

Ryan Baldrige
Owner/Developer - Lic. R.E. Broker
(314) 504-4083
ryanbaldrige@me.com

SUBJECT PROPERTY
12455 ST CHARLES ROCK RD
BRIDGETON, MO



12433 St. Charles Rock Rd
Bridgeton, MO 63044

.958 - 2.63 Acres - Bridgeton, MO

AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

THE SPACE

Location	12433 St. Charles Rock Rd, Bridgeton, MO, 63044
COUNTY	St. Louis
Cross Street	Natural Bridge
Traffic Count	+/-25,000 ADT

HIGHLIGHTS

- Located at the intersection of St. Charles Rock Road, Natural Bridge Road & Interstate 270
- Excellent Visibility to +/-124,000 cars a day on Highway 270!
- Easy Access from St. Charles Rock Road & Natural Bridge
- Ample Parking
- New Development
- Area retailers include Target, Best Buy, Kohl's, Hobby Lobby and Walmart
- .958 - 2.63 Acres Available
- Directly across the street from DePaul Hospital



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,677	35,511	140,359



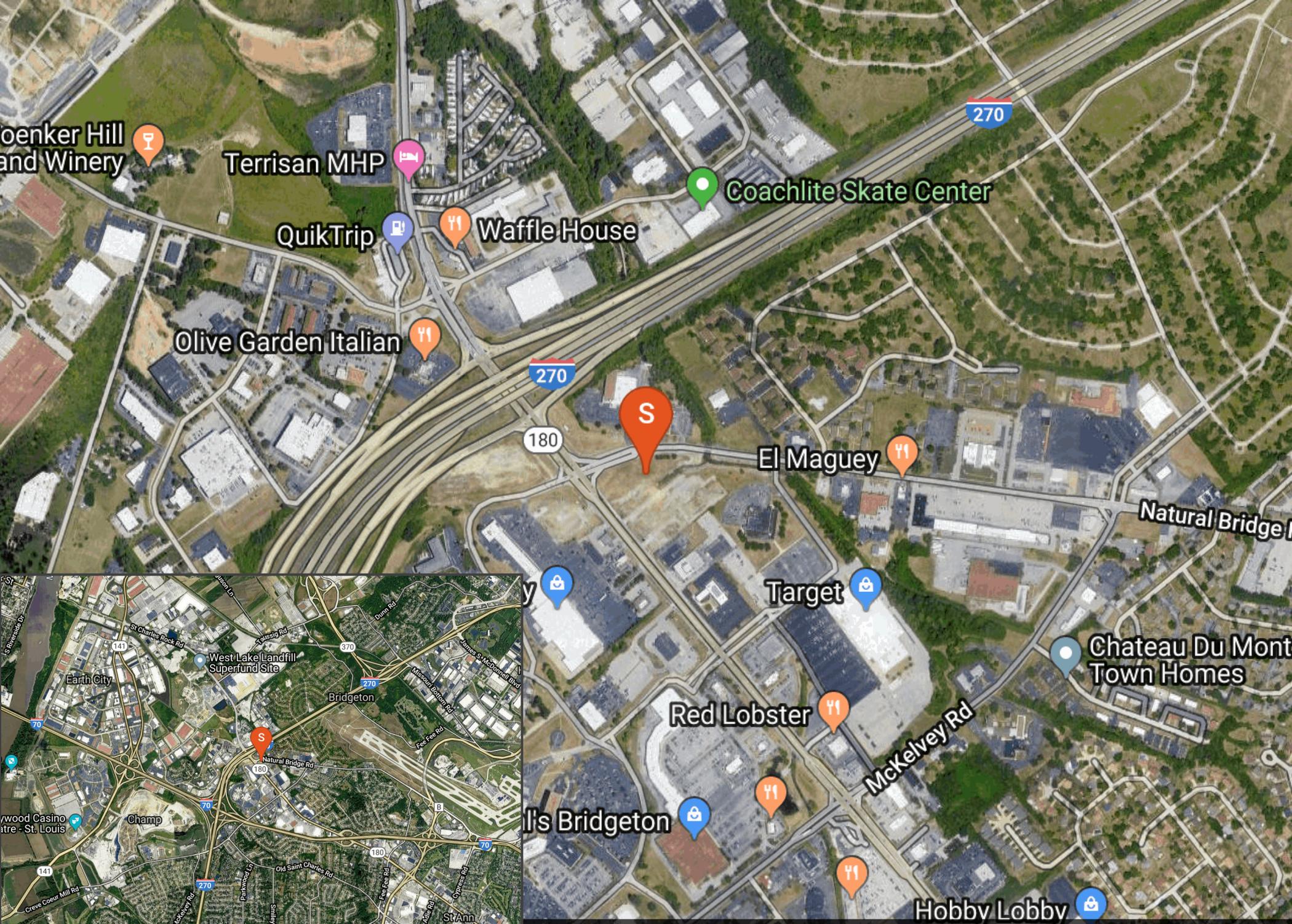
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$71,692	\$77,064	\$76,237



