

# KIRKWOOD CROSSING

More Information:



1259 S. Kirkwood Rd.  
Kirkwood, MO 63122



Saint Louis, MO

**4,200 SF - Available July 2025**



## Demographics (2024 Estimates)

Population Households Average HH Income Daytime Population



1 Mile	7,805	3,425	\$115,837	14,833
3 Miles	70,895	28,667	\$160,653	53,416
5 Miles	189,770	79,047	\$145,377	143,839
Trade Area	297,294	125,740	\$131,347	172,558

## Highlights

- 251,775 total SF
- 12,560 VPD on S. Kirkwood Rd. directly in front on site.

## KEY TENANTS



BRIAN NELTNER  
Direct: 513.535.8506  
brian@selectstrat.com

BRADYN LYONS  
Direct: 704.219.5933  
blyons@selectstrat.com

400 Techne Center Drive  
Suite 320  
Milford, OH 45150  
www.selectstrat.com

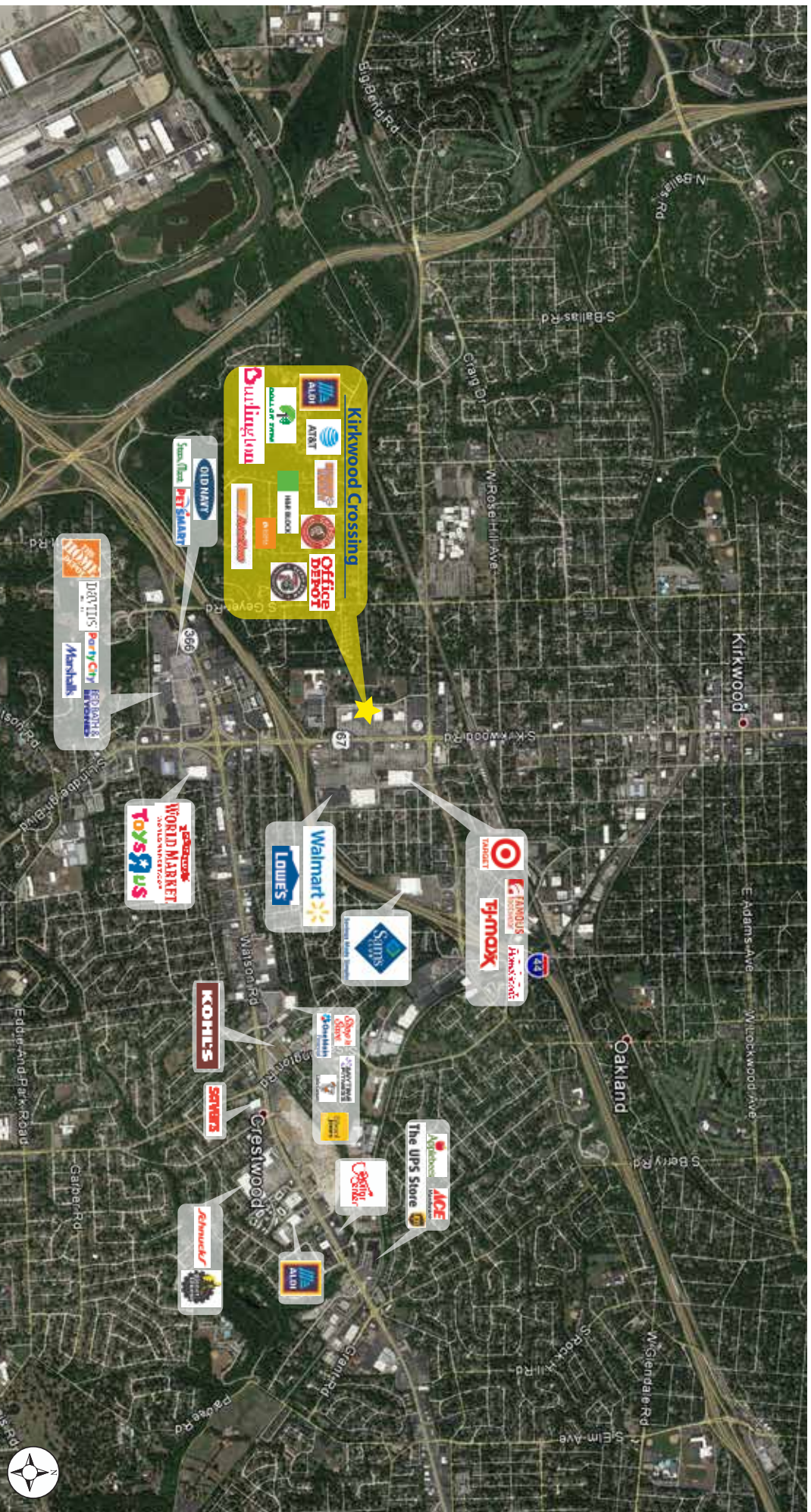
## Traffic Counts

12,560 VPD on S. Kirkwood Rd.





1259 S. Kirkwood Rd., Kirkwood, MO 63122



## Retail & Competitive Center Aerial