

## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

8,405 | 68,873 | 184,158



### Daytime Population

17,706 | 67,019 | 182,743



### Median Household Income

\$78,235 | \$129,942 | \$113,465

# RETAIL FOR LEASE

Kirkwood Crossing

1115 - 1235 South Kirkwood Road | Kirkwood, Missouri 63122

4,200 - 19,178 SF | Lease Rate: Call for Details | Triple Nets: \$5.52/SF (2024 estimate)

## PROPERTY DETAILS

Strong co-tenancy with ample parking

Super-regional trade area

Signalized entrance / exit with easy access to I-44

South Kirkwood Road - 24,873 VPD

I-44 - 87,698 VPD

### Ashley Krekovich

314.785.7613

akrekovich@paceproperties.com

### Lauren Berry, CCIM

314.785.7632

lberry@paceproperties.com

### Joe Ciapciak

314.785.7700

jciapciak@paceproperties.com

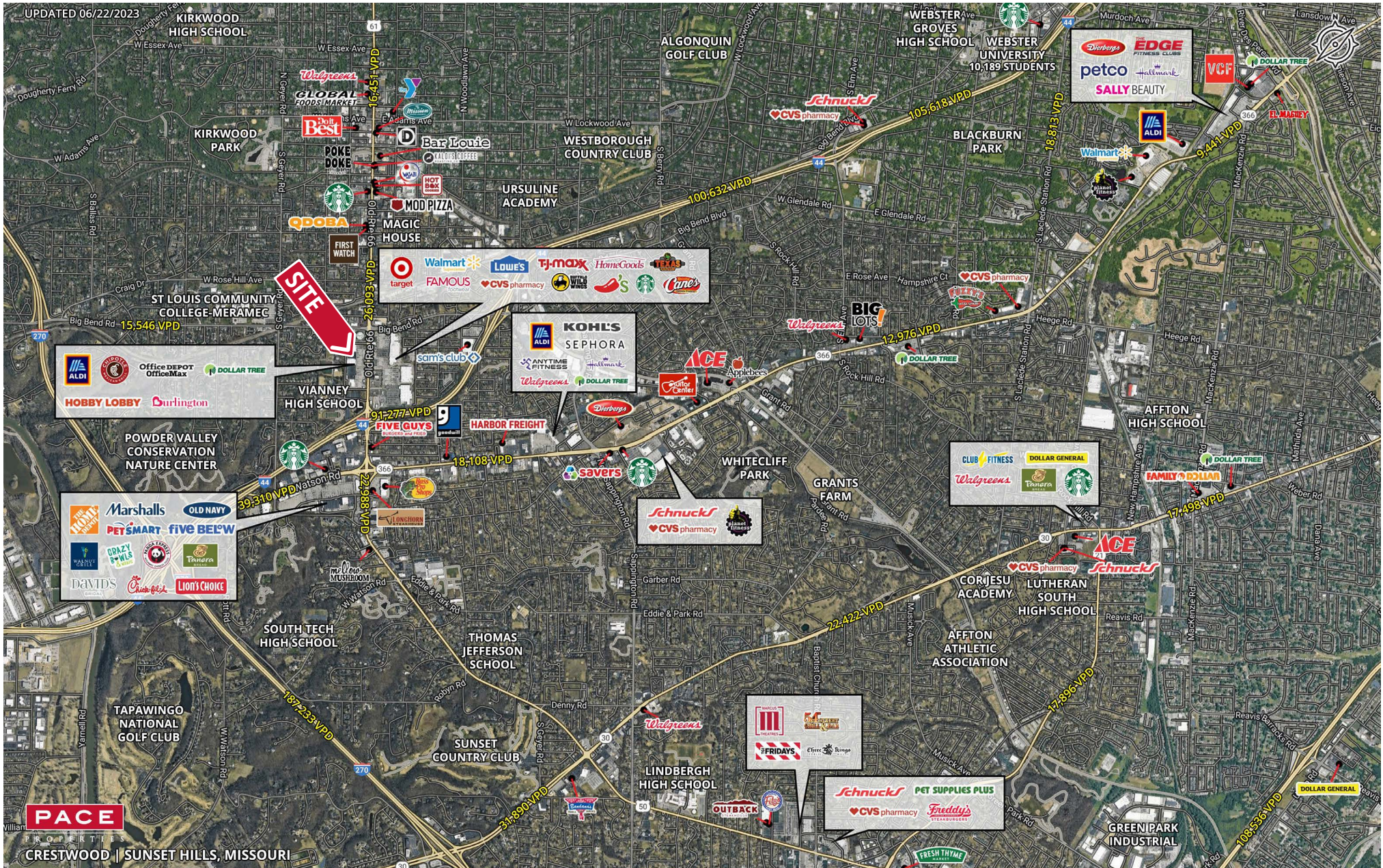
PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.



