

FOR LEASE: High-Profile Retail Space | Downtown Kirkwood

Pioneer Place II | Class-A Mixed-Use Retail/Office Building in Downtown Kirkwood

1,480 SF High-Profile Retail Space



AVAILABLE
1,480 SF



**343 S. Kirkwood Road
#108, Kirkwood, MO**

- ❖ 1,480 SF space for lease in Downtown Kirkwood (no hood system or gas line)
- ❖ Immediately next to Starbucks, which recently underwent a large expansion.
- ❖ Direct access, visibility, and exposure to Kirkwood Road (over 28,000 cars per day).
- ❖ Several long-term co-tenants: Starbucks, Hair Saloon, Kokuu Sushi, Rush Bowls, USPS
- ❖ **SHOWINGS BY APPOINTMENT ONLY. DO NOT DISTURB TENANT.**

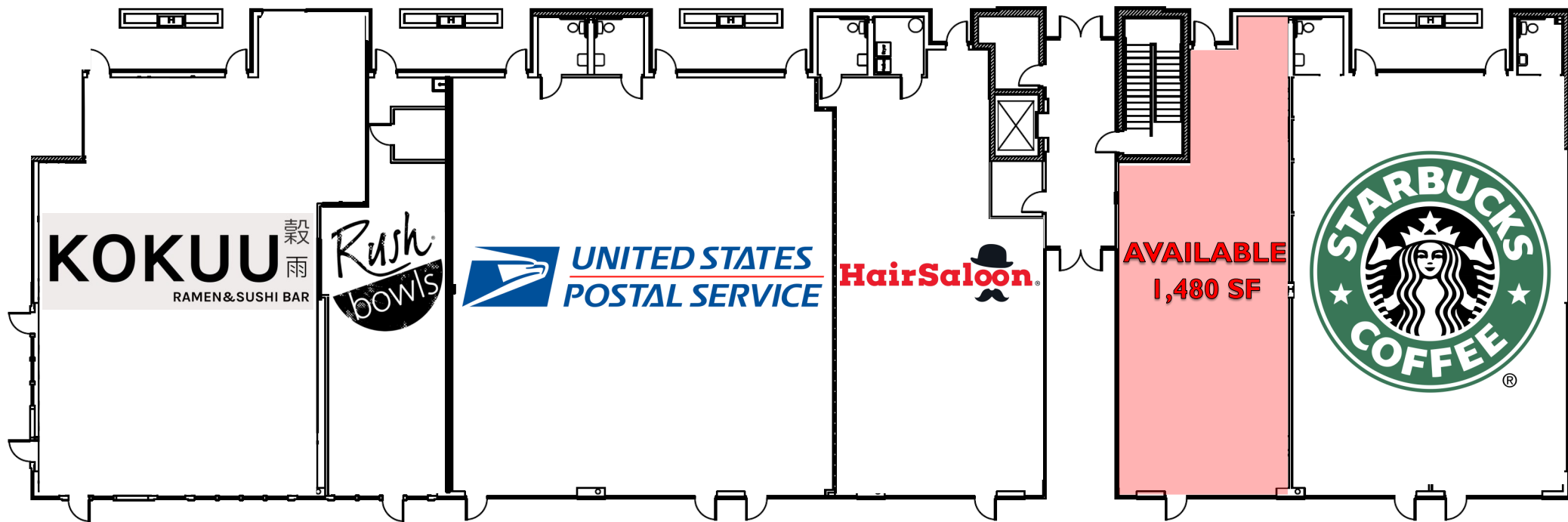


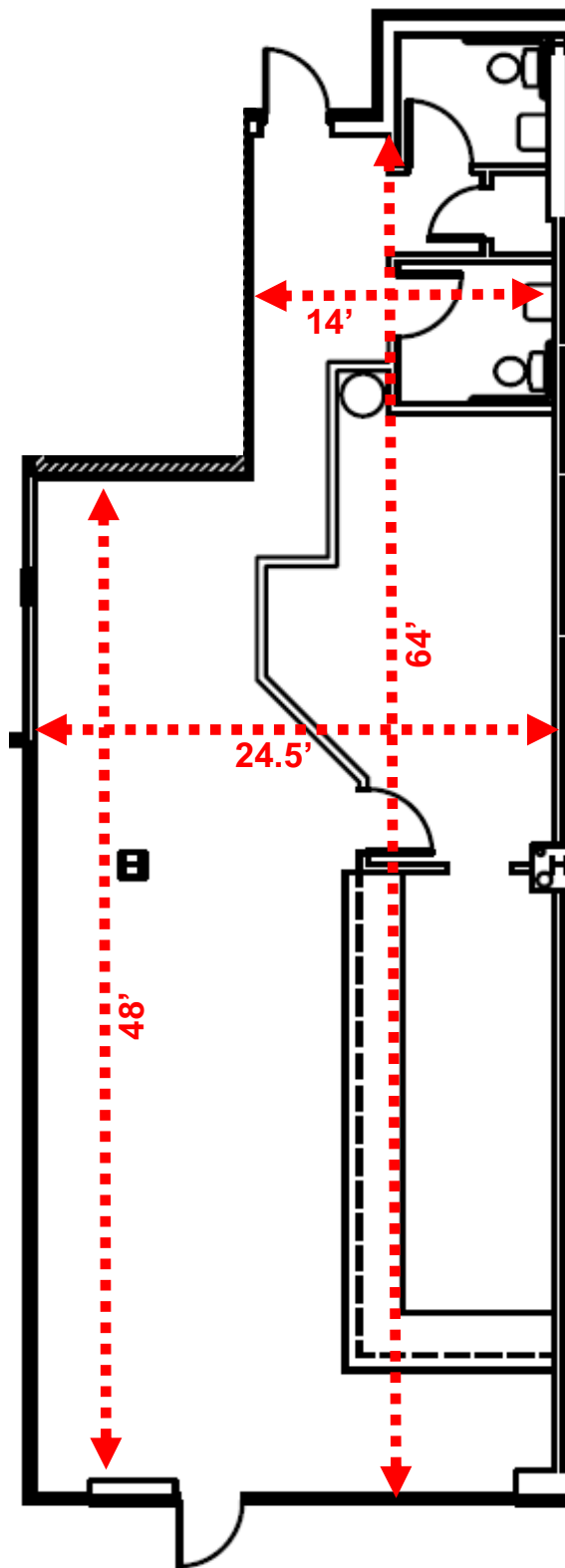
20 Allen Avenue, Suite 400
Webster Groves, MO 63119

<u>Demographics</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	11,632	74,431	181,194
Avg. Income:	\$114,791	\$135,824	\$125,067
Households:	5,194	30,439	76,901

For more information, contact:
Michael Koch
(314) 281-1502
mkoch@novusdev.com

Pioneer Place II





Pioneer Place II

