

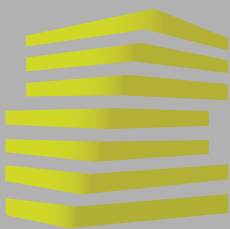


**LOCATION.**  
commercial real estate

*St. Louis*  
**FISH • CHICKEN • GRILL**

**SIGNAGE**

**12001 ST. CHARLES  
ROCK ROAD**  
1,212 SF AVAILABLE ACROSS FROM WALMART  
**BRIDGETON, MO**



# 12001 ST. CHARLES ROCK RD

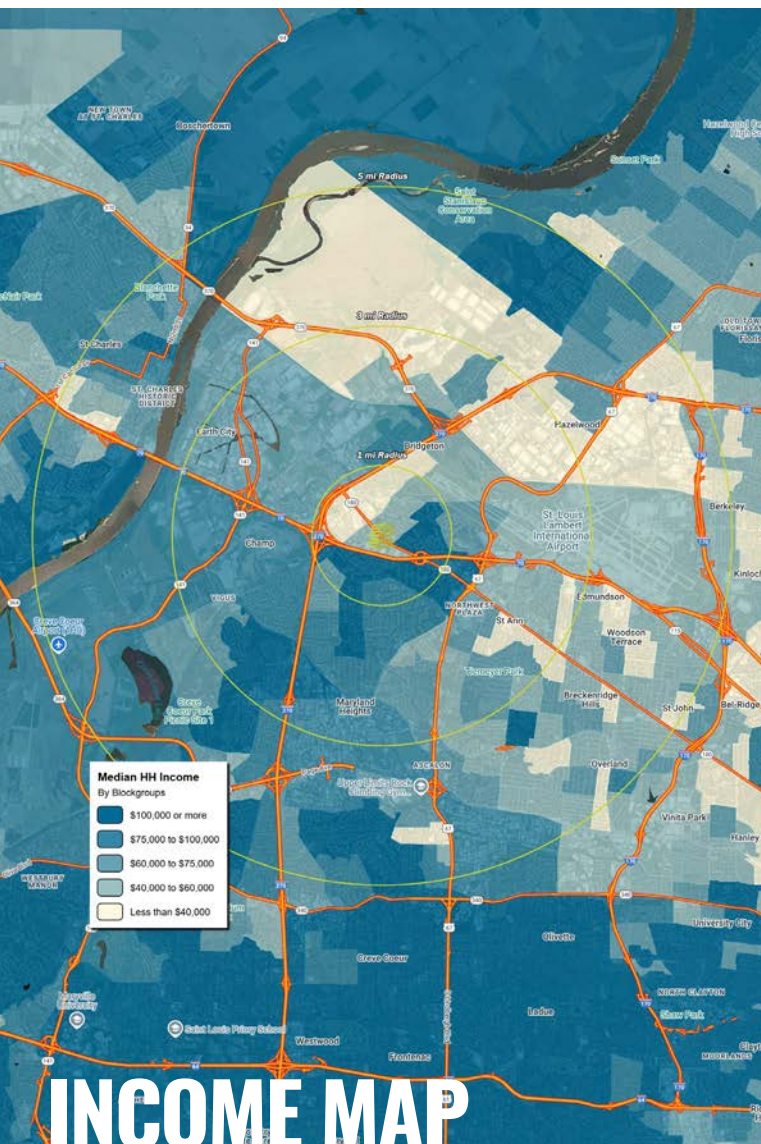
## NEIGHBORHOOD VIBE

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### TRADE AREA OVERVIEW

BORDERING HAZELWOOD TO THE SOUTHWEST IS BRIDGETON, WHICH IS HOME TO MISSOURI'S HIGHEST VOLUME INTERSTATE INTERCHANGE, I-70 AND I-270, WITH MORE THAN A COMBINED TOTAL OF OVER 300,000 VEHICLES PER DAY. A VIBRANT RETAIL CORRIDOR ON ST. CHARLES ROCK ROAD ("THE ROCK ROAD") INCLUDES WALMART SUPERCENTER, TARGET, KOHL'S, BEST BUY, HOME DEPOT, AND SCHNUCK'S. TRANS STATES AIRLINES IS HEADQUARTERED IN BRIDGETON AS WELL AS THE HEADQUARTERS FOR TRANS STATES' SUBSIDIARY GOJET AIRLINES. BRIDGETON'S SUBSTANTIAL INDUSTRIAL BASE INCLUDES MANUFACTURING FIRMS HUSSMANN REFRIGERATION, HUNTER ENGINEERING, CONTINENTAL MANUFACTURING, MATERIALS LIFECYCLE MANAGEMENT COMPANY AND CHALLENGE MANUFACTURING. SSM DePAUL, A FULL-SERVICE HOSPITAL IS ALSO LOCATED IN BRIDGETON.

