

3

THE CROSSINGS
AT NORTHWEST

Ryler
FOODS

MENARDS

BOB'S
DISCOUNT FURNITURE

VCF
VALUE CITY FURNITURE

THE
EDGE
FITNESS CLUBS

DISCOUNT
TIRE

67

MH
NATURAL HOME

Freddy's
FROZEN COSTARD'S
STEAKBURGERS

Starbucks

SHERWIN-WILLIAMS

PANDA EXPRESS
CHINA CHINESE

POPEYES

CRISP
CANE'S
CHICKEN FINGERES

Jack
in the box

usbank

BioLife
PLASMA SERVICES

QT
QuikTrip

29,228 (2024)

ARCH
PICKLEBALL & BADMINTON

FIRST
WATCH

Jersey
Mikes
SUBS

TF

SCOTT'S
POWER EQUIPMENT

DOLLAR TREE

27,188 (2024)

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

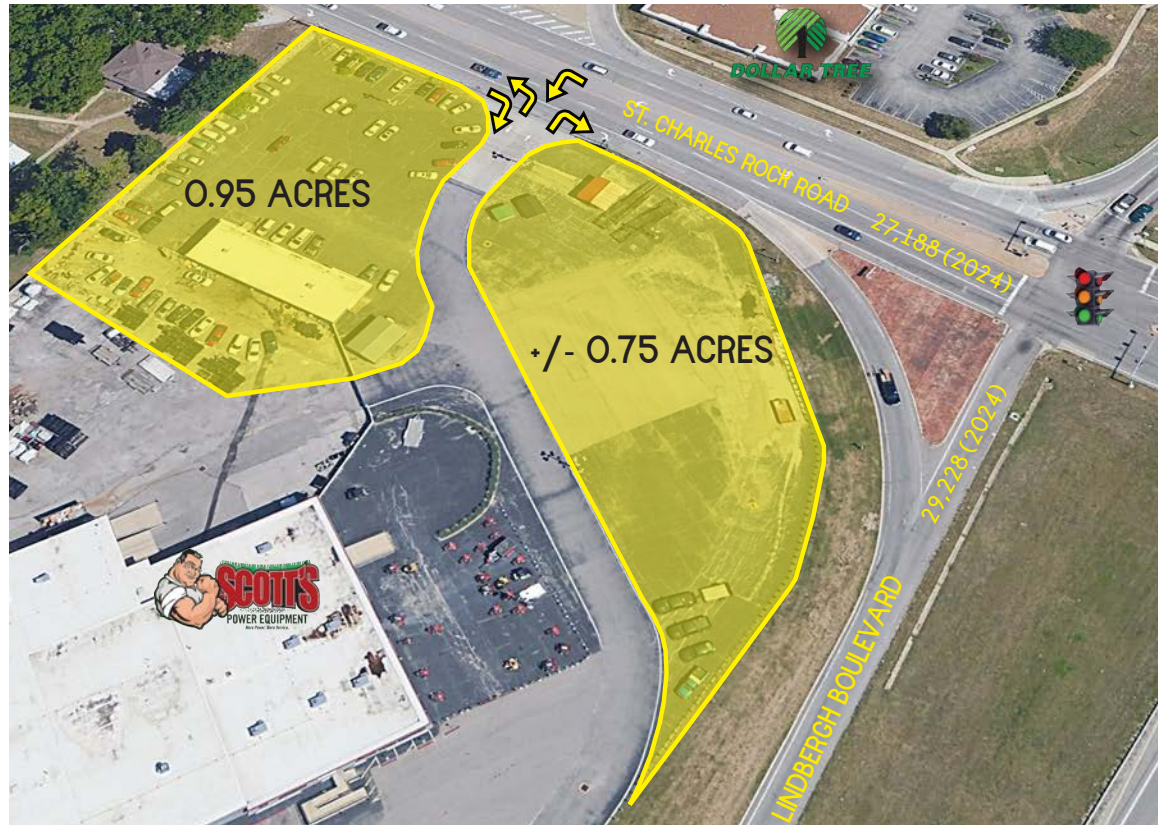
314.282.9827 (DIRECT)

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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

- OVER 56,000 (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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