

# 1,820 SF 2-STORY OFFICE BUILDING AVAILABLE FOR LEASE

128 WEST MONROE AVENUE | KIRKWOOD, MO 63122



▶ **1,820 SF with Basement Available April 1st**

**LEASE RATE: \$3,000.00 PER MO. GROSS + UTILITIES**

- ▶ Two-story office building
- ▶ City of Kirkwood - zoned B-2
- ▶ 9 rear parking spaces including street parking available
- ▶ Within close proximity to signalized intersection at S. Kirkwood Road and W. Monroe Ave
- ▶ Just minutes from area attractions, restaurants, boutiques, grocers, big box retail, professional offices and medical facilities
- ▶ Dense, affluent residential neighborhood in immediate area
- ▶ Excellent and convenient access to S. Kirkwood Road (Lindbergh Blvd), Geyer Road, Big Bend Blvd, Watson Road, Manchester Road, I-44 and I-270

**For additional information, please contact:**

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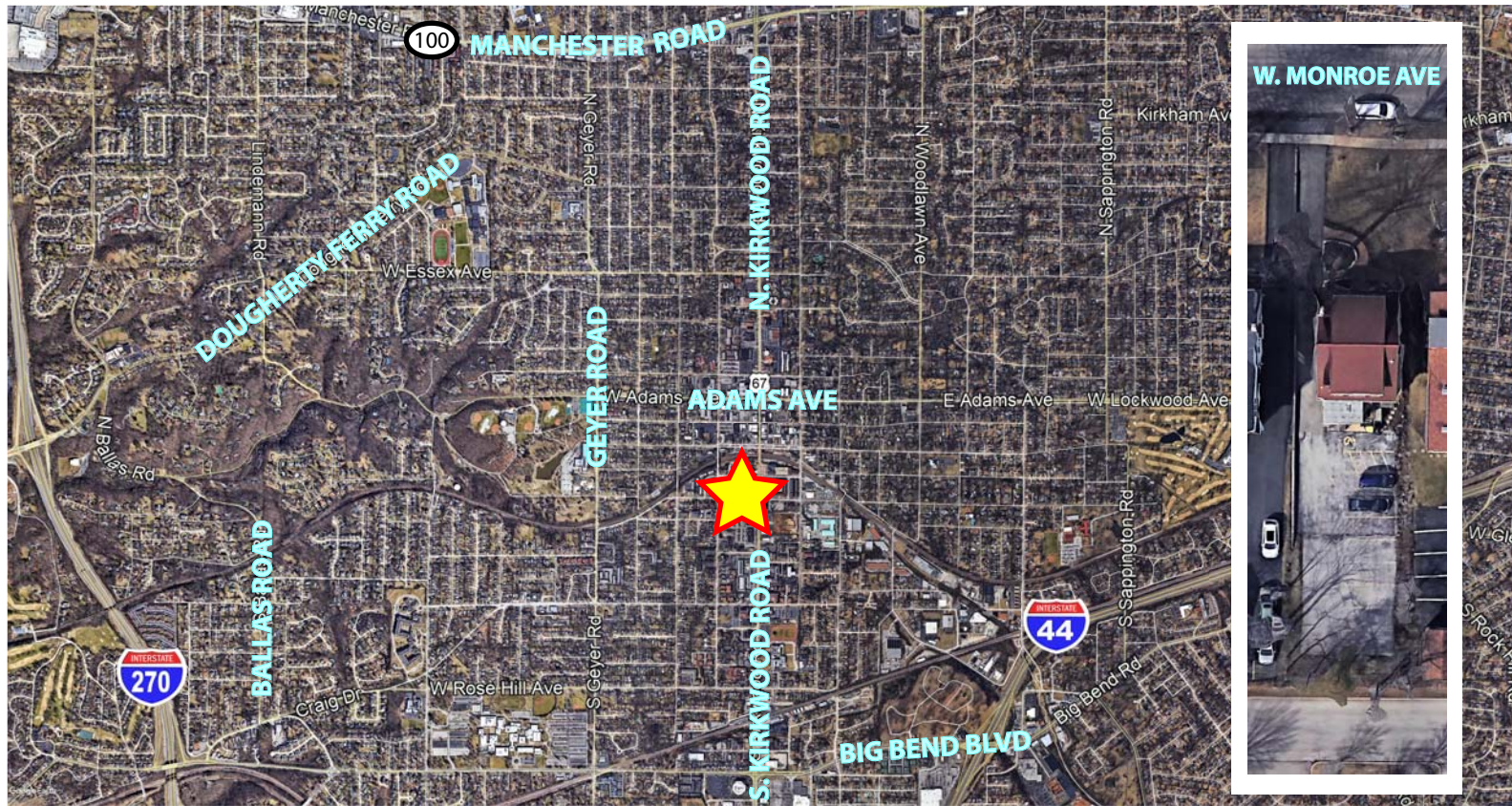
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2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	2017 ANNUAL AVERAGE DAILY TRAFFIC
POPULATION:	11,791	71,211	176,130	S. KIRKWOOD ROAD (US-67): 19,974 VPD
DAYTIME EMPLOYMENT:	10,156	51,822	149,390	
NO. OF HOUSEHOLDS:	5,237	29,114	75,057	
AVG. HOUSEHOLD INCOME:	\$108,364	\$122,858	\$112,267	

