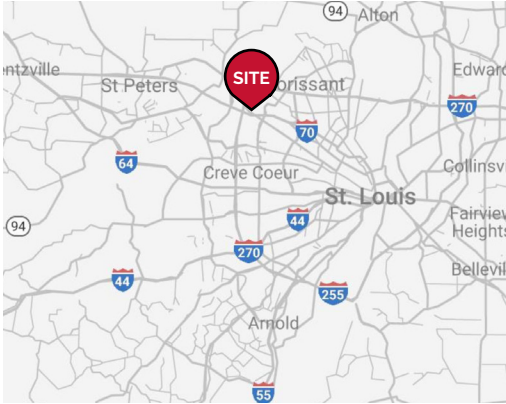


Do not disturb current occupant



2022 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

4,362 | 15,590 | 36,680



Daytime Population

11,373 | 27,946 | 62,560



Median Household Income

\$66,402 | \$70,406 | \$67,051

RETAIL FOR SALE

12464 Natural Bridge Road | Bridgeton, Missouri 63044

3,568 SF on 1.0 Acre | Sale Price: \$500,000 | 2022 Taxes: \$16,772.98

PROPERTY DETAILS

Former QSR with drive-thru

Excellent for owner-occupant or investment

Convenient access to I-270, DePaul Hospital, St. Louis Lambert International Airport, & retail along St. Charles Rock Road

New roof in 2011 | 53 parking spaces (14.85/1,000 SF)