MARYLAND HEIGHTS BORDERS BRIDGETON TO THE SOUTH. A NUMBER OF MAJOR CORPORATIONS CALL MARYLAND HEIGHTS HOME. THEY INCLUDE: EDWARD JONES, ELSEVIER PUBLISHING, FRED WEBER INC., AGILIX SOLUTIONS, HOLLYWOOD CASINO, HYDRAMAT INC., THE ST. LOUIS POST-DISPATCH, WATLOW ELECTRIC, AND WORLD WIDE TECHNOLOGY. ALSO IN MARYLAND HEIGHTS IS WESTPORT PLAZA - A HIGHLY RECOGNIZED 42-ACRE BUSINESS AND ENTERTAINMENT DISTRICT IN ST. LOUIS. THIS LANDMARK DESTINATION IS CONVENIENTLY LOCATED NEAR THE INTERSECTION OF I-270 AND PAGE AVENUE.

### DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>POPULATION</b>	<b>6,364</b>	<b>43,884</b>	<b>149,613</b>
<b>HOUSEHOLDS</b>	<b>2,554</b>	<b>18,966</b>	<b>66,087</b>
<b>EMPLOYEES</b>	<b>6,983</b>	<b>58,733</b>	<b>155,761</b>
<b>MED HH INCOME</b>	<b>\$79,143</b>	<b>\$72,192</b>	<b>\$71,090</b>

### AREA RETAIL | RESTAURANTS

**Walmart**  **five BELOW**

**HOBBY LOBBY**

**ALDI**

**TARGET**

**KOHL'S**

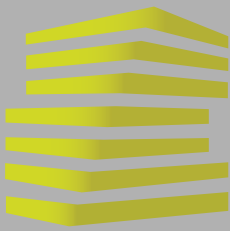
**McALISTER'S DELI**

**Wendy's**

**White Castle**

**DUNKIN'**





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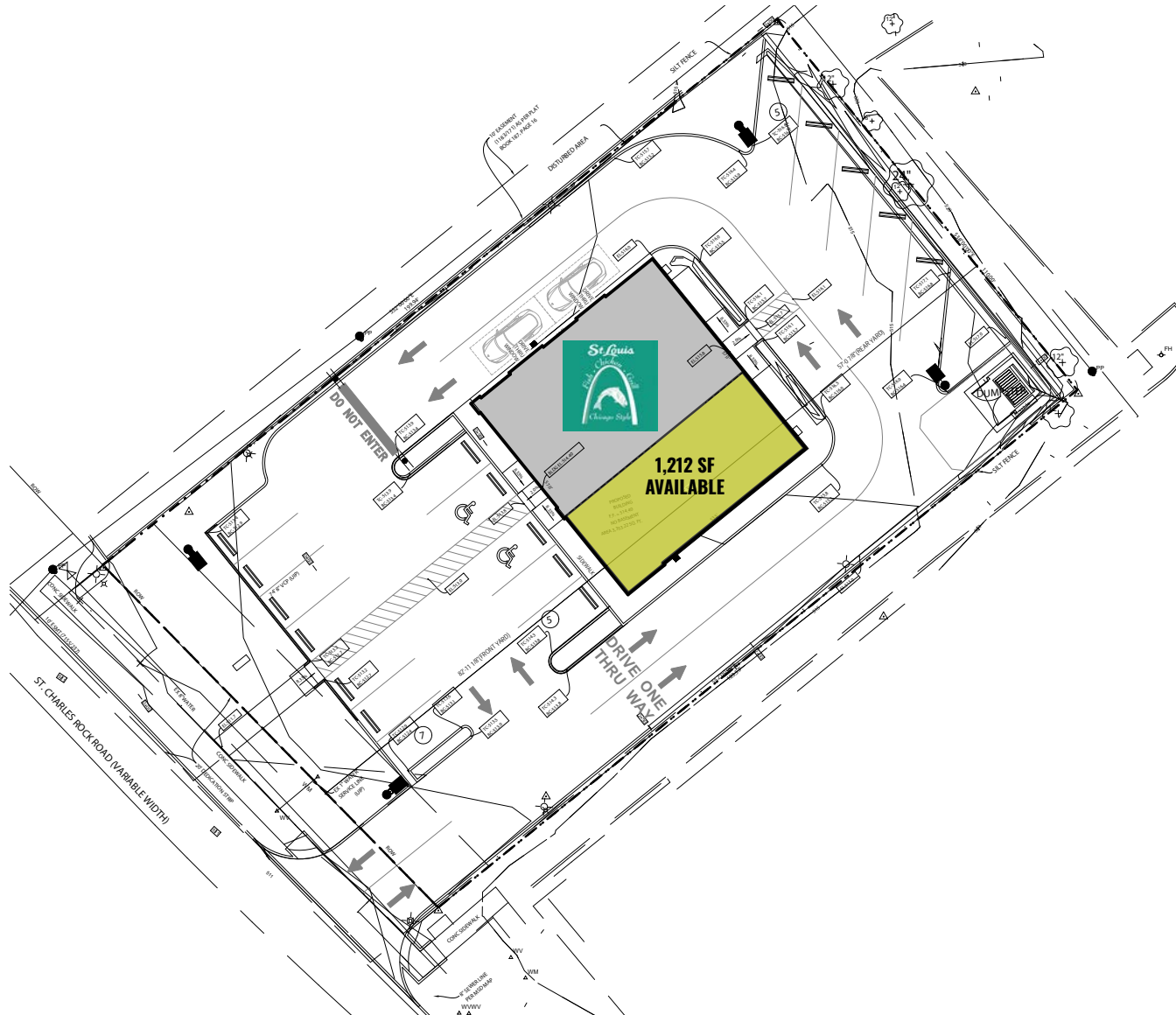
## SITE PLAN + DETAILS

