



KIRKWOOD COMMONS

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

12,000 SF POTENTIALLY AVAILABLE

XTEAM
RETAIL ADVISORS

KIRKWOOD COMMONS

DEMOCRAPHICS

PLEASE CONTACT: L³ CORPORATION
RICK SPECTOR
314.282.9827 (DIRECT)
314.708.2009 (MOBILE)
RSPECTOR@L3CORPORATION.COM

GO TO:

SITE PLAN

PICTURES

MARKET AERIAL

VISIT METRICS

JAN 1st, 2025 - DEC 31st, 2025 • DATA PROVIDED BY PLACERA.I

VISITS/YEAR



7.7 M

VISITORS



1.3 M

VISIT FREQUENCY



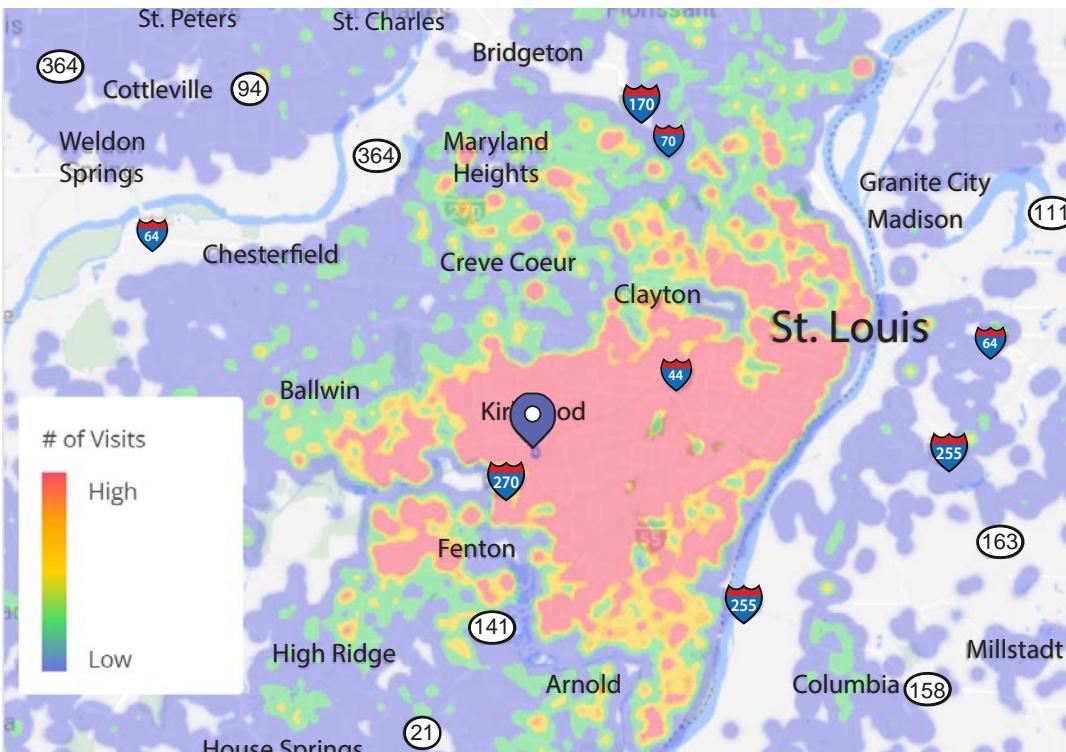
5.79

AVG. DWELL TIME



40 MIN

HEAT MAP • PER PLACERA.I



POPULATION ANALYSIS

POPULATION



1 MILE

12,652

3 MILES

76,203

5 MILES

184,825

HOUSEHOLDS



1 MILE

5,502

3 MILES

30,288

5 MILES

77,487

AVG HH INCOME



1 MILE

\$156,955

3 MILES

\$176,333

5 MILES

\$156,464

VIEW & DOWNLOAD:
PLACER.AI REPORT



DEMO REPORT

KIRKWOOD COMMONS

SITE PLAN

PLEASE CONTACT: L³ CORPORATION
 RICK SPECTOR
 314.282.9827 (DIRECT)
 314.708.2009 (MOBILE)
 RSPECTOR@L3CORPORATION.COM

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



KIRKWOOD COMMONS

PICTURES

PLEASE CONTACT: L³ CORPORATION
RICK SPECTOR
314.282.9827 (DIRECT)
314.708.2009 (MOBILE)
RSPECTOR@L3CORPORATION.COM



KIRKWOOD COMMONS

MARKET AERIAL

PLEASE CONTACT: L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM

