

For Sale

CBRE

4.73 Acres in Prime Kirkwood Location

544 & 540 Clark Avenue
Kirkwood, MO 63122
www.cbre.com/stlouis

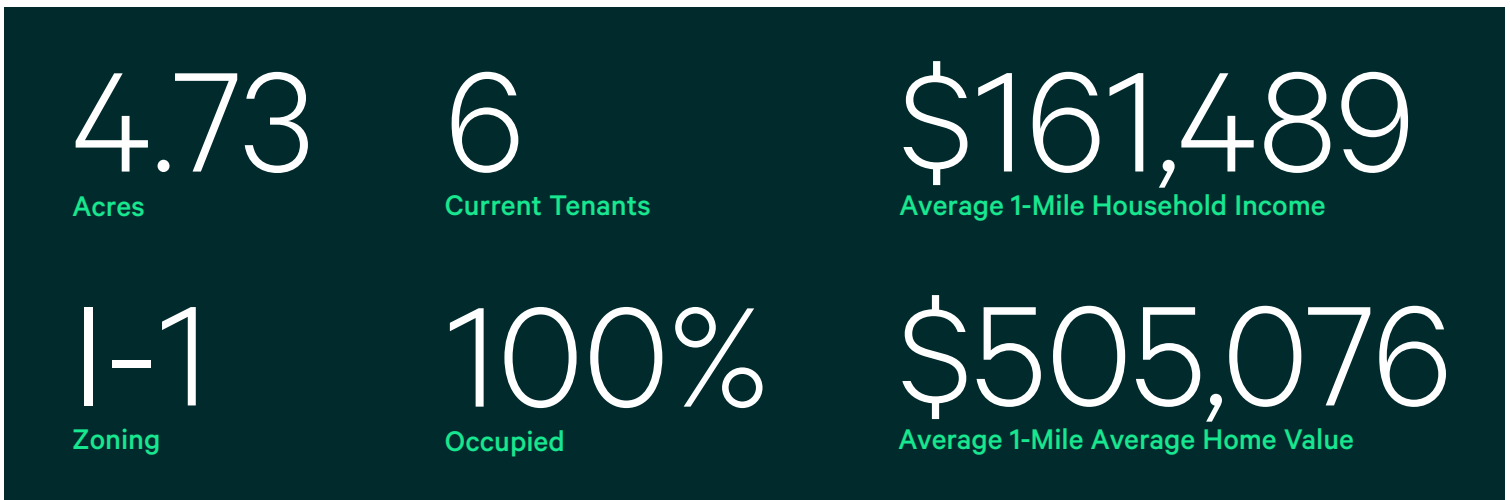
Sale Price: \$6,000,000



Property Description

544 & 540 Clark Avenue offers investors and users the opportunity to acquire a uniquely positioned transportation-oriented asset in one of the St. Louis region's most established municipalities. The combination of substantial acreage, rail adjacency, infill location, and redevelopment potential creates a compelling opportunity rarely available within Kirkwood city limits. Whether utilized as an operating transportation facility, repositioned for industrial use, or held for future redevelopment, the property represents a strategic acquisition in a market with limited commercial land inventory.

Located in one of the St. Louis region's most sought-after communities, the property benefits from strong residential demand, an established business environment, and the long-term stability that has made Kirkwood a premier investment destination.



Investment Highlights

Prime Commercial Development Opportunity

- + A rare opportunity to acquire approximately 4.73 acres in the heart of Kirkwood—one of the largest remaining commercial development sites in the market—ideally positioned among established neighborhoods, vibrant downtown Kirkwood amenities, and a diverse mix of commercial businesses.

Strategic Location

- + Strategic transportation access being located just minutes from the major interchange of I-44 and I-270 leading to the greater St. Louis metropolitan area. Also has direct adjacency to the region's primary east-west freight rail corridor, and approximately one mile from the Kirkwood Amtrak Station.

Income-Generating Potential

- + New ownership has the flexibility to maintain existing tenant leases, allowing for continued rental income throughout the new ownership period.

Flexible Future Use Potential

- + The property's transportation-oriented use and strategic location provide flexibility for a variety of commercial operations, while also presenting a compelling redevelopment, adaptive reuse, or assemblage opportunity within one of the region's most affluent submarkets, subject to municipal approvals.

