

BRIDGETON DEVELOPMENT SITE



SCAN HERE!

EDDIE CHERRY

Phone: 314.647.6611 ext. 113

Eddie@ManorRealEstate.com

**12386 SAINT CHARLES ROCK RD.
BRIDGETON, MO 63044
2.1 ACRES | \$1,051,974 (\$11.50/S.F.)**

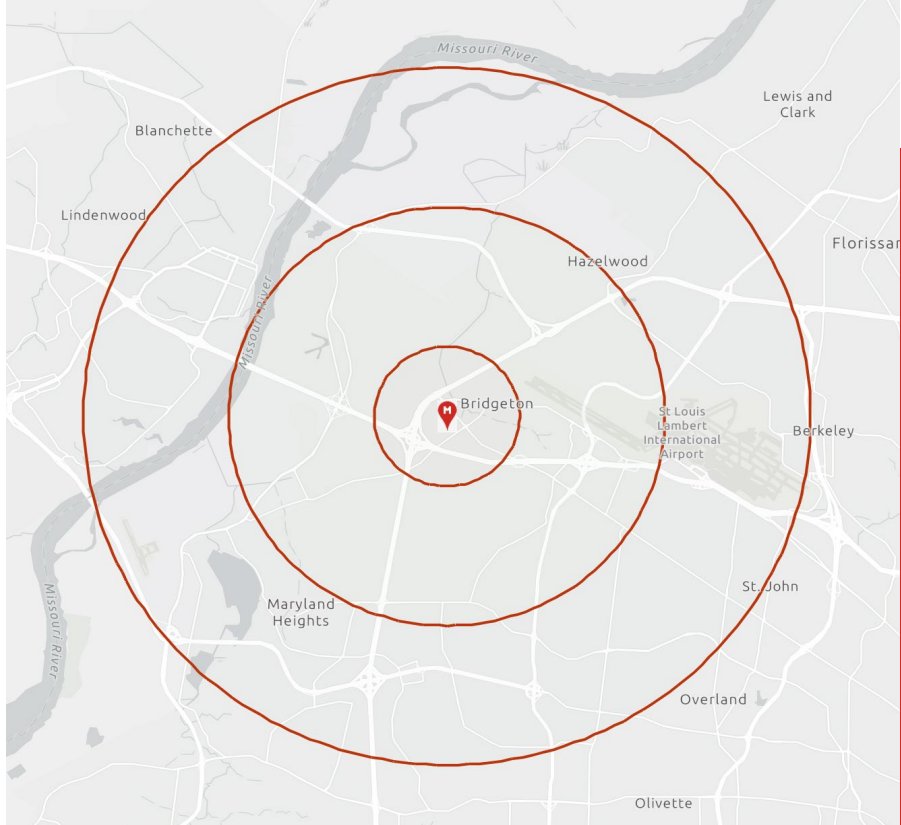


PROPERTY INFORMATION



- PRIME 2.1-ACRE BRIDGETON DEVELOPMENT SITE
- SHARED PYLON SIGN WITH CVS (ST. CHARLES ROCK ROAD)
- B-5 PLANNED COMMERCIAL DISTRICT ZONING
- POTENTIAL USES INCLUDED MEDICAL OFFICE, HOTEL, RETAIL AND BEYOND
- ADJACENT TO 476 BED SSM DEPAUL MEDICAL CAMPUS
- LESS THAN 1-MILE FROM INTERSTATE 270
- EXISTING SHARED DETENTION

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		4,018	38,947	141,365
HOUSEHOLDS		1,640	16,581	60,975
AVERAGE HH INCOME		\$96,644	\$89,551	\$88,356



SCAN HERE!

