

Orchard Bend Shopping Center

11977 St. Charles Rock Rd

Bridgeton, MO 63044

5,117 SF RESTAURANT FOR LEASE

- Anchored by Hobby Lobby, Applebee's, Hibbett Retail, Guitar Center & Beauty Icon (Hollywood Beauty)
- Walmart Located Across the Street
- Located near I-270 & I-70
- Prominent Retail Corridor Located in the Center of Northwest County
- Signalized Access
- Excellent Parking
- Fully Sprinklered
- Contact Broker for Lease Rate

2025 Demographics

	Daytime Population	Number of Households	Average HH Income
1 Mile	13,697	2,618	\$85,841
3 Miles	73,253	19,210	\$72,902
5 Miles	208,655	64,908	\$70,142

FOR MORE INFORMATION CONTACT:

Burt Follman, SIOR, CPM | (314) 746-1410
Owner/Broker (314) 614-2688
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Gershman
Commercial Real Estate





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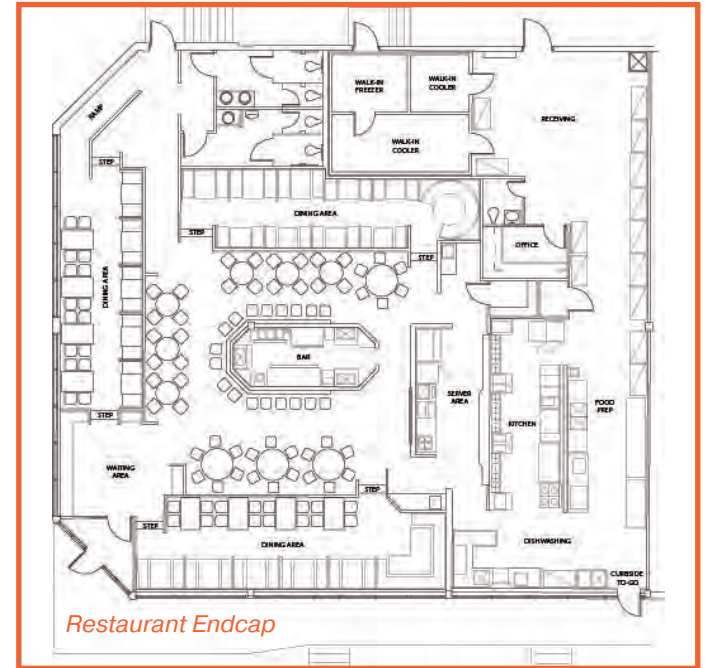
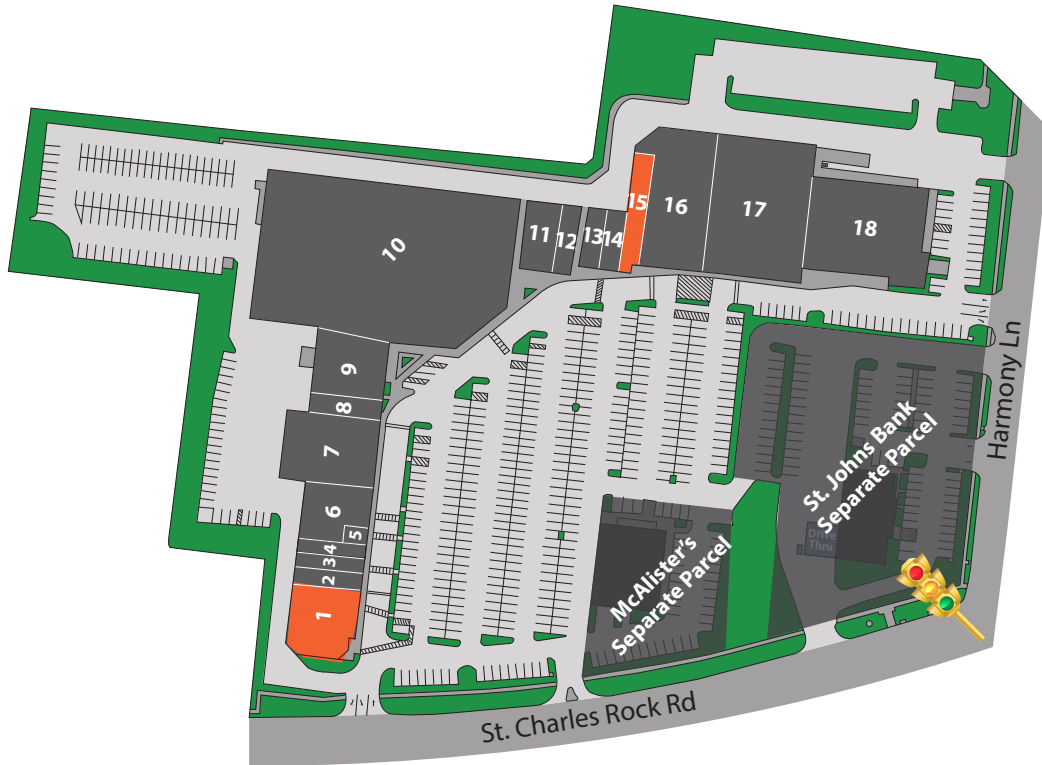


Monument Signage Highly Visible From St. Charles Rock Rd/Hwy 170





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#	Address	Tenant	#	Address	Tenant
1	150	Applebee's (AVAILABLE)	10	120	Hobby Lobby
2	140	Subway	11	115	Nettie Kelley Studio
3	135	Envy Salon	12	114	Smart Solutions
4	134	Lavish Salon Suites	13	113	The Brow Bar
5	133	Life & Styles	14	111	License Office
6	131-132	Reach Reproductive Health	15	110B	Xplicit Fit
7	130	Hibbett Retail	16	110A	Rockler Woodwork
8	125	Apple of My Eye Sweet Treats	17	110	Hollywood Beauty Supply
9	121-24	The Mary Center	18	100	Guitar Center

