



**CUSHMAN &
WAKEFIELD**

FOR SALE - BANK VALUE-ADD INVESTMENT

470 N. Kirkwood Road

Kirkwood, MO 63122

SHOWINGS BY APPOINTMENT ONLY



470 N. Kirkwood Road

Asking Price: \$3,000,000 (\$214/SF)

- Multi-tenant Office and Retail Building with Long Term Lease-Back to A+ S&P Rated Tenant
- Value-Add with Additional Space Available to Lease
- Building SF: ±13,393 SF + Full Basement, Partially Finished
- Lot Size: ±1.437 Acres - 2 Parcels: 23M140574 (Building)
23M140583 (Rear Parking Lot)
- Zoning: City of Kirkwood B-2 Commercial - Parcel 23M140574 (Building)
+ R-3 Residential Parcel 23M140583 (Rear Parking Lot)
- Showings Available by Appointment Only. **DO NOT DISTURB - LONG TERM BANK TENANT**
- Bank branch undergoing significant renovations

Demographics

	1 Mile	3 Mile	5 Mile
Population	14,161	77,015	182,969
AVG. HH Income	\$188,808	\$208,796	185,222
Households	5,951	30,815	77,101



**Contact Broker for
additional info:**

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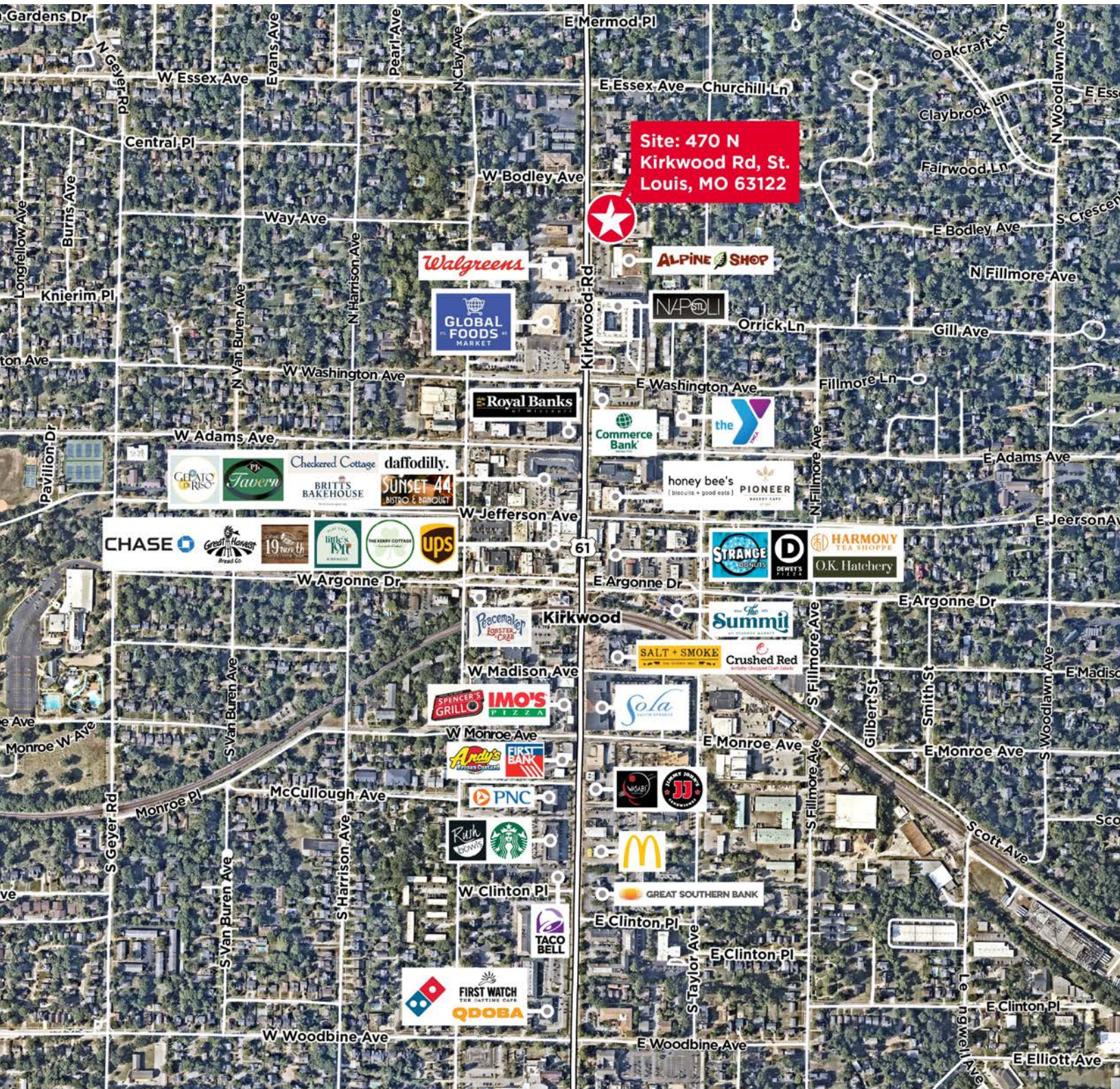


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