

FOR SUBLEASE



447 South Kirkwood Rd., Kirkwood, MO 63122



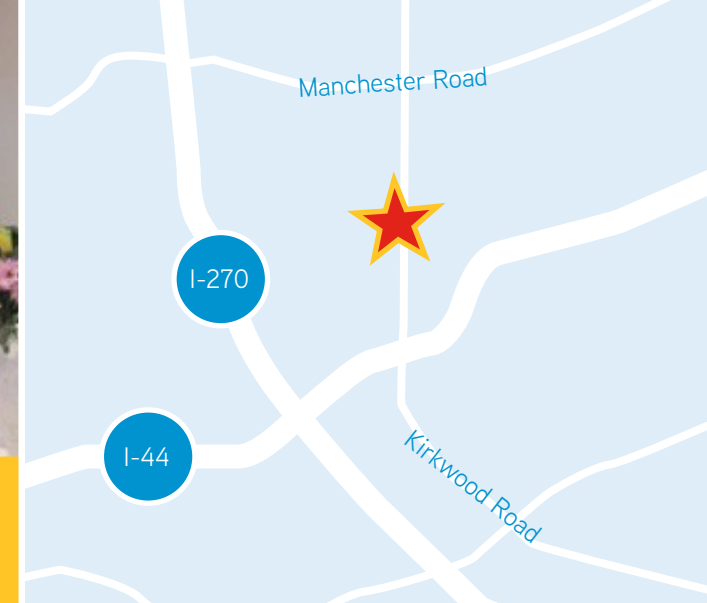
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Highly Visible Retail | Over 30,000 VPD



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Sublease Opportunity

- Highly visible space fronting S. Kirkwood Road (over 30,000 VPD)
- Entire space renovated in 2016 with new finishes
- Outdoor seating and common area with water feature outside of Premises
- Landmark building in the heart of Kirkwood
- Signalized intersection and multiple curb cuts into the property
- Strong co-tenancy
- 6/1000 surface parking lot
- Size - 1,240 SF
- Rate – Contact Broker
- Lease Expiration Date – June 30, 2021
- Please do not disturb operating business**

Demographics

ITEM	1 MILE	3 MILES	5 MILES
Total Population	10,977	74,450	181,990
Total Households	4,852	29,763	76,023
Median Home Value	\$306,197	\$299,817	\$273,413
Median Age	41.8	42.0	41.8
Total Businesses	881	3,740	9,571
Total Employees	12,084	49,079	154,078

Source: ESRI and CoStar

Tenant Roster

- First Watch
- Panda Chinese Restaurant
- Domino's
- Qdoba
- Subway
- Smoothie King
- West Community Credit Union
- Quest Diagnostics
- St. Luke's Urgent Care
- Connect Hearing
- Kumon Learning Center
- H&R Block
- Edward Jones
- Ginger Bay Salon & Spa
- Cafe Provencal
- Coldwell Banker Gundaker

Contact Us

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