Exceptional Demographics

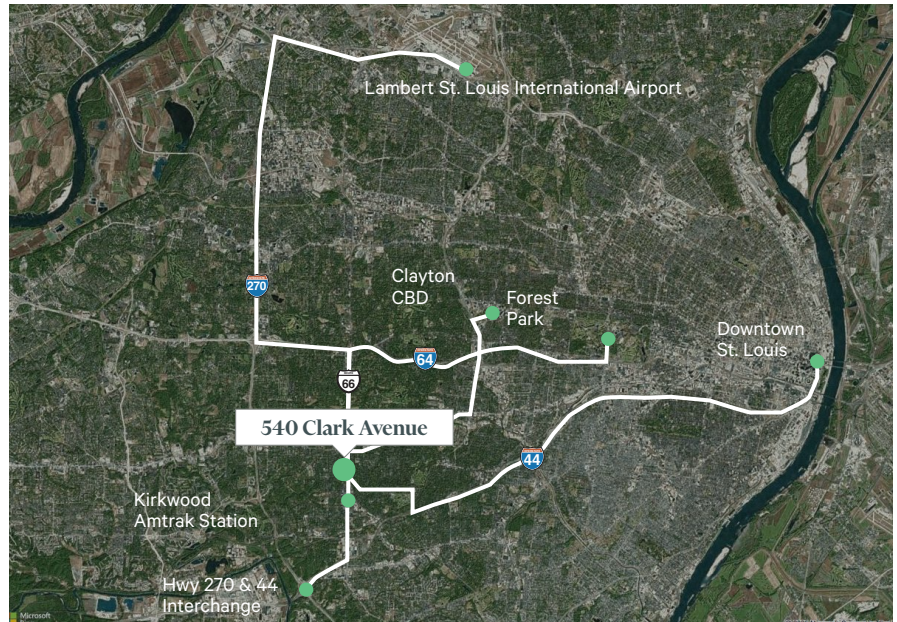
- + Excellent 1-mile demographics with a population of 10,912, an average household income of \$161,489 and an average home value of \$505,076.

Kirkwood Overview

The City of Kirkwood is strategically positioned as a central, inner-ring suburb within the St. Louis metropolitan area, offering residents and businesses exceptional connectivity and convenience. Kirkwood is a 18-minute drive west of the City of St. Louis. This prime location places it within easy reach of downtown St. Louis.

Kirkwood's central placement is further enhanced by its robust transportation network. I-44 runs to the south of the city, and I-270 lies to its west, providing critical links to the broader region. Additionally, North Kirkwood Road or Lindbergh Boulevard, serves as a primary artery directly through the town, facilitating local travel.

Kirkwood also benefits from MetroBus service, connecting it to other St. Louis County communities and downtown St. Louis, as well as, notably, the historic Kirkwood Train Station. The only active Amtrak stop in St. Louis County offering both commuter and long-distance rail services. This accessibility allows residents to enjoy the charm and amenities of Kirkwood while maintaining close ties to the extensive opportunities and attractions of the greater St. Louis area.



1.2 Miles
4 Minute

Kirkwood Amtrak Station

3.1 Miles
5 Minutes

Highway 270 & 44 Interchange

8.5 Miles
15 Minutes

Forest Park

9.1 Miles
20 Minutes

Clayton Central Business District

22 Miles
27 Minutes

St. Louis Lambert International Airport

13 Miles
18 Minutes

Downtown St. Louis

Location Highlights



High barrier to entry market for new construction due to limited land availability



The property is being offered free & clear allowing maximum flexibility in structuring an acquisition



Located in the coveted A+ Rated Kirkwood School District (Ranked #3 Best School in Missouri - Niche)



Outstanding live-work-play location, within walking distance to retail including restaurants, bars, shopping and art galleries



Kirkwood residents have a higher average household income of \$161,489 compared to \$114,604 average in the St. Louis MSA. Additionally, the average home value in the area is \$505,076, significantly above the St. Louis MSA average of \$325,920



Resilient economic base: The Kirkwood market demonstrates exceptional stability with a diverse mix of long-standing local businesses, professional services, and high-end retail, consistently maintaining lower vacancy rates than the broader St. Louis metro area.

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Living in Kirkwood

Kirkwood, Missouri has built a strong reputation through a range of accolades and impressive statistics that showcase its dedication to community values, historic preservation, top-tier education, and overall quality of life. From its Tree City USA designation to its nationally ranked school district and celebrated architectural heritage, Kirkwood consistently stands out as a model suburb in the St. Louis region.

