



KIRKWOOD COMMONS

10380 - 1212 S. KIRKWOOD RD. KIRKWOOD, MO 63122

FULLY LEASED





KIRKWOOD COMMONS

DEMOGRAPHICS

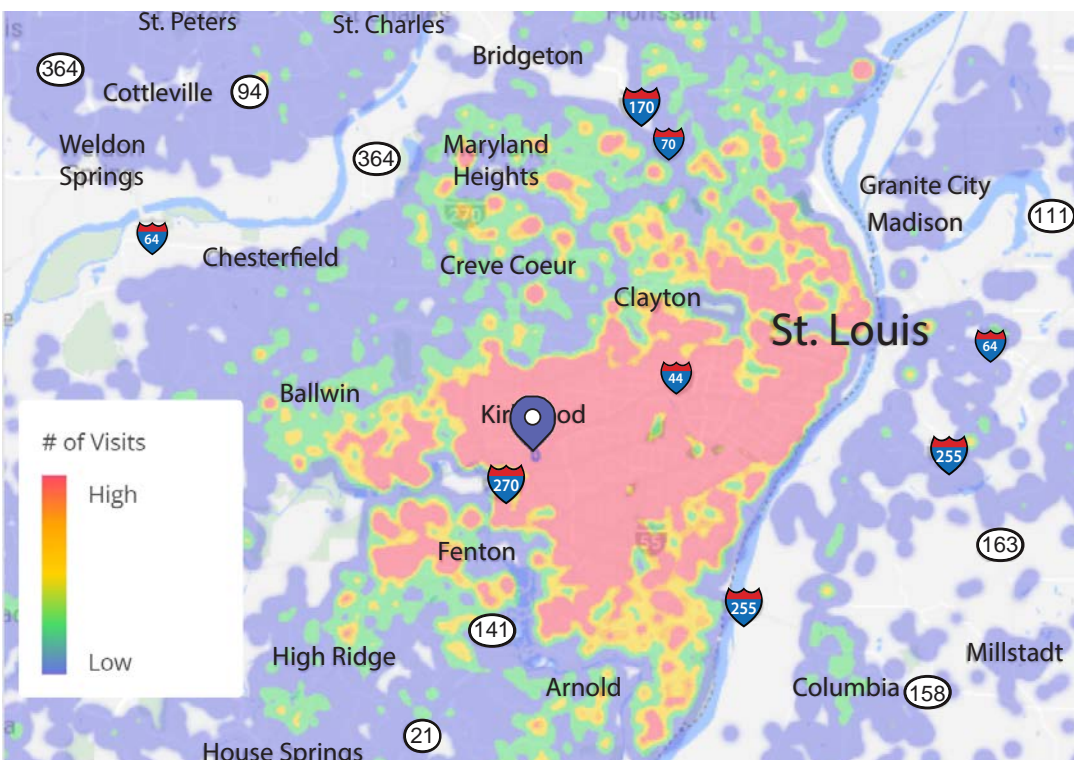
PLEASE CONTACT: L³ CORPORATION
RICK SPECTOR
314.282.9827 (DIRECT)
314.708.2009 (MOBILE)
RICK@L3CORP.NET

- GO TO:
- SITE PLAN
- PICTURES
- MARKET AERIAL




VISIT METRICS OCT 1st, 2023 - SEPT 30th, 2024 • DATA PROVIDED BY PLACER.

| VISITS/YEAR | VISITORS | VISIT FREQUENCY | AVG. DWELL TIME |
|---|---|---|---|
|  |  |  |  |
| 7.2 M | 1.3 M | 5.63 | 41 MIN |

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

| POPULATION |  | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|---------------|---|---------------|----------------|----------------|
| | | 12,288 | 71,563 | 174,205 |
| HOUSEHOLDS |  | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
| | | 5,101 | 28,915 | 73,908 |
| AVG HH INCOME |  | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
| | | \$147,582 | \$155,160 | \$142,033 |



VIEW & DOWNLOAD:
PLACER.AI REPORT
DEMO REPORT

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SITE PLAN

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| SPACE | TENANT | SF |
|-------|-------------------------|---------|
| 1038 | FAMOUS FOOTWEAR | 12,000 |
| 1040 | HOMEGOODS | 25,000 |
| 1042 | TARGET | 0 |
| 1046 | TJ MAXX | 30,000 |
| 1048 | TREATS UNLEASHED | 2,397 |
| 1050 | CHARTER SPECTRUM | 4,500 |
| 1202 | WALMART | 135,806 |
| 1212 | LOWE'S | 0 |
| 1242 | BUFFALO WILD WINGS | 0 |
| B | ENTERPRISE BANK & TRUST | 0 |
| C | STORMING CRAB | 0 |
| D | SONIC | 0 |
| E | WHITE CASTLE | 0 |
| F | TEXAS ROADHOUSE | 0 |



- EXCELLENT LOCATION JUST NORTH OF I-44 WITH 106,000+ VPD
- GREAT VISIBILITY FROM HIGHLY-TRAFFICKED S. KIRKWOOD BLVD WITH 27,000+ VPD
- MARKET DOMINANT POWER CENTER HOSTING STRONG NATIONAL RETAILERS INCLUDING TARGET, LOWE'S, WALMART, T.J. MAXX AND HOMEGOODS



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PICTURES

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MARKET AERIAL

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