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- **1,212 SF AVAILABLE IN BRIDGETON, MO**
- **NEW CONSTRUCTION BUILDING NEAR A SIGNAL LOCATED ACROSS FROM WALMART (2.3M ANNUAL VISITS)**
- **UNOBSTRUCTED VISIBILITY TO OVER 20,000 VPD ON ST. CHARLES ROCK RD**
- **PLEASE CALL BROKER FOR PRICING AND ADDITIONAL DETAILS**

\* VISITOR DATA PROVIDED BY PLACER.AI

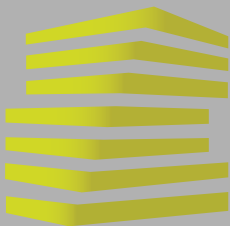


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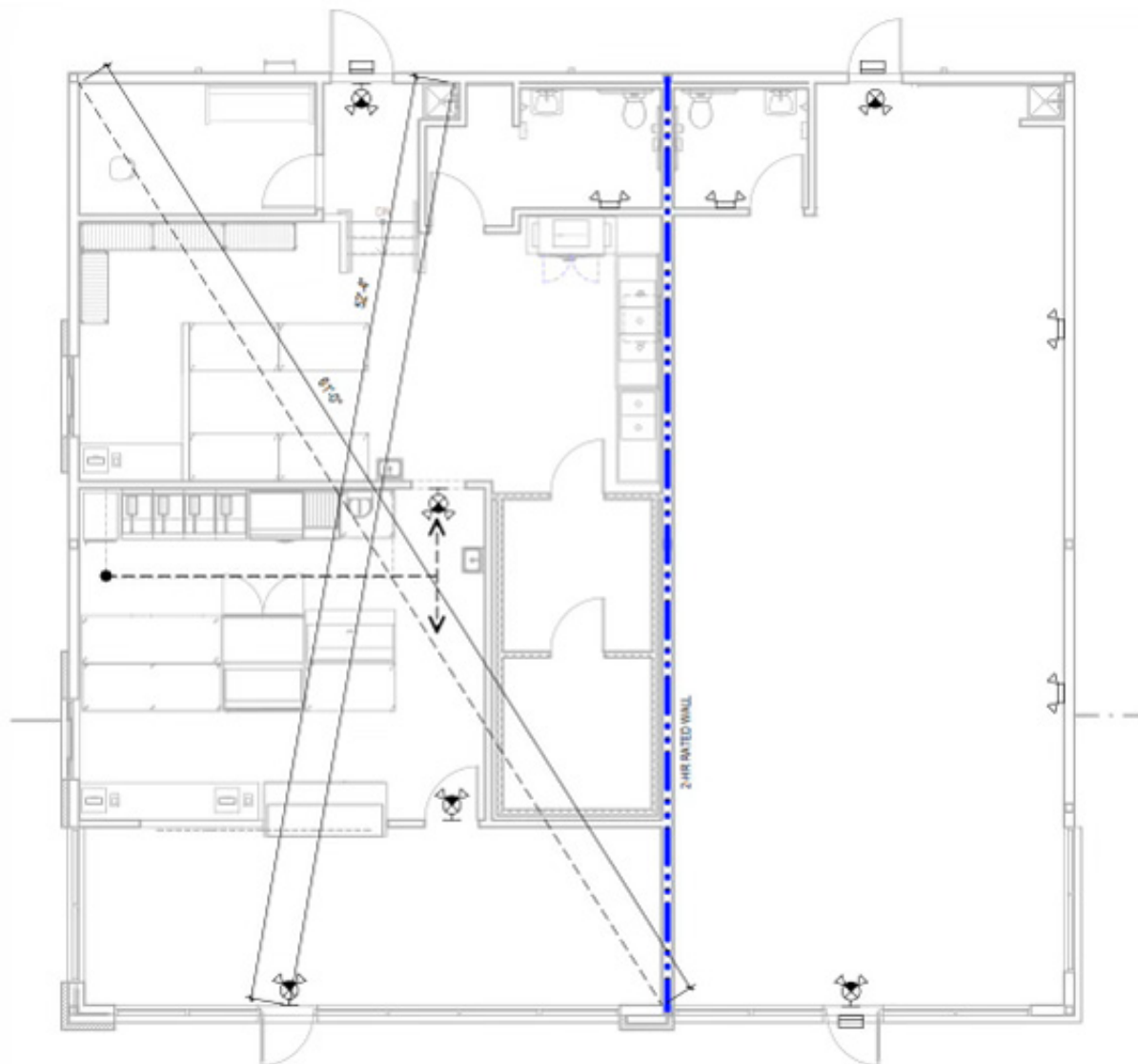
## FLOOR PLAN

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## MARKET AERIAL

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