



KIRKWOOD COMMONS

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

FULLY LEASED

KIRKWOOD COMMONS

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

GO TO:

SITE PLAN

PICTURES

MARKET AERIAL

VISIT METRICS JAN 1st, 2024 - DEC 31st, 2024 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



7.3 M

VISITORS



1.4 M

VISIT FREQUENCY



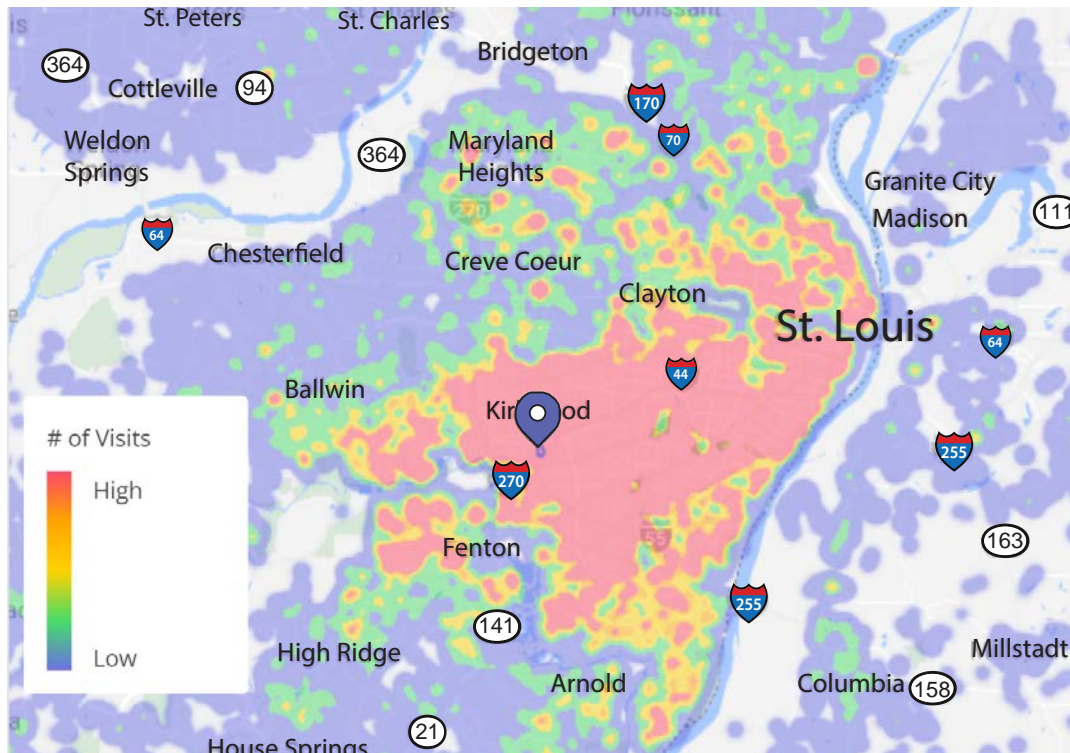
5.4

AVG. DWELL TIME



41 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 12,288	<u>3 MILES</u> 71,563	<u>5 MILES</u> 174,205
HOUSEHOLDS		<u>1 MILE</u> 5,101	<u>3 MILES</u> 28,915	<u>5 MILES</u> 73,908
AVG HH INCOME		<u>1 MILE</u> \$147,582	<u>3 MILES</u> \$155,160	<u>5 MILES</u> \$142,033



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
1038	FAMOUS FOOTWEAR	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



- EXCELLENT LOCATION JUST NORTH OF 1-44 WITH 106,000+ VPD
- GREAT VISIBILITY FROM HIGHLY-TRAFFICKED S. KIRKWOOD BLVD WITH 27,000+ VPD
- MARKET DOMINANT POWER CENTER HOSTING STRONG NATIONAL RETAILERS INCLUDING TARGET, LOWE'S, WALMART, T.J. MAXX AND HOMEGOODS



Commercial
Real Estate

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