



## KIRKWOOD COMMONS

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

12,000 SF POTENTIALLY AVAILABLE





# KIRKWOOD COMMONS

## DEMOGRAPHICS

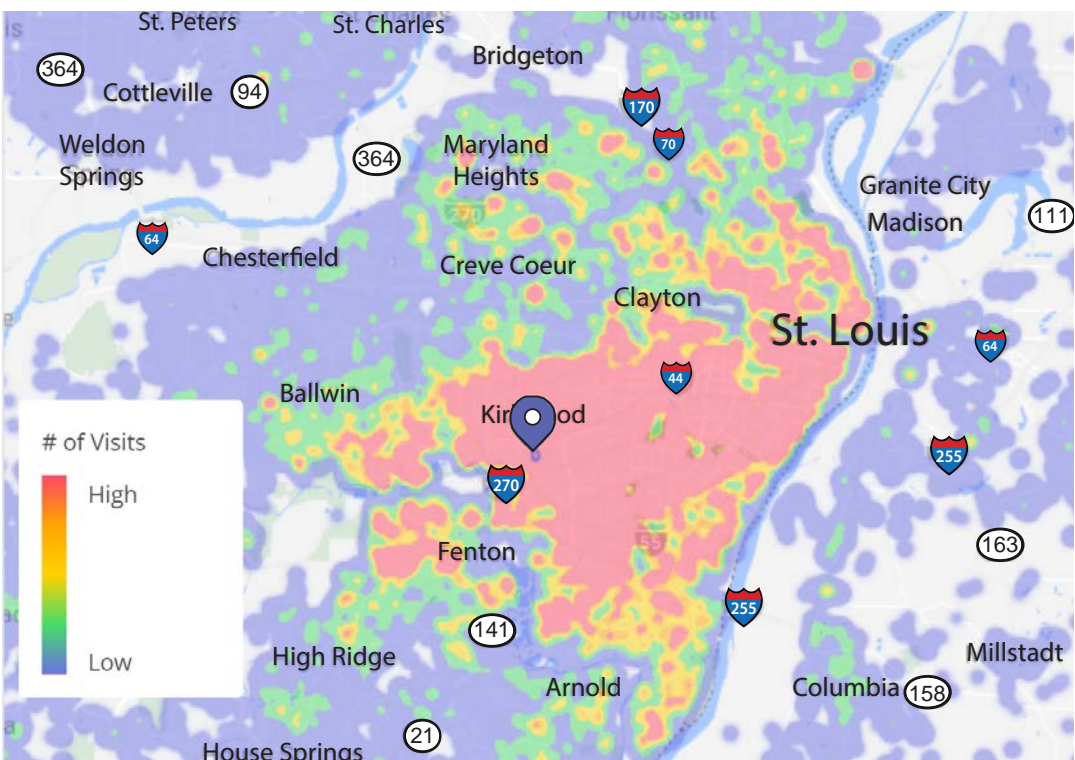
PLEASE CONTACT: L<sup>3</sup> CORPORATION  
RICK SPECTOR  
314.282.9827 (DIRECT)  
314.708.2009 (MOBILE)  
RSPECTOR@L3CORPORATION.COM

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




### VISIT METRICS JAN 1<sup>st</sup>, 2025 - DEC 31<sup>st</sup>, 2025 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
7.7 M	1.3 M	5.79	40 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

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	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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