






NEW OWNERSHIP! SAVOY PROPERTIES

Join National Tenant Lineup!

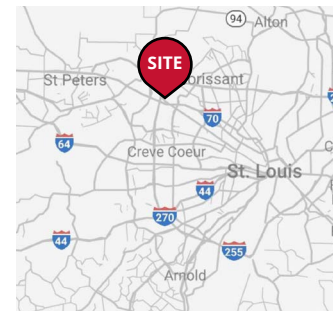
2023 DEMOGRAPHICS
 1 Mile | 3 Miles | 5 Miles


Population
 7,613 | 45,269 | 148,881


Daytime Population
 9,042 | 71,544 | 196,388


Median Household Income
 \$86,912 | \$74,432 | \$74,978

HILLTOP PLAZA
 11978 - 11982 St. Charles Rock Road | Bridgeton, Missouri 63044
 1,200 - 109,575 SF For Lease | Building Pad Available
 Call for Details



PROPERTY DETAILS
 Easily accessible from I-70 & I-270
 Excellent Interstate visibility
 #1 retail trade area in North St. Louis County
 Drive-thru available
 I-70 - 103,106 VPD | St. Charles Rock Road - 30,615 VPD

Evan Barnett
 314.785.7678 | ebarnett@paceproperties.com

Joe Ciapciak
 314.785.7700 | jciapciak@paceproperties.com

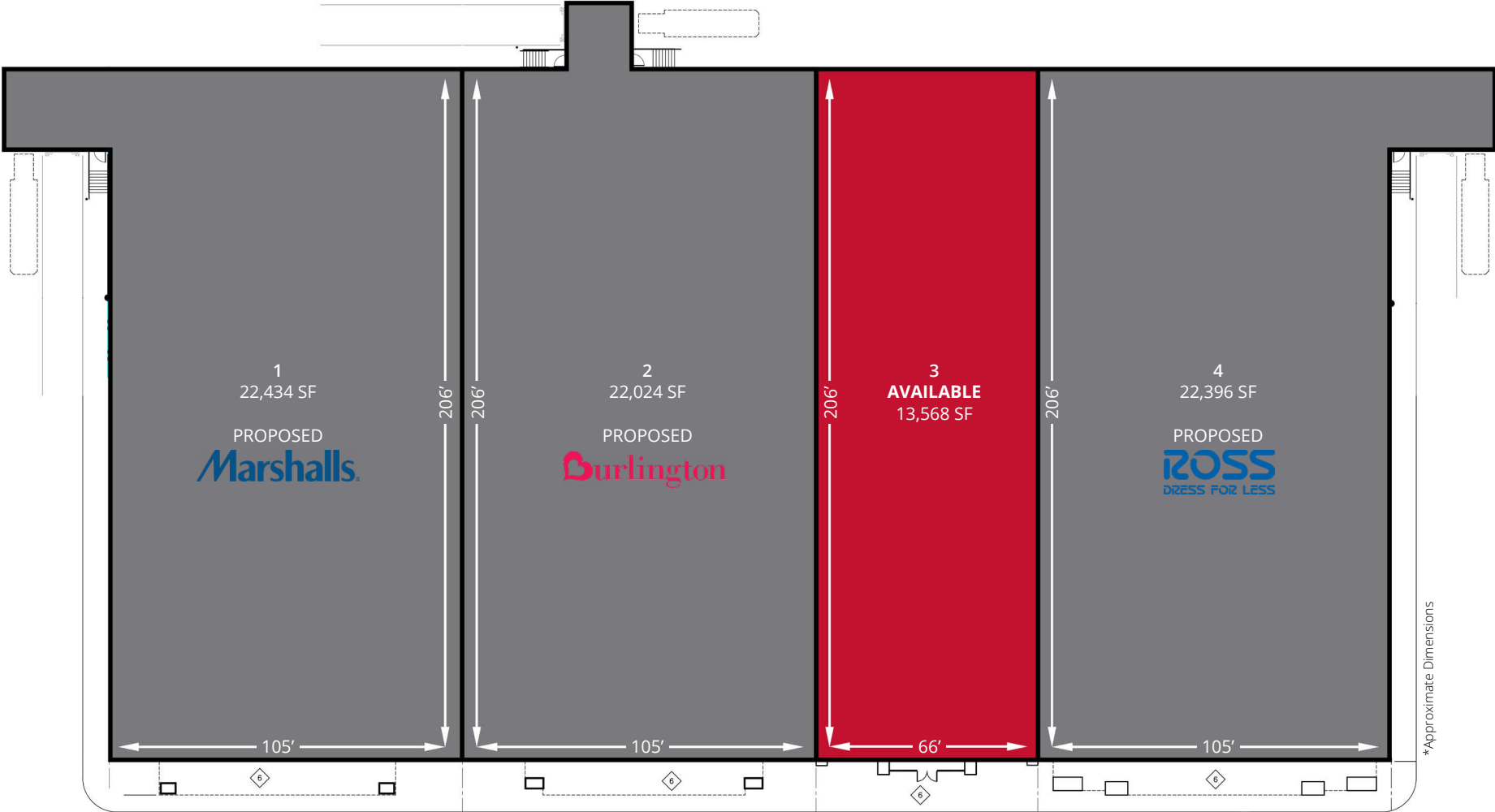
Trade Area Aerial



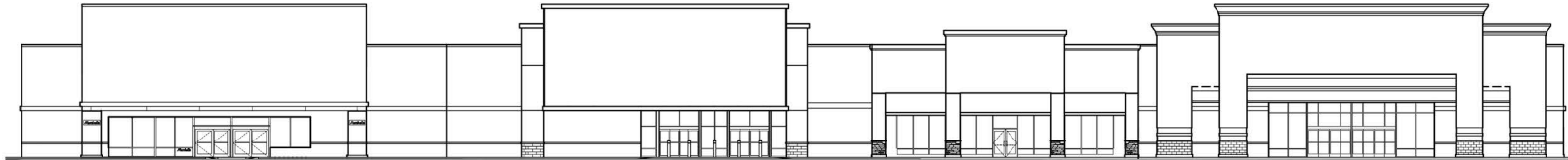
Site Plan



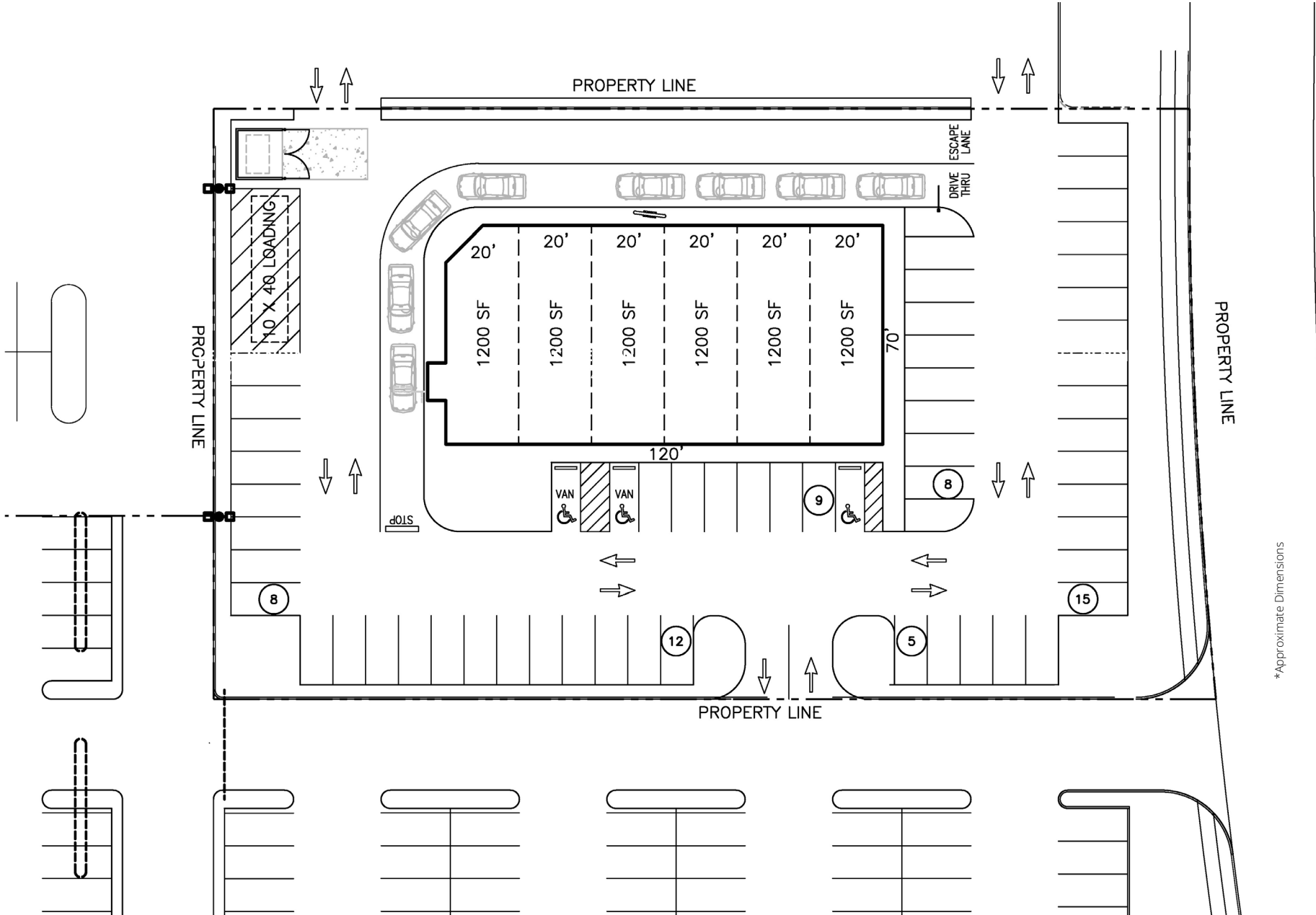
Proposed Demising Plan



*Approximate Dimensions



Proposed Outlot Building



*Approximate Dimensions