

RETAIL PROPERTY FOR SALE OR LEASE

12228 Natural Bridge Road

12228 NATURAL BRIDGE RD, BRIDGETON, MO 63044



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$437,500
Lease Rate:	\$12.00/SF NNN
Lot Size:	0.53 Acres
Year Built:	1973
Building Size:	3,500
Zoning:	B2
Municipality:	Bridgeton
Submarket:	North St. Louis County
Traffic Count:	17,332
Price / SF:	\$125.00

PROPERTY OVERVIEW

Located on Natural Bridge Road near the signalized intersection of Natural Bridge Road and McKelvey Road in Bridgeton, Missouri. This site features a 3,500 square foot freestanding building on 0.53 acres being offered for sale or lease. Situated in a densely populated market, this property is highly visible and easily accessible. There is an opportunity to assemble for redevelopment with the 0.95 acres of land next door (12234 Natural Bridge Road).

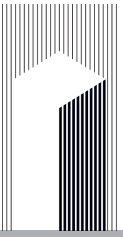
LOCATION OVERVIEW

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

\$437,500

LEASE RATE

\$12.00/SF NNN

LOCATION INFORMATION

Building Name	12228 Natural Bridge Road
Street Address	12228 Natural Bridge Rd
City, State, Zip	Bridgeton, MO 63044
County/Township	St Louis County
Municipality	Bridgeton
Submarket	North St. Louis County
Cross Streets	Natural Bridge & McKelvey
Side Of Street	South
Signal Intersection	Yes
Nearest Highway	I-70, I-270, I-170
Nearest Airport	Lambert St. Louis International

BUILDING INFORMATION

Building Size	3,500 SF
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Year Built	1973
Free Standing	Yes
Number Of Buildings	1
Signage	Pylon & Building

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	B2
Lot Size	0.53 Acres
APN#	11N-63-0626
Lot Frontage	110
Lot Depth	154
Corner Property	no
Traffic Count	17,332 VPD
Traffic Count Street	McKelvey

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

OPERATING EXPENSES

CAM	\$1.00
Taxes	\$1.98
Insurance	\$0.35
Total	\$3.33

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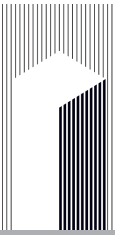
AERIAL MAP



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RETAILER MAP



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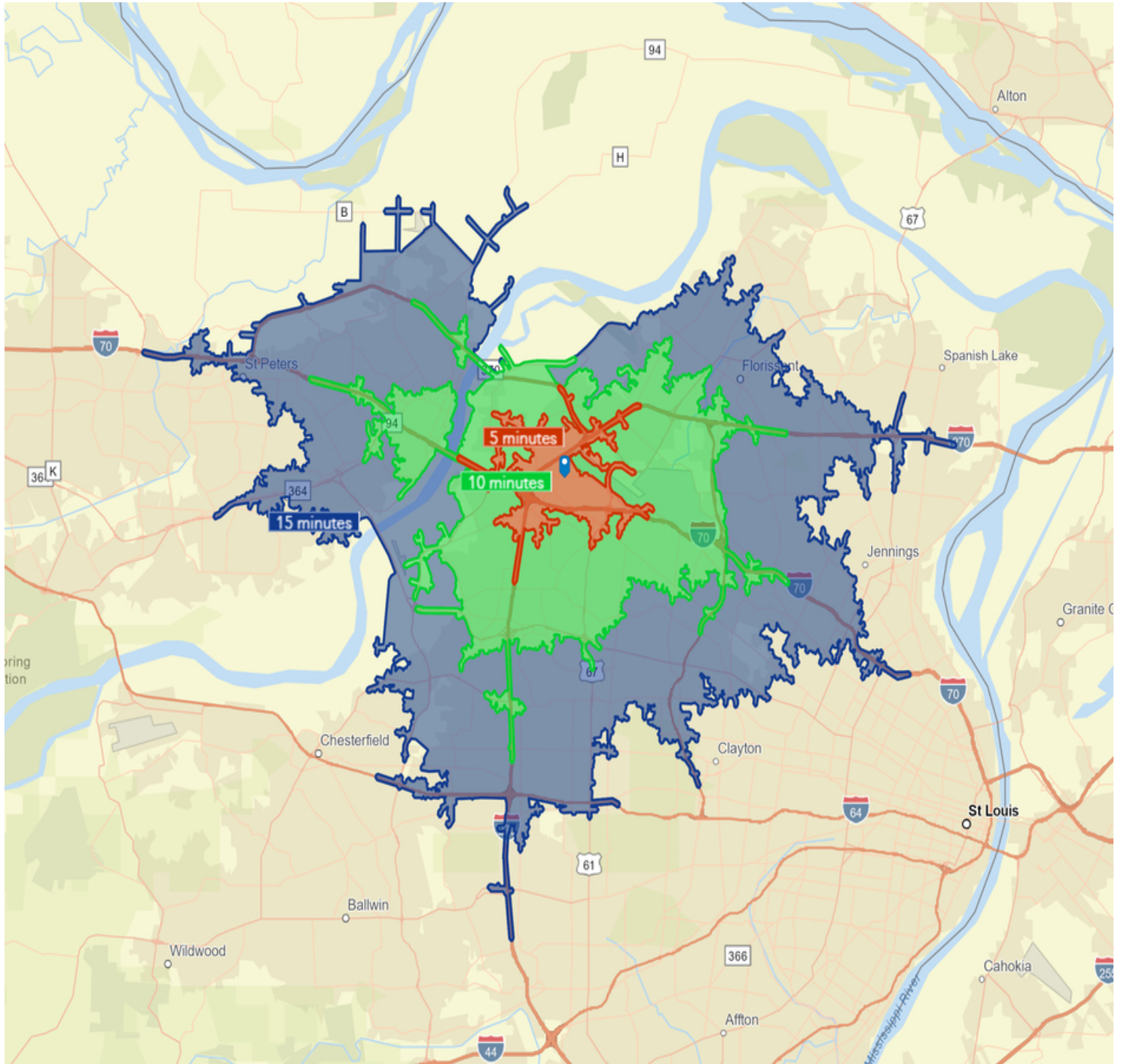
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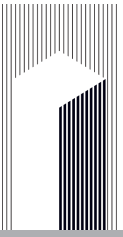
DRIVE TIME MAP - 5, 10, 15 MINUTES



