

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

CRISP BREAD Cane's CHICKEN FINGERS

Starbucks

SHERWIN-WILLIAMS

PANDA EXPRESS

POPEYES

Jack In the box

usbank

BiLife PLASMA SERVICES

QT QuikTrip

29,228 (2024)

ARCH PICKLEBALL & BADMINTON

FIRST WATCH

Jersey Mike's 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

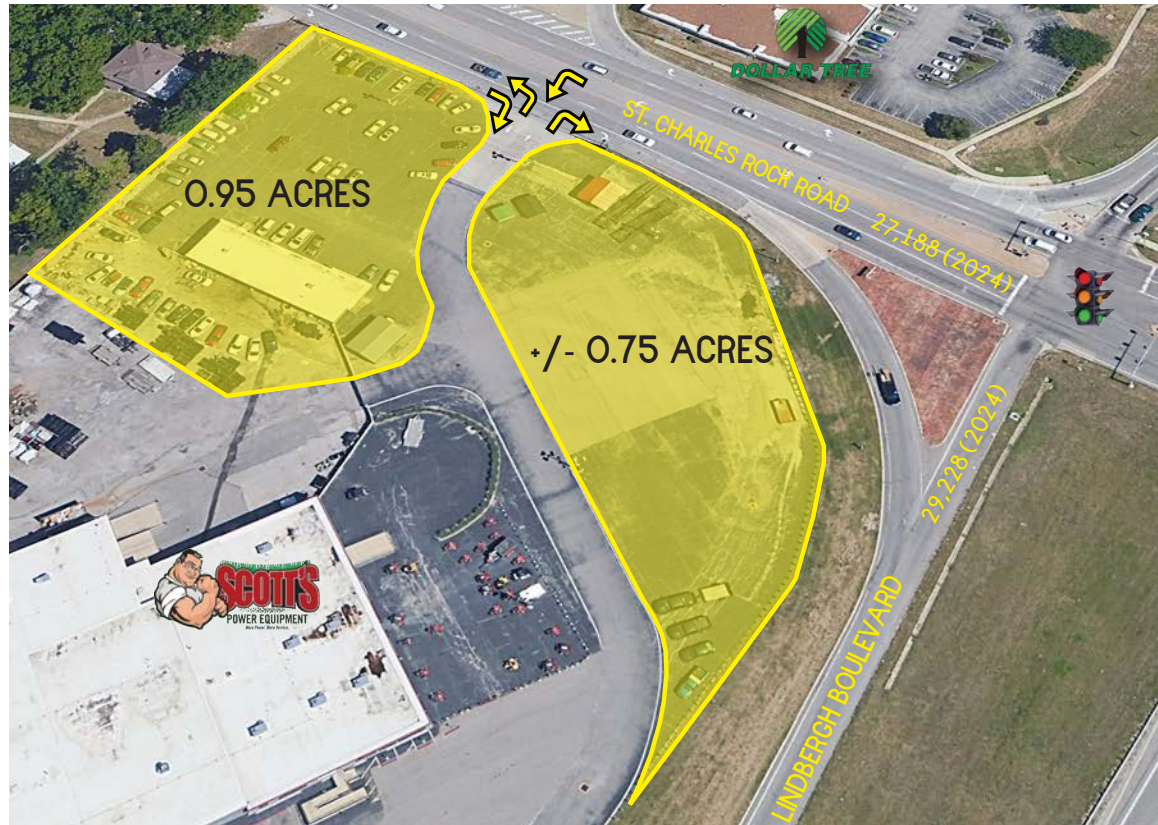
314.282.9827 (DIRECT)

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

- 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

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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MARKET AERIAL

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