

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

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> 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.

Median Household Income

Daytime Population

9,042 | 71,544 | 196,388

2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles

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

\$86,912 | \$74,432 | \$74,978

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Trade Area Aerial



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Site Plan

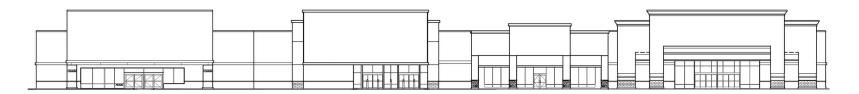


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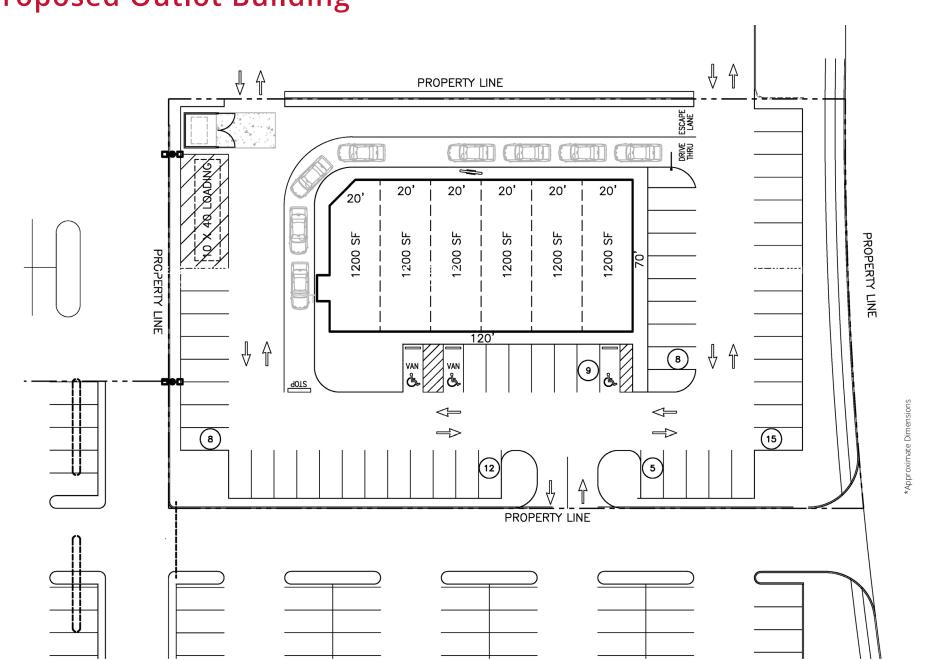
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Proposed Demising Plan





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Proposed Outlot Building

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