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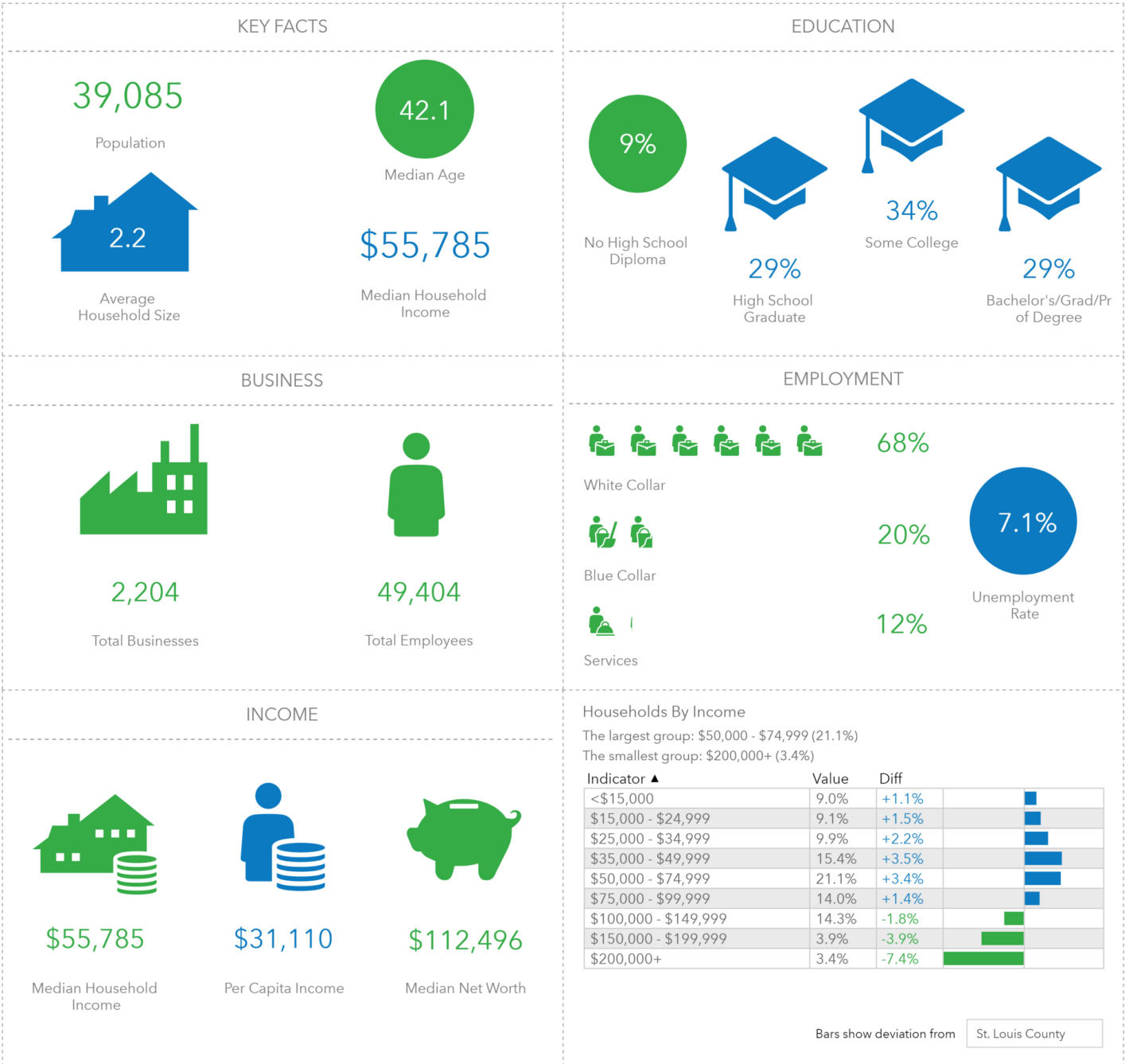
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DEMOGRAPHIC OVERVIEW - 3 MILES



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

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