

0.96+/- ACRES AVAILABLE FOR LEASE

BRIDGETON, MO

12298 ST. CHARLES ROCK ROAD

usbank

CVS
pharmacy

Walgreens



RAZOR'S



SITE

24,556 (2024)

TAKE 5

ALDI

SHOE
CARNIVAL

FIVE GUYS
BURGERS AND FRIES
SMOOTHIE KING

Panera
BREAD

180

RED LOBSTER
STEAK FOR LIFE LOBBY

AspenDental

2,523 (2024)

Auto
Zone

SSM DEPAUL
HOSPITAL
523 STAFFED BEDS

five BELOW

KOHL'S

MCKELVEY RD

ST CHARLES ROCK RD





12298 ST. CHARLES ROCK RD

NEIGHBORHOOD VIBE

IAN SILBERMAN

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TRADE AREA OVERVIEW

BRIDGETON IS A STRATEGICALLY LOCATED COMMUNITY IN NORTHWEST ST. LOUIS COUNTY, OFFERING EXCEPTIONAL REGIONAL CONNECTIVITY WITH IMMEDIATE ACCESS TO INTERSTATE 70, I-270, AND ST. LOUIS LAMBERT INTERNATIONAL AIRPORT. ITS CENTRAL POSITION WITHIN THE METRO MAKES IT A KEY HUB FOR LOGISTICS, RETAIL, HOSPITALITY, AND BUSINESS SERVICES.

THE LOCAL ECONOMY IS ANCHORED BY A STRONG BASE OF TRANSPORTATION, WAREHOUSING, MANUFACTURING, AND CORPORATE OPERATIONS. MAJOR EMPLOYERS INCLUDE BOEING, HUNTER ENGINEERING, AND BUSINESSES TIED TO THE AIRPORT AND SURROUNDING INDUSTRIAL PARKS. THE AREA'S CONCENTRATION OF DISTRIBUTION FACILITIES AND SERVICE INDUSTRIES DRIVES CONSISTENT DAYTIME POPULATION AND COMMERCIAL ACTIVITY.

BRIDGETON ALSO OFFERS RETAIL CENTERS, HOTELS, AND RESTAURANTS THAT CATER TO TRAVELERS, WORKERS, AND NEARBY RESIDENTS. THE COMMUNITY PROVIDES CONVENIENT ACCESS TO LOCAL PARKS AND RECREATION, INCLUDING BRIDGETON MUNICIPAL ATHLETIC COMPLEX AND GENTRY PARK, CONTRIBUTING TO A BALANCED SUBURBAN ENVIRONMENT.

WITH ITS UNMATCHED TRANSPORTATION ACCESS, DIVERSE EMPLOYMENT BASE, AND PROXIMITY TO MAJOR ST. LOUIS DESTINATIONS, BRIDGETON REMAINS A HIGHLY ACTIVE AND STRATEGICALLY VALUABLE TRADE AREA WITHIN THE REGION.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	4,524	16,674	39,338
HOUSEHOLDS	1,867	6,800	16,694
EMPLOYEES	10,901	20,392	53,238
MED HH INCOME	\$73,990	\$87,690	\$81,112

