

10835-10993 St. Charles Rock Rd., St. Ann, MO

\$14,500,000



Property Highlights

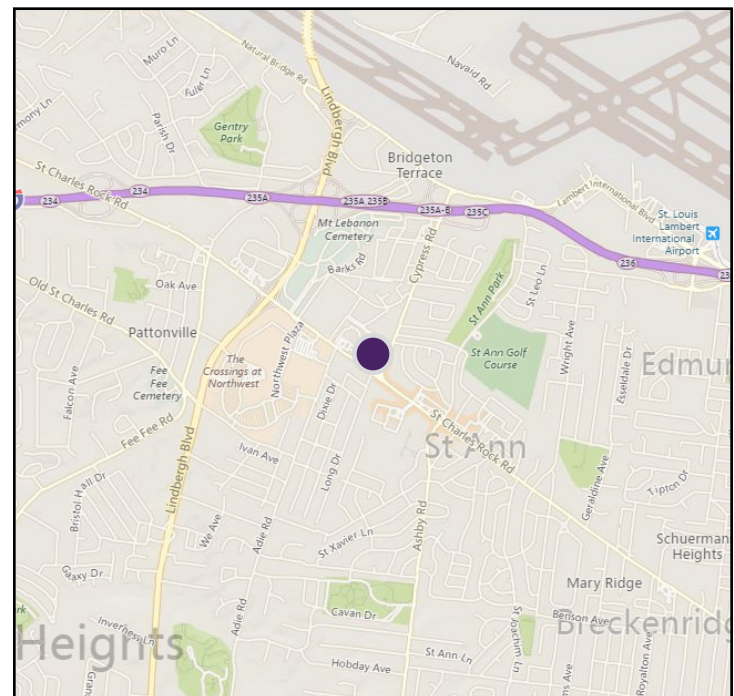
- 228,873 SF retail strip center
- Approved for partial self-storage redevelopment with plans available
- Potential for office or medical use
- Several outlots included in center
- Large site at the corner of Cypress and St Charles Rock Rd.
- Close to Lindbergh Blvd. and I-70
- Part of strong commercial district near The Crossings at Northwest
- Potential to develop several outlots
- Land Area: 18.3 acres
- Traffic Count: 20,350 cars daily
- Zoning: B-5, planned commercial
- Taxes (2018): \$178,954

Property Overview

At the corner of St. Charles Rock and Cypress, a 228,873 square foot former retail center is available for sale. The property was recently rezoned and a portion has been approved for redevelopment as a self storage facility, with plans available. The 18.3 acre site can also potentially be redeveloped as office or medical use. This large site is part of a strong commercial district near The Crossings at Northwest and Lindbergh Blvd. This property has tons of potential for rehab or redevelopment.

Bridgeton and St. Ann are located in the northwest suburbs of St. Louis, approximately 16 miles from downtown. The property is close to the airport, I-70 and Lindbergh Blvd.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	9,437	65,632	186,618
Households	4,300	27,599	78,909
Average Income	\$51,830	\$58,520	\$66,378



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