# 

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
rade 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**



Office





## Traffic Counts 12.560 VPD on S. Kirkwood Rd.





BRIAN NELTNER Direct: 513.535.8506 brian@selectstrat.com

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

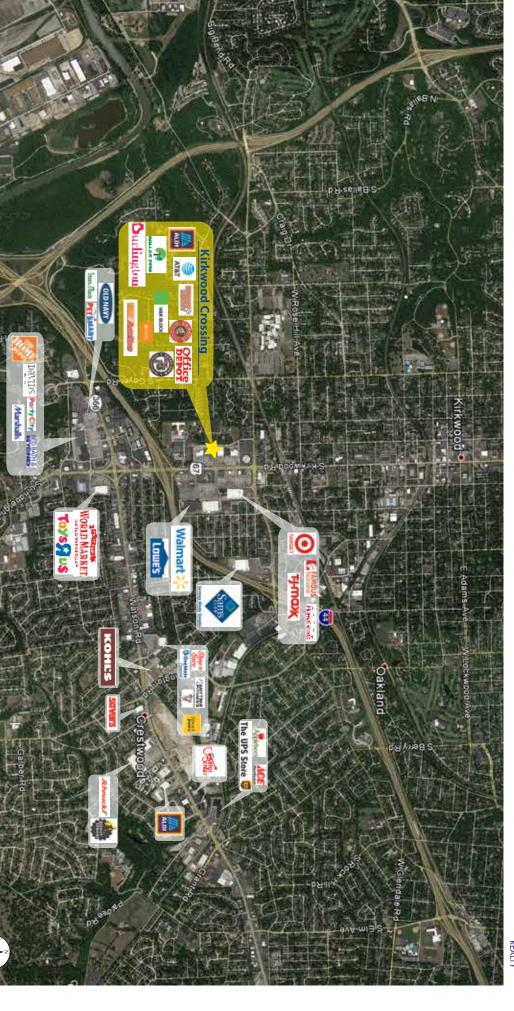
Interstate Route 44

S. Kirkwood Road

Big Bend Road

# **Kirkwood Crossing**

1259 S. Kirkwood Rd., Kirkwood, MO 63122



**Retail & Competitive Center Aerial** 