AREA RETAIL | RESTAURANTS

Walmart *

FLOOR & DECOR

PETSMART



five BELOW

KOHL'S



Panera BREAD

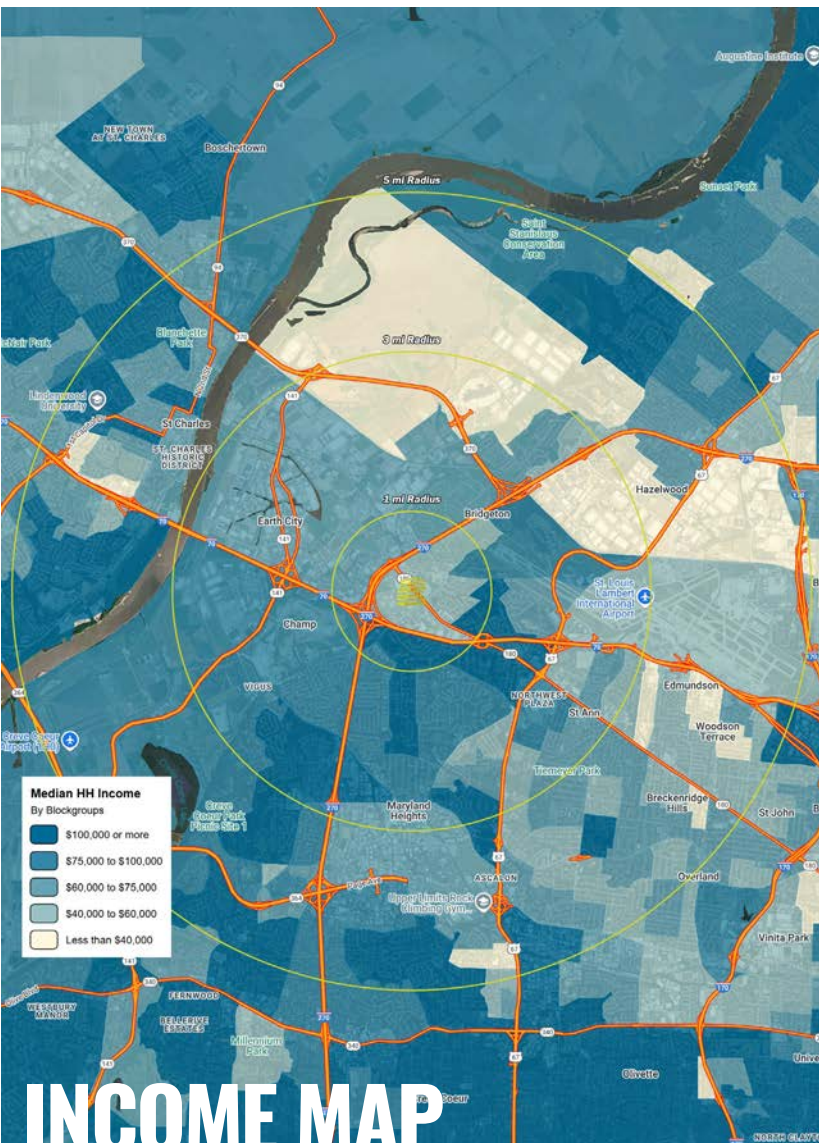
Chick-fil-A

CHIPOTLE

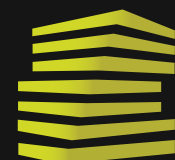
Burlington
COMING SOON

ROSS
DRESS FOR LESS
COMING SOON

Marshalls
COMING SOON



INCOME MAP

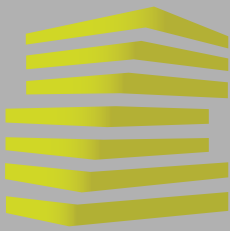


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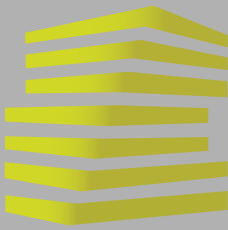
SITE PLAN

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- **0.96 +/- ACRES AVAILABLE FOR GROUND LEASE**
- **EXISTING BUILDING OF APPROXIMATELY 3,096 SQUARE FEET**
- **FORMER JACK IN THE BOX**
- **OUTSTANDING VISIBILITY FROM 24,556 VPD (2024) ON ST. CHARLES ROCK ROAD**
- **HARD CORNER AT TRAFFIC SIGNAL, ACCESSING BOTH SSM DEPAUL HEALTH CENTER AND TARGET**
- **PROXIMATE TO REDEVELOPMENT OF HILLTOP PLAZA TO INCLUDE ROSS, MARSHALLS, BURLINGTON AND SKECHERS**
- **OUTPARCEL TO SHOPPING CENTER ANCHORED BY KOHL'S, ALDI, FIVE BELOW AND SHOE CARNIVAL**
- **PROXIMATE TO QSR'S, INCLUDING CHICK-FIL-A, SMALLS SLIDERS, STARBUCKS, CHIPOTLE, FIVE GUYS, PANERA, AMONG OTHERS**



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MARKET AERIAL

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