



**PROMINENT
KIRKWOOD RETAIL**

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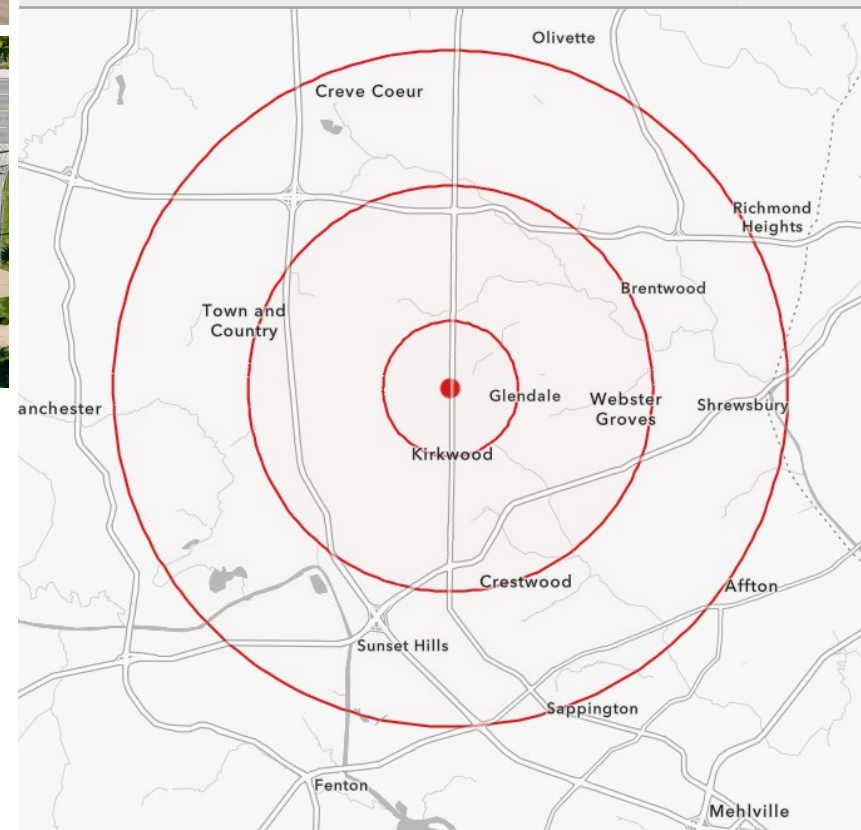
**915 NORTH KIRKWOOD ROAD
KIRKWOOD, MO 63122
5,080 S.F. | \$38.00/S.F. N.N.N.**

PROPERTY INFORMATION



- FREESTANDING 5,080 SQUARE FOOT BUILDING ON 0.86-ACRE LOT
- 23 EXCLUSIVE PARKING SPACES
- FORMER MEDICAL/URGENT CARE BUILDING — READY FOR MEDICAL, RETAIL OR CONVERSION
- PROMINENT LOCATION AT ENTRANCE TO KIRKWOOD
- EXCELLENT VISIBILITY WITH 19,063 VPD ON NORTH KIRKWOOD ROAD
- EASY ACCESS TO MANCHESTER ROAD AND I-44
- STRONG DEMOGRAPHICS - \$212,406 MEDIAN HH INCOME WITHIN 1 MILE

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		12,878	73,347	182,703
HOUSEHOLDS		5,118	28,946	76,922
AVERAGE HH INCOME		\$212,406	\$222,949	\$196,827