# Trade Area Aerial



PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

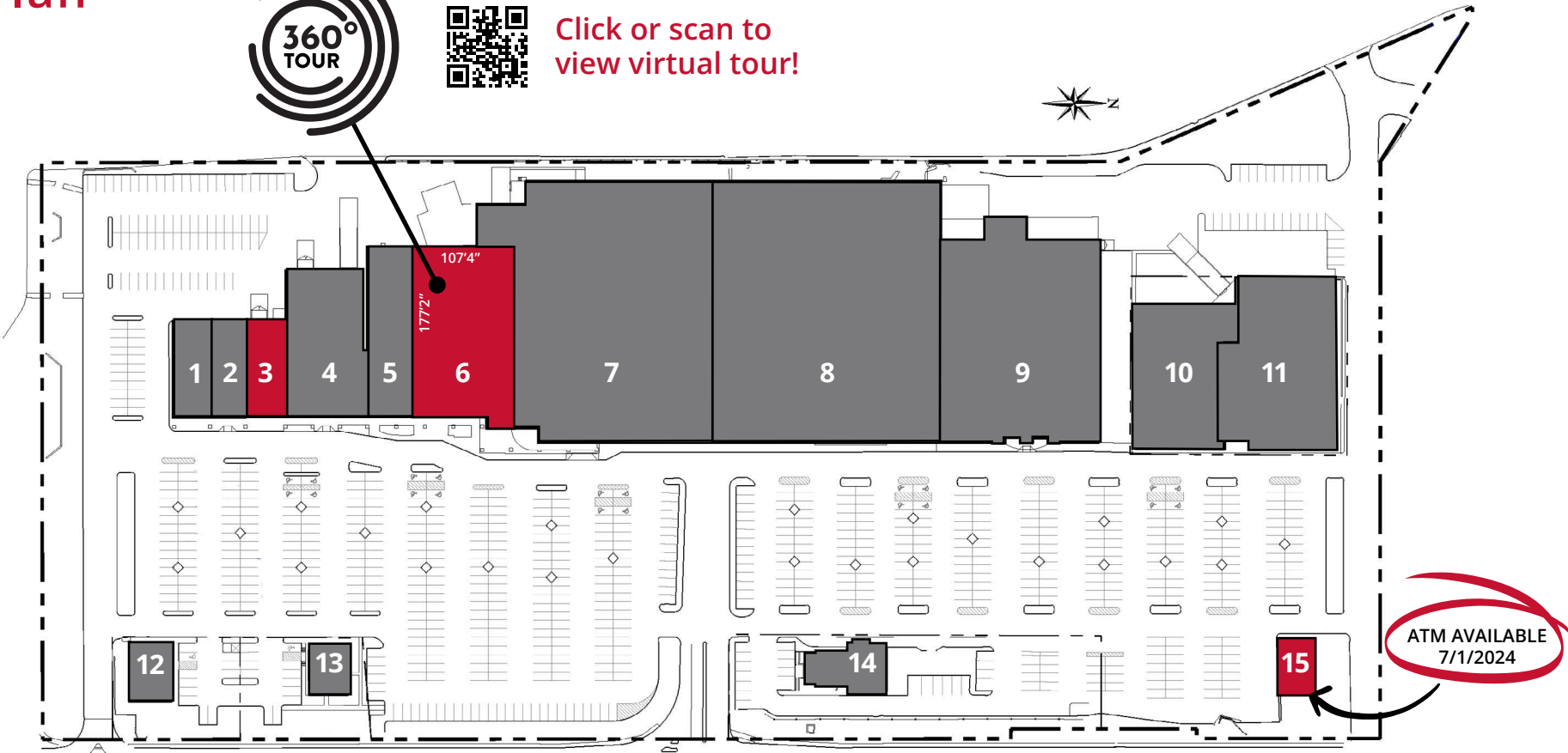
The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.



# Site Plan



Click or scan to view virtual tour!



South Kirkwood Road

Space	Status	SF	Space	Status	SF
1	H&R Block	3,900	9	AutoZone	35,764
2	SSM Physical Therapy	3,700	10	Dollar Tree	19,050
3	AVAILABLE 6/1/2025	4,200	11	Aldi	18,602
4	Office Depot	12,475	12	AT&T	2,420
5	Pure Hockey	7,518	13	Chipotle	1,942
6	AT LEASE	19,178	14	Seven Brew	-
7	Burlington	58,400	15	ATM (Available 7/1/2024)	-
8	Hobby Lobby	64,876			

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