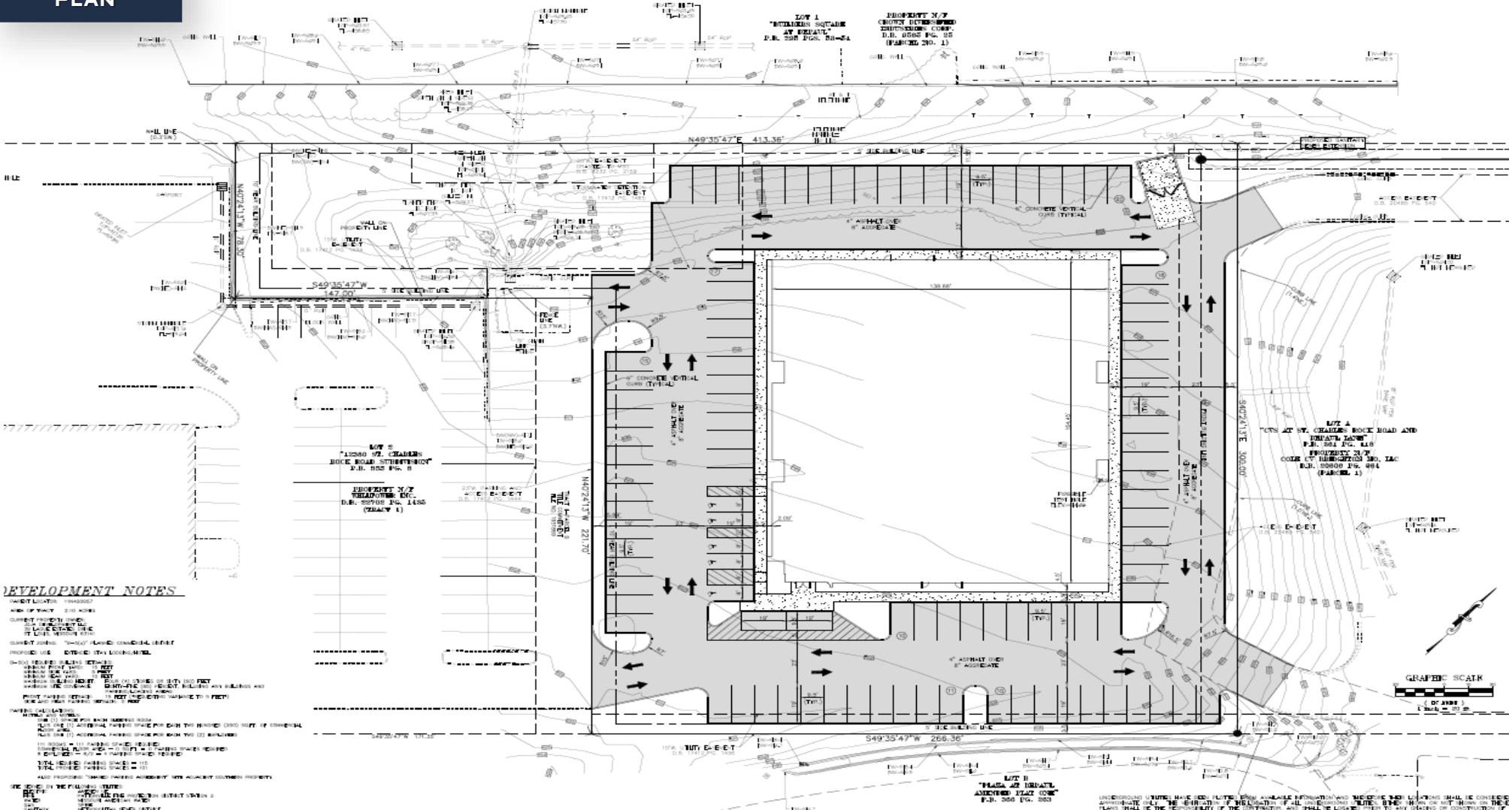


EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**12386 SAINT CHARLES ROCK RD.
 BRIDGETON, MO 63044
 2.1 ACRES | \$1,051,974 (\$11.50/S.F.)**

CONCEPTUAL PLAN



DEVELOPMENT NOTES

PROJECT LOCATION: 12386 SR 200

AREA OF PROJECT: 2.10 ACRES

CURRENT PROJECT OWNER: EDDIE CHERRY

EXISTING ZONING: COMMERCIAL

PROPOSED USE: OFFICE/STAY LODGING/RES

DESIGN REQUIREMENTS:

- MINIMUM FRONT SETBACK: 10 FEET
- MINIMUM SIDE SETBACK: 5 FEET
- MINIMUM REAR SETBACK: 5 FEET
- MINIMUM LOT WIDTH: 25 FEET
- MINIMUM LOT AREA: 5,000 SQ. FT.
- MINIMUM LOT COVERAGE: 25%
- MINIMUM LOT FRONTAGE: 100 FEET
- MINIMUM LOT DEPTH: 100 FEET
- MINIMUM LOT AREA PER UNIT: 1,000 SQ. FT.
- MINIMUM LOT FRONTAGE PER UNIT: 20 FEET
- MINIMUM LOT DEPTH PER UNIT: 50 FEET
- MINIMUM LOT AREA PER UNIT: 1,000 SQ. FT.
- MINIMUM LOT FRONTAGE PER UNIT: 20 FEET
- MINIMUM LOT DEPTH PER UNIT: 50 FEET

GRAPHIC SCALE
 1" = 20' (AS SHOWN)
 1" = 40' (AS SHOWN)

ST. CHARLES ROCK ROAD

ADDITIONAL CONCEPTUAL PLANS AVAILABLE UPON REQUEST

SCAN HERE!



EDDIE CHERRY
 Phone: 314.647.6611 ext. 113
 Eddie@ManorRealEstate.com

12386 SAINT CHARLES ROCK RD.
BRIDGETON, MO 63044
2.1 ACRES | \$1,051,974 (\$11.50/S.F.)

AERIAL



SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**12386 SAINT CHARLES ROCK RD.
BRIDGETON, MO 63044
2.1 ACRES | \$1,051,974 (\$11.50/S.F.)**