#3

Best Public High Schools
in Missouri

- Niche, 2026

#15

Best Places to Live
in Missouri

- Niche, 2026

#36

50 Best Places to Live in the
United States

- Money, 2023

89

Walk Score -
Very Walkable

- walkscore.com

85

Designated Historic Landmarks

19.8%

Increase in Housing Value from
June 2024 to June 2025

- redfin.com



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View Facing Northwest



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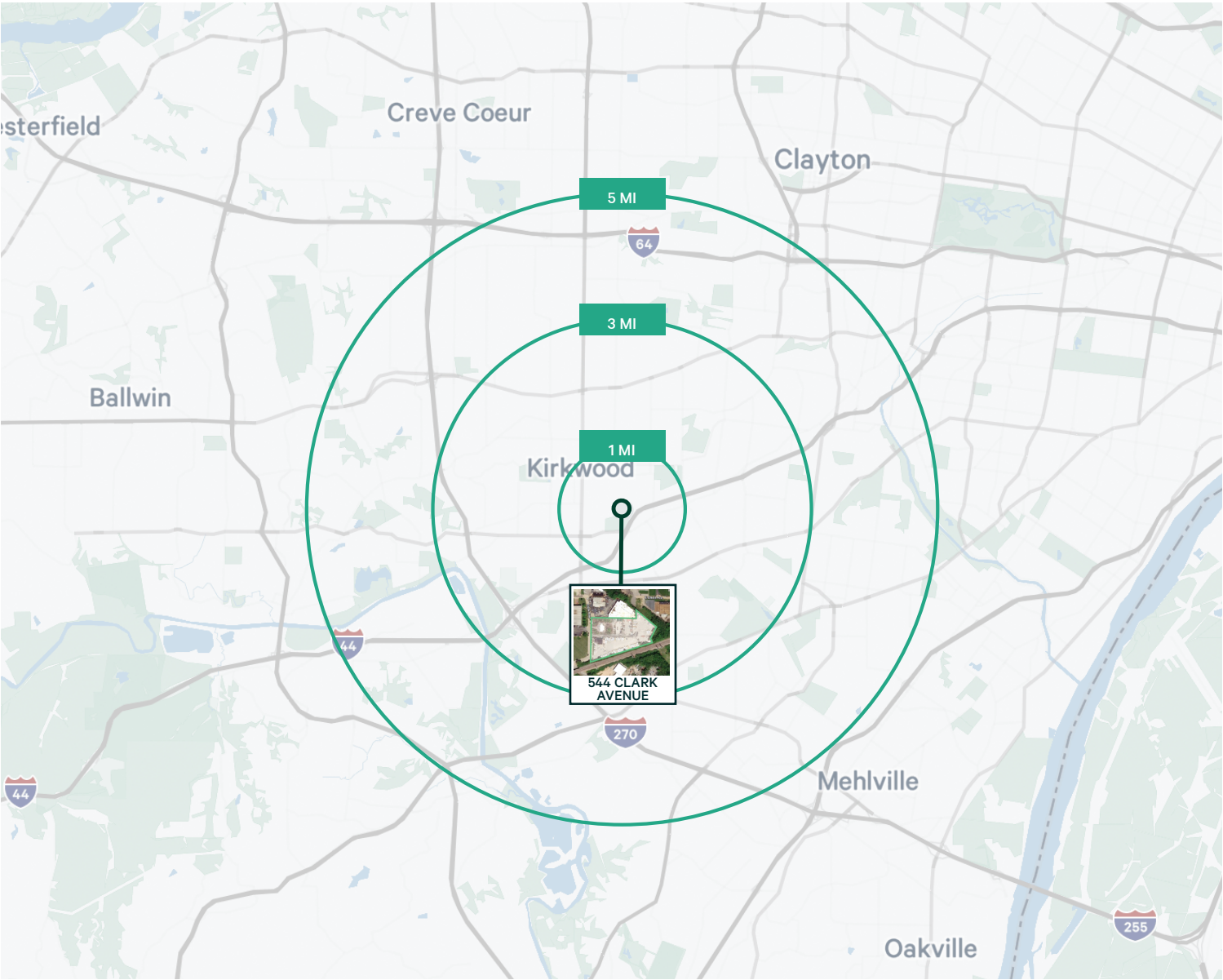
View Facing Southwest



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Demographics



	1 Mile	3 Miles	5 Miles
2025 Population	10,912	84,190	198,989
Number of Businesses	778	3,501	9,823
Daytime Population	15,455	87,809	247,243
Median Age	39.5	39.4	39.0
Households	4,676	34,246	85,158
Avg. Household Income	\$161,489	\$187,317	\$168,349
Avg. Home Value	\$505,076	\$510,810	\$482,208
Renter Occupied Units	30.7%	17.7%	23.0%
Avg. Household Size	2.29	2.41	2.30

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Trade Aerial



Drive Times

 <3 Minutes  4 Minutes  6 Minutes  11 Minutes

Contact Info

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