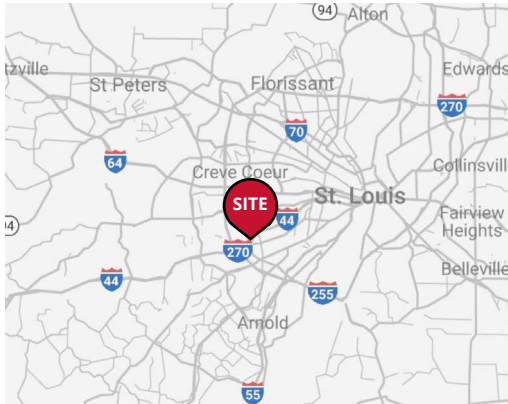




Coming Soon!



2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

8,671 | 69,650 | 185,663



Daytime Population

18,586 | 69,286 | 189,255



Median Household Income

\$89,790 | \$137,698 | \$120,283

RETAIL FOR LEASE

Kirkwood Crossing

1115 - 1235 South Kirkwood Road | Kirkwood, Missouri 63122

4,200 SF | Lease Rate: Call for Details | Triple Nets: \$5.85/SF (2025 estimate)

PROPERTY DETAILS

Strong co-tenancy with ample parking

Super-regional trade area

Signalized entrance / exit with easy access to I-44

South Kirkwood Road - 26,511 VPD

I-44 - 99,643 VPD

Ashley Krekovich

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PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

UPDATED 11/14/2024

KIRKWOOD HIGH SCHOOL
1,810 students

KIRKWOOD PARK

WEBSTER GROVES HIGH SCHOOL
424 students

WEBSTER UNIVERSITY
3,500 students

ST LOUIS COMMUNITY COLLEGE

URSULINE ACADEMY
367 students

THE MAGIC HOUSE
602,900 annual visitors

AFFTON HIGH SCHOOL
746 students

VIANEY HIGH SCHOOL
575 students

GRANT'S FARM
450,000 annual visitors

LUTHERAN SOUTH HIGH SCHOOL
550 students

COR JESU ACADEMY
520 students

SOUTH TECH HIGH SCHOOL
830 students

THOMAS JEFFERSON SCHOOL
75 students

LINDBERGH HIGH SCHOOL
2,203 students

ALGONQUIN GOLF CLUB

WESTBOROUGH COUNTRY CLUB

MEMORIAL PARK

WEHNER PARK

WHITECLIFF PARK

SUNSET COUNTRY CLUB

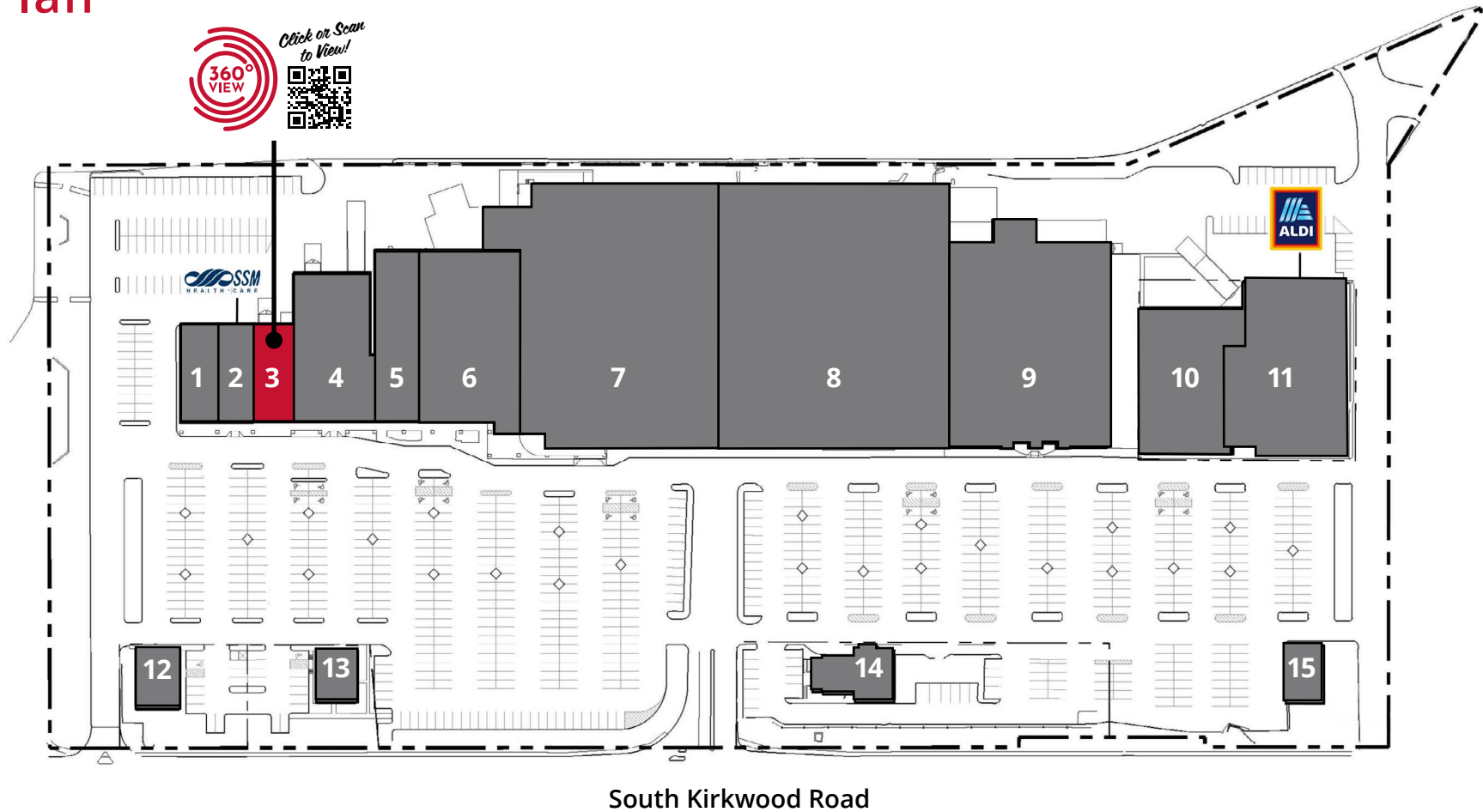
TAPAWINGO NATIONAL GOLF CLUB

PACE PROPERTIES

CRESTWOOD | SUNSET HILLS, MISSOURI

Google

Site Plan



| Space | Status | SF | Space | Status | SF |
|-------|----------------------|--------|-------|-------------|--------|
| 1 | H&R Block | 3,900 | 9 | AutoZone | 35,764 |
| 2 | SSM Physical Therapy | 3,700 | 10 | Dollar Tree | 19,050 |
| 3 | AVAILABLE | 4,200 | 11 | Aldi | 18,602 |
| 4 | Office Depot | 12,475 | 12 | AT&T | 2,420 |
| 5 | Pure Hockey | 7,518 | 13 | Chipotle | 1,942 |
| 6 | Sierra Trading Post | 19,178 | 14 | Seven Brew | - |
| 7 | Burlington | 58,400 | 15 | ATM | |
| 8 | Hobby Lobby | 64,876 | | | |

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