



**CYPRESS VILLAGE**

SCAN HERE!



**EDDIE CHERRY**

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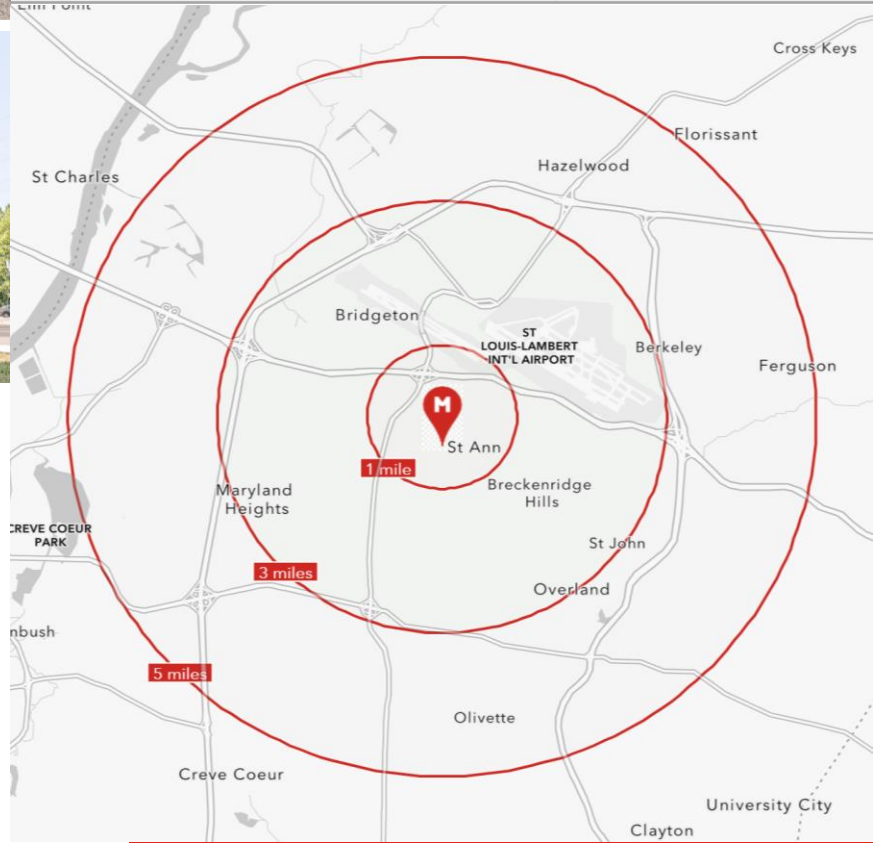
**10835-10993 ST. CHARLES ROCK ROAD  
BRIDGETON, MO 63074  
1,200-25,000 S.F.  
\$12.00-15.00/S.F. N.N.N. (\$3.15)**

### PROPERTY INFORMATION



- ESTABLISHED SHOPPING CENTER SERVING NORTH STL COUNTY
- AFFORDABLE RETAIL SPACE AVAILABLE
- OVER 1,440' OF FRONTAGE TO ST. CHARLES ROCK ROAD (23K VPD+)
- EXCELLENT ACCESS VIA SIGNALIZED ENTRANCE + 3 CURB-CUTS
- ABUNDANT PARKING
- MONUMENT SIGN AVAILABLE FOR FUTURE JR. ANCHOR
- IMMEDIATE PROXIMITY TO NORTH LINDBERGH, I-70 & AIRPORT
- DIRECTLY ACROSS MAJOR TRAFFIC GENERATORS ALDI, RULER FOODS, MENARD'S, RAISING CANE'S, BOB DISCOUNT FURNITURE

| DEMOGRAPHICS      |  | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|--|----------|----------|----------|
| POPULATION        |  | 9,378    | 65,844   | 186,446  |
| HOUSEHOLDS        |  | 4,278    | 27,824   | 79,256   |
| AVERAGE HH INCOME |  | \$67,898 | \$72,197 | \$83,301 |



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### SITE PLAN



### CYPRESS VILLAGE

| SUITE    | SIZE        | TENANT             |
|----------|-------------|--------------------|
| 10859-69 | 11,705 S.F. | MIMI BEAUTY SUPPLY |
| 10873-75 | 4,800 S.F.  | AVAILABLE          |
| 10883    | 8,500 S.F.  | AVAILABLE          |
| 10897-99 | 5,200 S.F.  | NATIONAL QSR       |
| 10915    | 1,200 S.F.  | AVAILABLE          |
| 10917    | 1,200 S.F.  | SUBWAY             |
| 10929-35 | 7,800 S.F.  | AVAILABLE          |
| 10937-39 | 5,200 S.F.  | AVAILABLE          |
| 10945    | 25,000 S.F. | AVAILABLE          |
| 10949    | 1,760 S.F.  | AVAILABLE          |
| 10951-61 | 8,595 S.F.  | BIO-MEDICAL APP    |
| 10963    | 3,520 S.F.  | AVAILABLE          |
| 10979-87 | 3,720 S.F.  | U.S. MILITARY      |
| 10993    | 8,500 S.F.  | AVAILABLE          |
| 10909    | 4,301 S.F.  | NATIONAL QSR       |

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