Favorable zoning - B-2 Community District, City of Bridgeton

Jim Rosen, CCIM

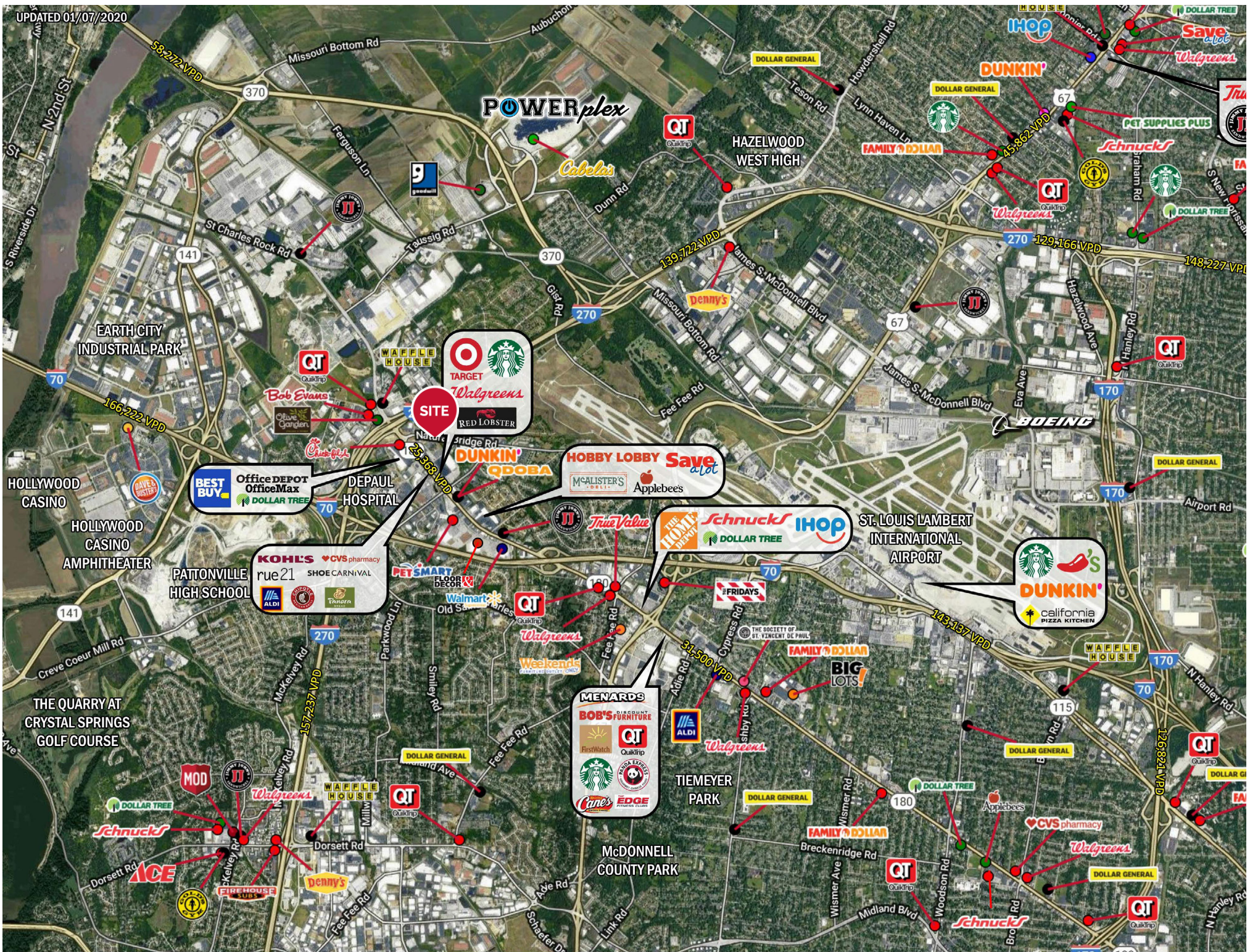
314.785.7625

jrosen@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.



POWERplex

Cabela's

HAZELWOOD WEST HIGH

EARTH CITY INDUSTRIAL PARK

SITE

Target
Starbucks
Walgreens
Red Lobster

Hobby Lobby
Save a Lot
McAlister's Deli
Applebees

ST. LOUIS LAMBERT INTERNATIONAL AIRPORT

DEPAUL HOSPITAL

Kohl's
CVS pharmacy
rue21
Shoe Carnival

MENARDS
Bob's Furniture
First Watch
Starbucks
Panera
Cane's
Edge

Starbucks
Dunkin'
California Pizzeria Kitchen

McDONNELL COUNTY PARK

HOLLYWOOD CASINO
HOLLYWOOD CASINO AMPHITHEATER

THE QUARRY AT CRYSTAL SPRINGS GOLF COURSE

PATTONVILLE HIGH SCHOOL

TIEMEYER PARK

ACE

Denny's

McDONNELL COUNTY PARK

FAMILY DOLLAR

Schnucks

DOLLAR GENERAL

QT

DUNKIN'

DOLLAR GENERAL

FAMILY DOLLAR

Walgreens

Schnucks

PET SUPPLIES PLUS

Save a Lot

Walgreens

Tru

FA

S New

2

148,227 VPD

QT

DOLLAR TREE

DOLLAR GENERAL

Airport Rd

170

70

Waffle House

115

QT

DOLLAR GENERAL

Walgreens

CVS pharmacy

N Hanley Rd

HOUSE

129,166 VPD

Starbucks

Walgreens

QT

129,166 VPD

270

170

BOEING

Eva Ave

170

DOLLAR GENERAL

170

Starbucks

DUNKIN'

california PIZZA KITCHEN

Waffle House

170

70

115

DOLLAR GENERAL

Applebees

CVS pharmacy

Walgreens

DOLLAR GENERAL

143,137 VPD

170

115

DOLLAR GENERAL

CVS pharmacy

Walgreens

DOLLAR GENERAL

QT

FAMILY DOLLAR

BIG LOTS

Walgreens

DOLLAR GENERAL

FAMILY DOLLAR

Walgreens

Schnucks

31,500 VPD

Walgreens

DOLLAR GENERAL

FAMILY DOLLAR

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QT

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Weekends

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DOLLAR GENERAL

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Site Plan

