

LAND FOR SALE

12234 Natural Bridge

12234 NATURAL BRIDGE ROAD, BRIDGETON, MO 63044



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$339,000
Lot Size:	0.95 Acres
Zoning:	10B-2
Municipality:	Bridgeton
Submarket:	North St. Louis County
Traffic Count:	17,332
Price / SF:	\$8.19

PROPERTY OVERVIEW

Prominently located at the signalized intersection of Natural Bridge and McKelvey Road in Bridgeton, Missouri. This site features 0.95 acres of level ground offering exceptional visibility and access in a densely populated market.

LOCATION OVERVIEW

Bridgeton is a city in northwestern St. Louis County, serving as a suburb and transport hub within Greater St. Louis. The populated areas of the city are located between Lambert-Saint Louis International Airport and St. Charles. The Missouri River serves as the city's northwestern boundary. The intersection of I-70 and I-270 make the area a good base for transportation-dependent industries. The city has a total area of 15.24 square miles

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PROPERTY DETAILS

SALE PRICE

\$339,000

LOCATION INFORMATION

Building Name	12234 Natural Bridge Road
Street Address	12234 Natural Bridge Road
City, State, Zip	Bridgeton, MO 63044
County/Township	Saint Louis
Municipality	Bridgeton
Submarket	North St. Louis County
Side Of Street	South
Signal Intersection	Yes
Nearest Highway	I-70, I-270, I-170
Nearest Airport	Lambert St. Louis International Airport

LAND

Number Of Lots	1
Electric	Yes
Water	Yes
Sewer	Yes
Gas	
Topography	Level

PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	10B-2
Lot Size	0.95 Acres
APN#	11N-63-0042
Lot Frontage	250
Lot Depth	157
Corner Property	yes
Traffic Count	17,332
Traffic Count Street	McKelvey
Traffic Count Frontage	157

PARKING & TRANSPORTATION

Street Parking	No
Rail Access	N/A

OPERATING EXPENSES

Taxes	\$9,405.75
Total	\$0.00

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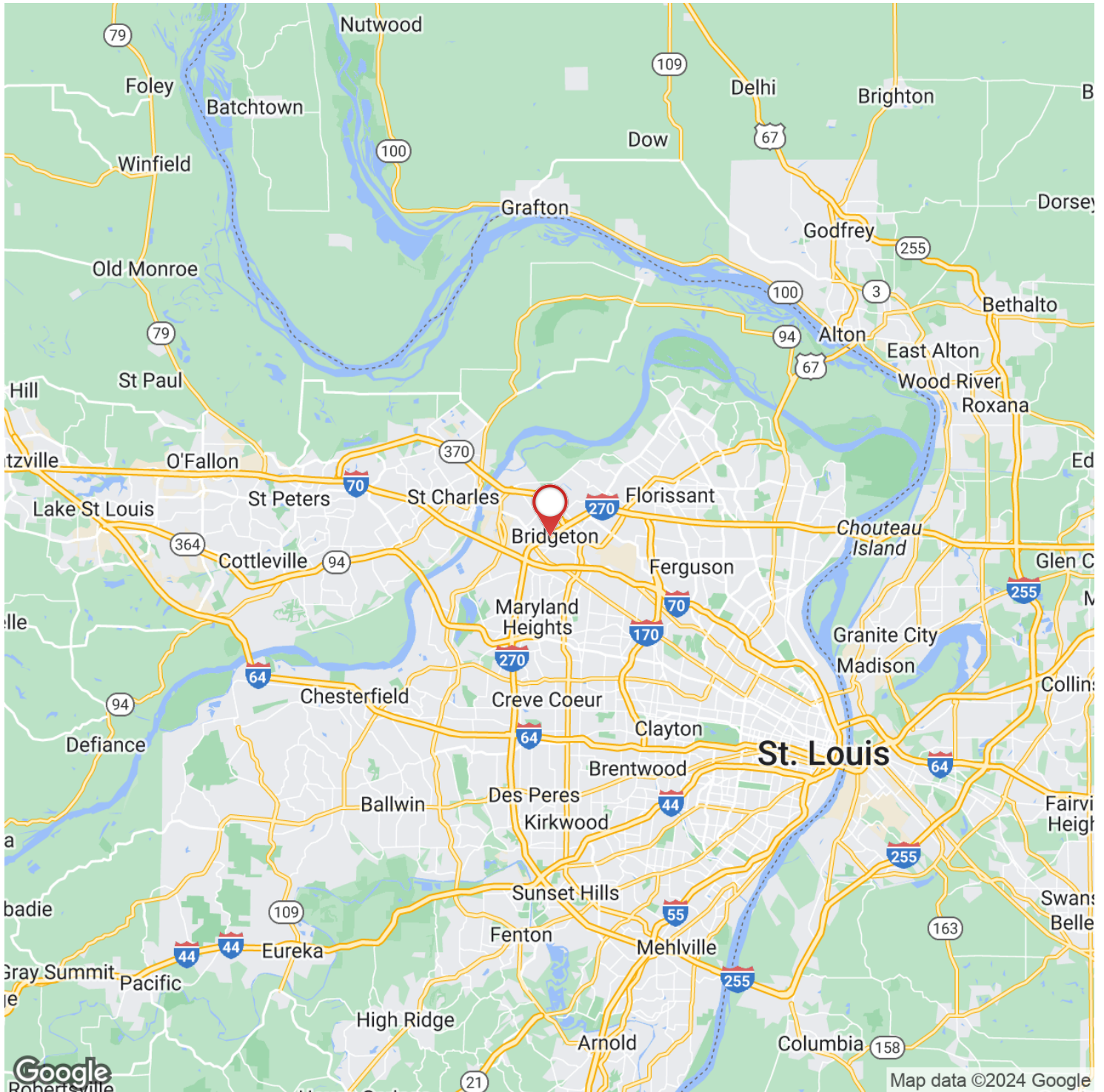
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REGIONAL MAP



