

BiLife PLASMA SERVICES

QT QuikTrip

27,370 (2023)

SCOTT'S POWER EQUIPMENT

Weekends FURNITURE OUTLET CLOSED

FIRST WATCH

Jersey Mike's SUBS

TF

DOLLAR TREE

27,814 (2023)

SITE

THE HOME DEPOT

67

car AUTOSERVICE

IHOP

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

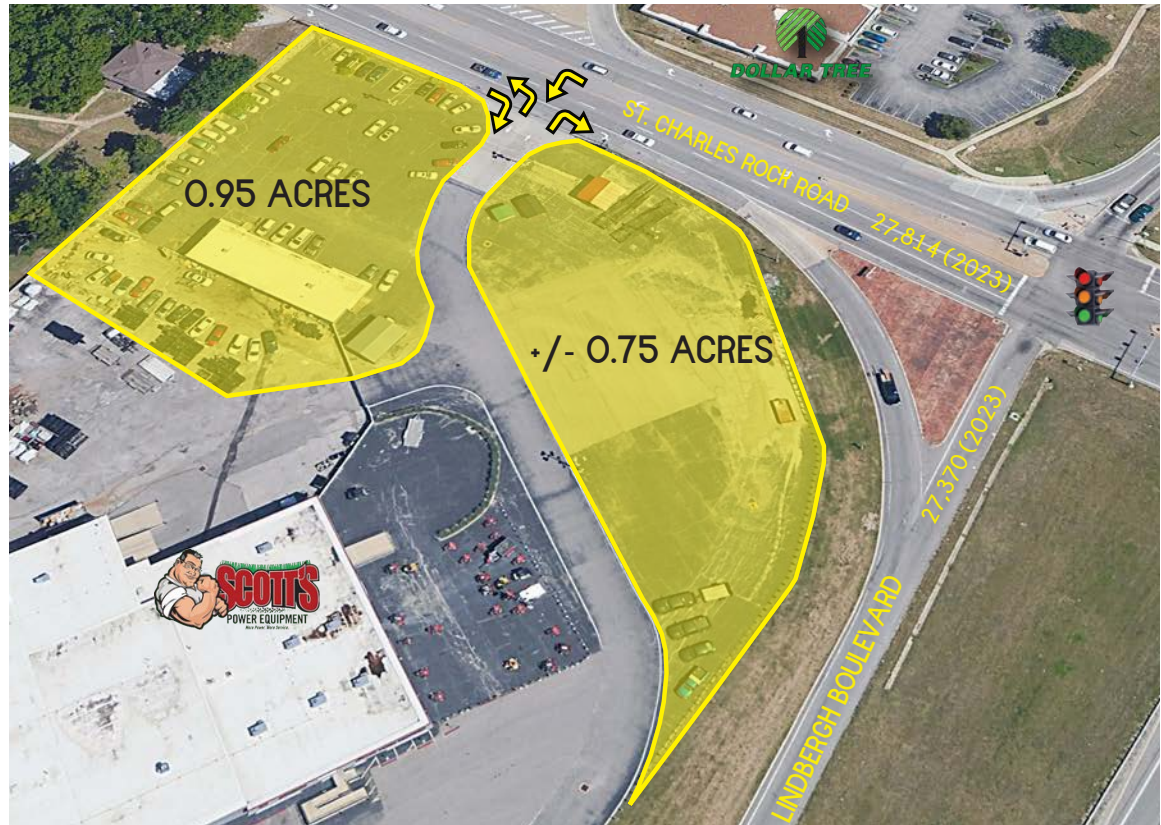
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POPULATION ANALYSIS

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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