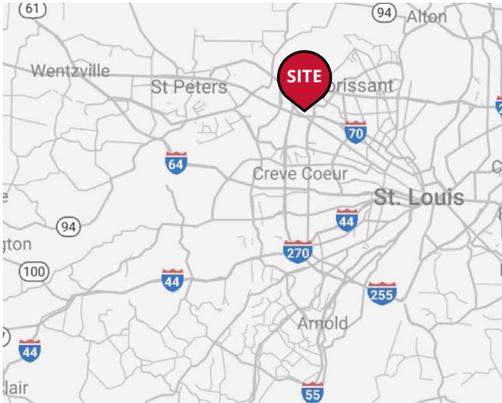


**Please Do Not Disturb  
Current Tenant!**



### 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

6,619 | 44,960 | 152,121



#### Daytime Population

8,601 | 71,681 | 199,756



#### Median Household Income

\$79,834 | \$71,633 | \$70,835

## RETAIL FOR LEASE

11969 St. Charles Rock Road | Bridgeton, Missouri 63044

6,255 SF | Lease Rate: Call for Details

### PROPERTY DETAILS

6,255 SF free-standing restaurant available

Access to traffic light on Harmony Lane

Ample parking (cross-parks with Orchard Bend Shopping Center)

Excellent visibility

Nice curb appeal

St. Charles Rock Road - 21,161 VPD

**Mike Sweargin**

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[PACEPROPERTIES.COM](http://PACEPROPERTIES.COM) | 314.968.9898

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

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# Zoomed Aerial



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