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RETAILER MAP



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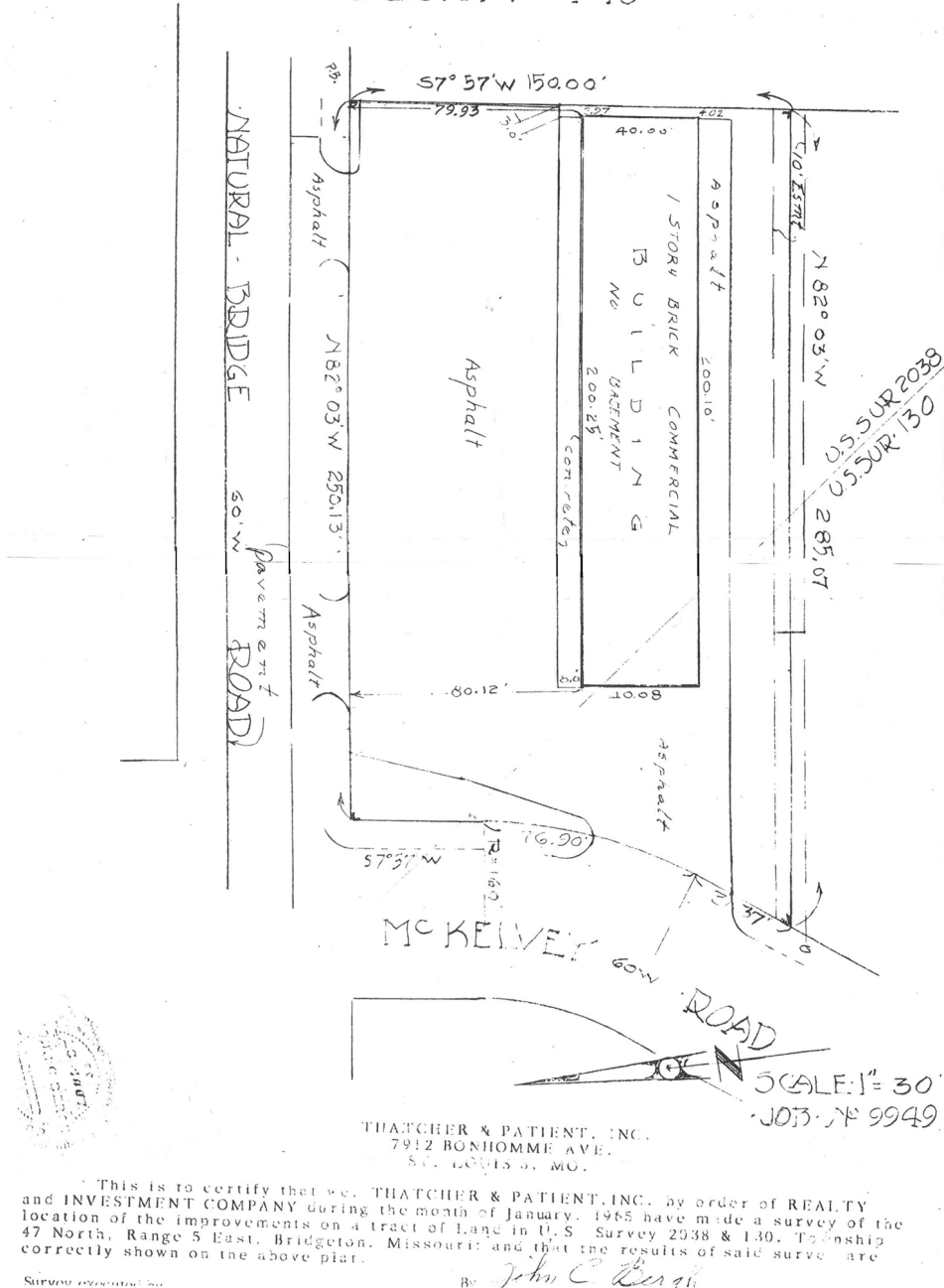
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SURVEY