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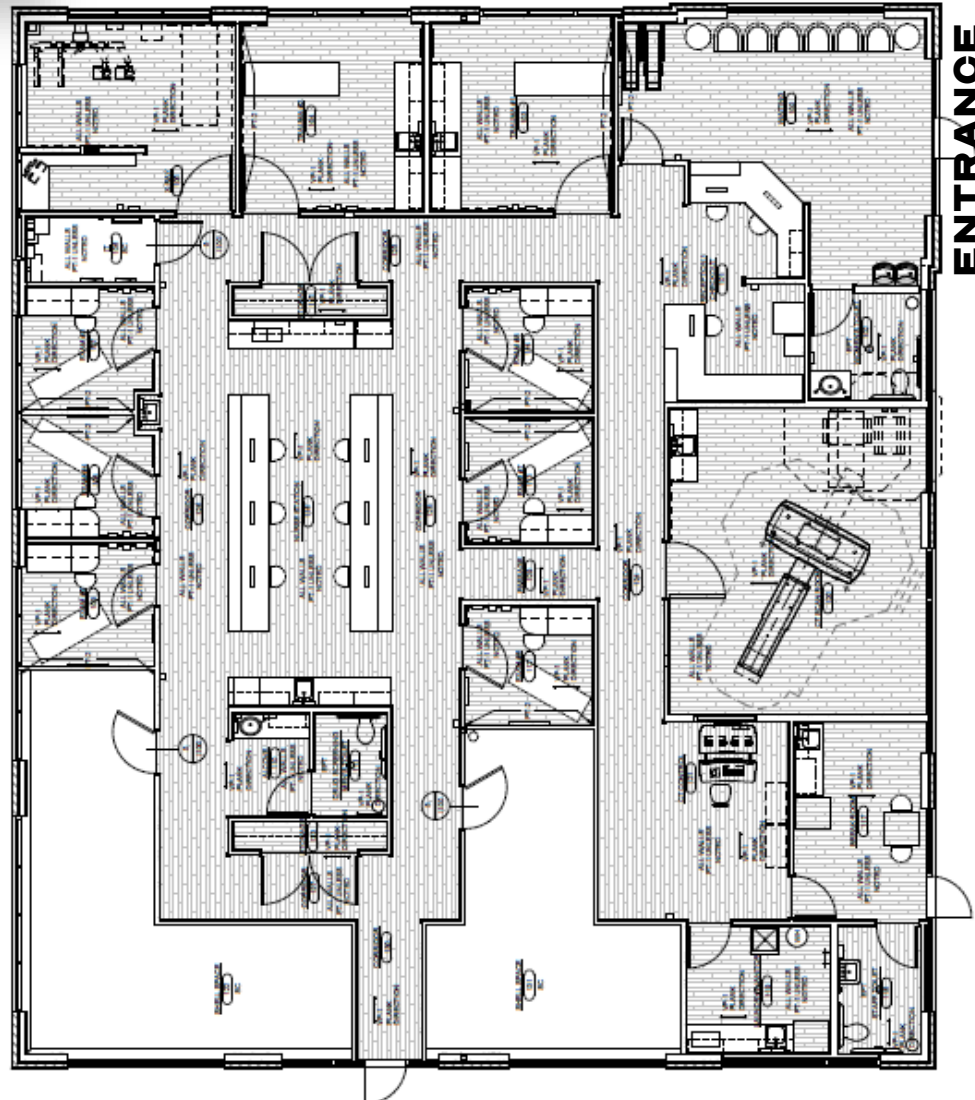
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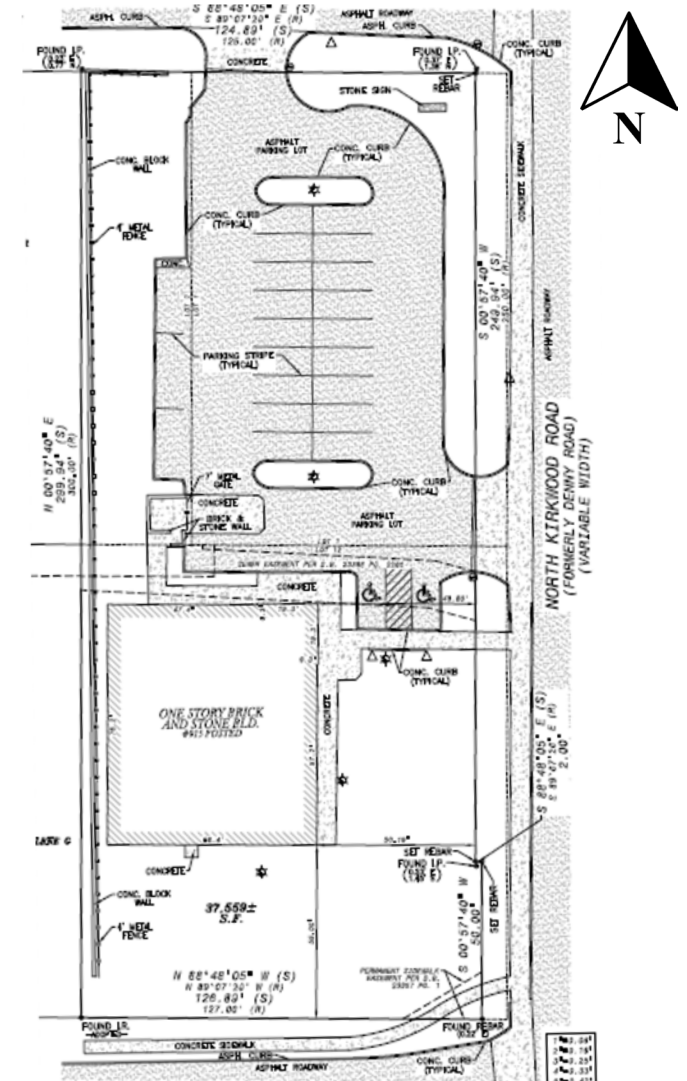
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PROPERTY INFORMATION

FLOOR PLAN



SITE PLAN



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AERIAL



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