

REDUCED SALE PRICE!



12650 St. Charles Rock Rd

Bridgeton, MO 63044

Property Features

- 0.71 acres zoned B-3, Travel / Entertainment Services District
- Former gas station, improvements / tanks removed and NFA letter provided by MDNR
- One block north of I-270 with access from a lighted intersection and curb cuts on St. Charles Rock Rd & Penridge Dr
- Immediate proximity to Earth City Business Park with 54,661 employees within a 3-mile radius

NEW Sale Price: **\$370,000**

Demographics	1 Mile	3 Miles	5 Miles
Population	1,622	31,698	135,277
Daytime Pop	21,749	49,362	165,312
Avg HH Income	\$82,875	\$103,207	\$98,262
Med HH Income	\$56,546	\$79,216	\$75,859

For more information:

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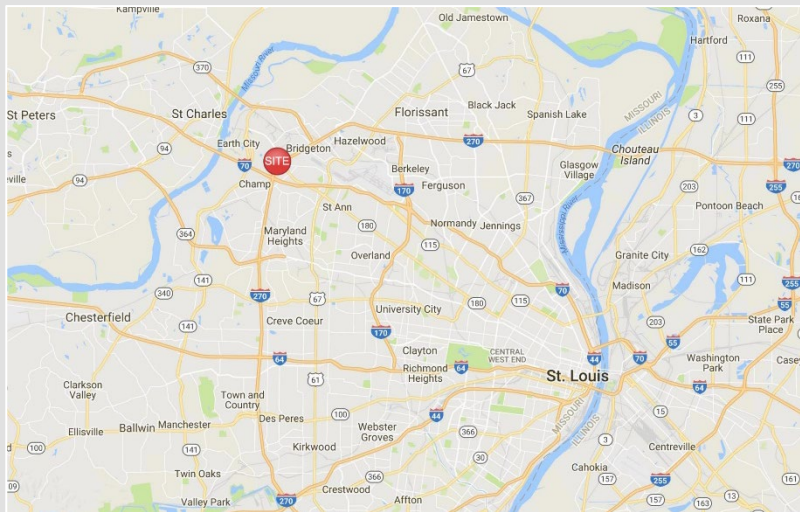
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Aerial View

12650 St Charles Rock Rd
Bridgeton, MO



ST LOUIS
LAMBERT
INTERNATIONAL
AIRPORT



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