

# 12419 St. Charles Rock Road BRIDGETON, MO 63044



**FOR LEASE  
\$15/SF NNN**



**PYLON  
SIGNAGE**

- **2,876 +/- SF space available in one story brick retail center**
- **Easy access to I-270 and I-70**
- **Great pylon signage available**
- **Across from DePaul Hospital**
- **Nearby retailers include: Best Buy, Lowe's, PetsMart, Target & others**



**Traffic Counts 140,773 (MODOT)  
@ St. Charles Rock Road & I-270**

<b>DEMOGRAPHICS</b>			
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	5,572	39,880	139,183
Household			
Income (Avg)	\$70,659	\$68,591	\$65,598

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