

**1028 – 1030 S. KIRKWOOD ROAD**  
KIRKWOOD, MO 63122



## PROPERTY HIGHLIGHTS

- ▶ 9,804 SF Surgery Center on 0.93 Acres
- ▶ 2 room Ambulatory Surgical Center and 1 room outpatient laboratory
- ▶ Prime location in Kirkwood near the corner of Big Bend and South Kirkwood Road
- ▶ Visibility to over 33,000 VPD
- ▶ Outlot to Target, Walmart, and Lowe's
- ▶ Lease Rate: \$30.00/sf NNN
- ▶ Sale Price: Contact Broker

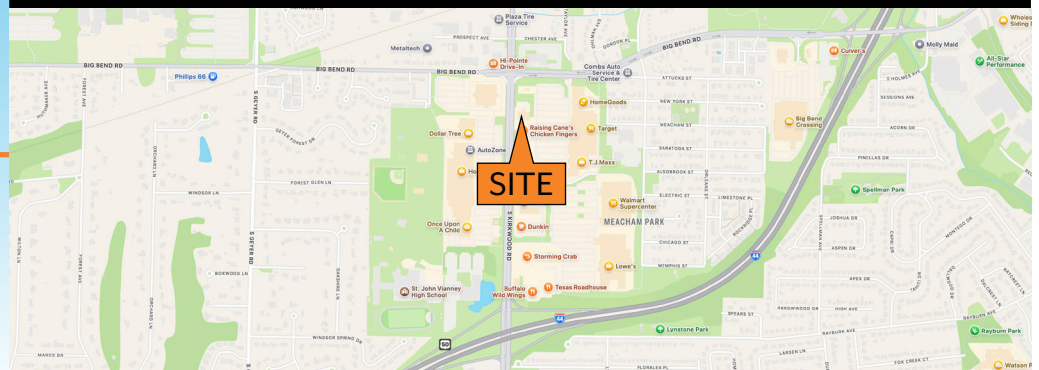
## Contact Information

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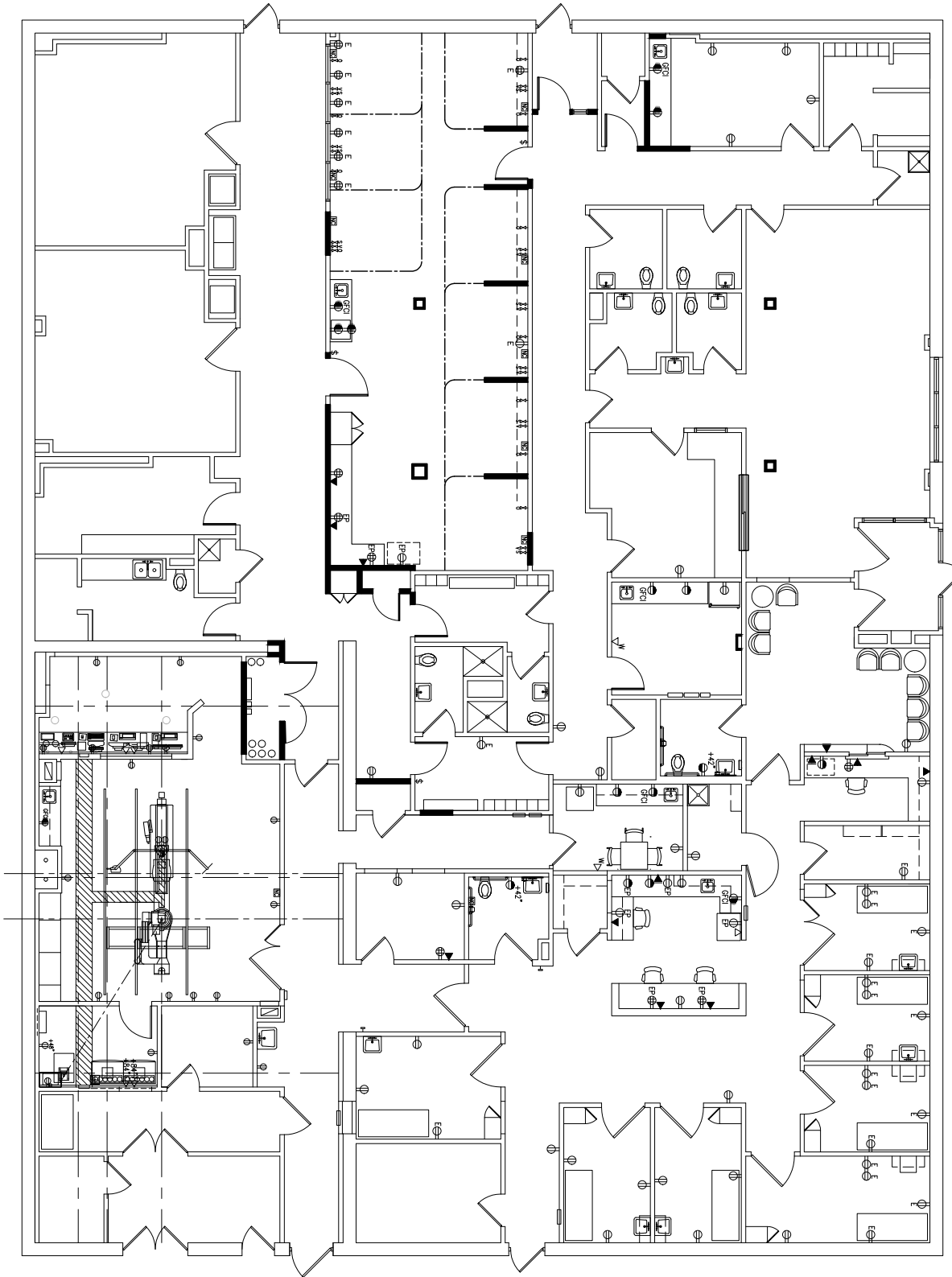


**Cozad Commercial Real Estate**  
**MD Real Estate Advisors, LLC**  
16 Sunnen Drive, Ste. 164  
St. Louis, Missouri 63143



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*Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.*

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