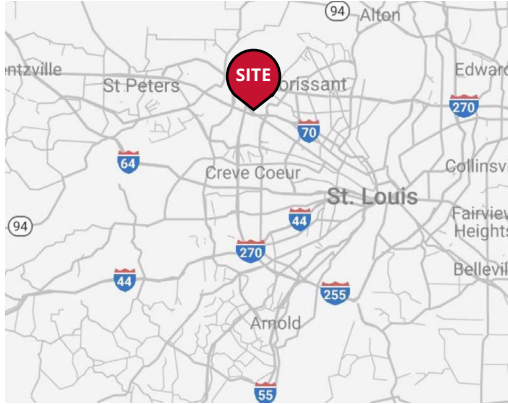


Do not disturb current occupant



2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

4,309 | 36,386 | 140,097



Daytime Population

10,997 | 63,512 | 184,702



Median Household Income

\$69,222 | \$73,019 | \$70,821

RETAIL FOR SALE

12464 Natural Bridge Road | Bridgeton, Missouri 63044

3,568 SF on 1.0 Acre | Sale Price: \$500,000 | 2023 Taxes: \$14,770.54

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.

Trade Area Aerial



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Site Plan

