



## KIRKWOOD COMMONS

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

12,000 SF POTENTIALLY AVAILABLE

# KIRKWOOD COMMONS

## DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

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RICK SPECTOR

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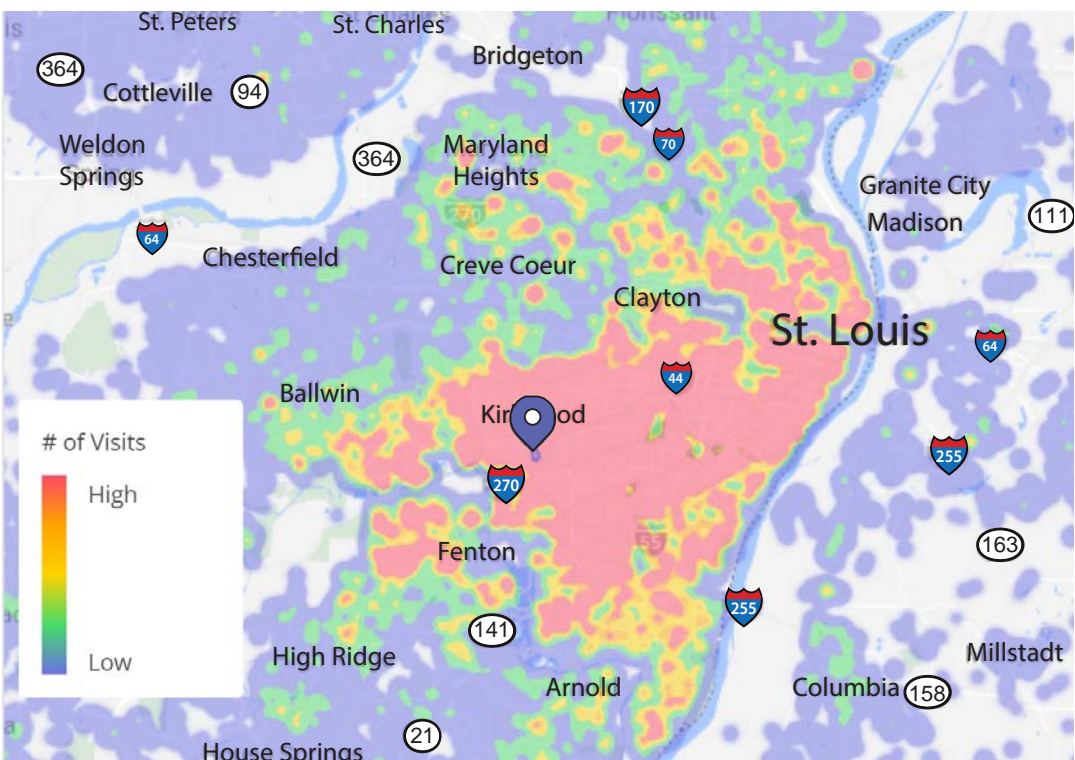
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### VISIT METRICS




JUN 1<sup>st</sup>, 2024 - MAY 31<sup>st</sup>, 2025 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
7.4 M	1.3 M	5.55	42 MIN

### HEAT MAP • PER PLACER.AI



### POPULATION ANALYSIS

POPULATION		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		12,652	76,203	184,825
HOUSEHOLDS		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		5,502	30,288	77,487
AVG HH INCOME		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		\$156,955	\$176,333	\$156,464



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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## SITE PLAN

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SPACE	TENANT	SF
1038	POTENTIALLY AVAILABLE	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



- JR. BOX POSSIBLY COMING AVAILABLE IN EARLY 2027
- EXCELLENT LOCATION JUST NORTH OF 1-44 WITH 106,000+ VPD
- GREAT VISIBILITY FROM HIGHLY-TRAFFICKED S. KIRKWOOD BLVD WITH 26,000+ 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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