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,554	15,042	59,831



©2019 Imagery ©2019, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



106,981 VPD

Natural Bridge Rd 6,640 VPD

23,040 VPD

LOT 3B
1.672 ACRES

FUTURE
PLANET
FITNESS

LOT 2B
0.958 ACRES

FUTURE
STARBUCKS

SUBJECT PROPERTY
 12455 ST CHARLES ROCK RD
 BRIDGETON, MO



Residence Inn
 SONESTA
 Simply Suites
 McDonald's
 WAFFLE HOUSE

BEST BUY
 Office DEPOT
 OfficeMax
 CVS
 TACO BELL
 Chick-fil-A
 QuikTrip
 Bob Evans RESTAURANT

Olive Garden

TOTAL ACCESS
 URGENT CARE
 STARBUCKS

CHAMP
 extended
 STAY
 AMERICA

SPRINGHILL SUITES
 BY MARRIOTT
 COURTYARD
 BY MARRIOTT
 PATTONVILLE
 HIGH SCHOOL
 PRIDE • HONOR • RESPECT

HILLTOP PLAZA
 PET SMART
 Arby's
 Wendy's
 AT&T
 White Castle

60th Anniversary
 Dr. Linde
 Community
 College
 60 Years of Expanding
 Minds and Changing Lives
 Bridgeway
 Park

THE CROSSINGS
 MENARDS
 Bob's FURNITURE
 The EDGE
 FITNESS CLUBS
 MH
 CRICKET
 wireless
 Cane's
 CECILIA FINCHER
 Starbucks
 Panda Express
 Jack
 In the box
 Freddy's
 STEAKBURGERS

Domino's

TARGET
 Walgreens
 Starbucks
 Fazoli's

HOBBY LOBBY
 AUTO PARTS

PLAZA AT DEPAUL
 KOHL'S
 ALDI
 MUSIC & ARTS
 SHOE CARNIVAL
 WING STOP
 CHIPOTLE
 MEXICAN BOWL
 Jack
 In the box
 SMOOTHIE
 KING

SSMHealth

Walmart
 redbox.

Bridgeton
 Recreation
 Center

CROWNE PLAZA
 HOTELS & RESORTS
 EMBASSY
 SUITES
 by Hilton
 extended
 STAY
 AMERICA

THE HOME DEPOT
 IHOP
 redbox.

FLOOR
 DECOR

SUBWAY
 ExtraSpace
 Storage
 McDonald's

DQ
 WAFFLE
 HOUSE

BIG
 LOTS!

ALDI

Firestone
 COMPLETE AUTO CARE
 Aaron's
 Easy. Beautiful. Affordable.

.958 - 2.63 Acres - Bridgeton, MO

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Baldrige Properties, LLC and it should not be made available to any other person or entity without the written consent of Baldrige Properties, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Baldrige Properties, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Baldrige Properties, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Baldrige Properties, LLC has not verified, and will not verify, any of the information contained herein, nor has Baldrige Properties, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Ryan Baldrige

Owner/Developer - Lic. R.E. Broker

(314) 504-4083

ryanbaldrige@me.com