TRACT OF LAND IN U.S. SURVEY 2038 & 130
T47N~R5E
BRIDGETON 110



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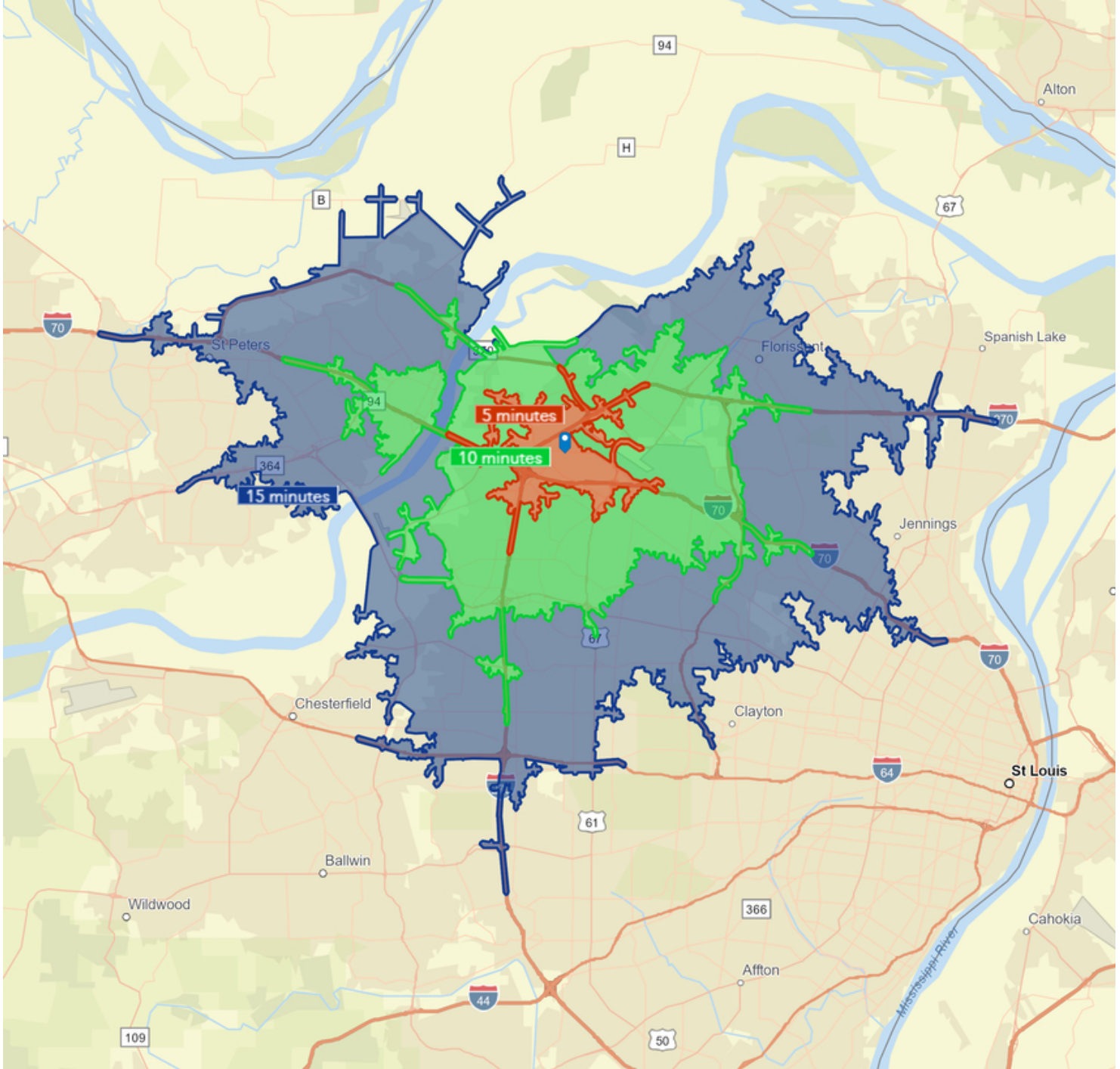
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DRIVE TIME MAP - 5, 10, 15 MINUTES



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DEMOGRAPHIC OVERVIEW - 3 MILES

KEY FACTS

39,085

Population



Average
Household Size

42.1

Median Age

\$55,785

Median Household
Income

EDUCATION

9%

No High School
Diploma



29%

High School
Graduate



34%

Some College



29%

Bachelor's/Grad/Pr
of Degree

BUSINESS



2,204

Total Businesses



49,404

Total Employees

EMPLOYMENT



White Collar

68%



Blue Collar

20%



Services

12%



Unemployment
Rate

INCOME



\$55,785

Median Household
Income



\$31,110

Per Capita Income



\$112,496

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (21.1%)

The smallest group: \$200,000+ (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	9.0%	+1.1%	
\$15,000 - \$24,999	9.1%	+1.5%	
\$25,000 - \$34,999	9.9%	+2.2%	
\$35,000 - \$49,999	15.4%	+3.5%	
\$50,000 - \$74,999	21.1%	+3.4%	
\$75,000 - \$99,999	14.0%	+1.4%	
\$100,000 - \$149,999	14.3%	-1.8%	
\$150,000 - \$199,999	3.9%	-3.9%	
\$200,000+	3.4%	-7.4%	

Bars show deviation from St. Louis County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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