

ARIA

132 E. MONROE AVE

GALLERY

RESTAURANT

core10
ARCHITECTURE



LOCATION.
commercial real estate

STREET LEVEL RESTAURANT | RETAIL OPPORTUNITY IN THE HEART OF DOWNTOWN KIRKWOOD

ARIA RETAIL

ABOUT THE DEVELOPMENT



ARIA LUXURY RESIDENCES IS SET TO REDEFINE KIRKWOOD'S CULTURAL LANDSCAPE, PROVIDING RESIDENTS AND VISITORS ALIKE WITH A REVITALIZED SPACE THAT SEAMLESSLY COMBINES ARTISTIC EXPERIENCES, URBAN LIVING, OUTDOOR DINING EXPERIENCES, AND RETAIL OFFERINGS.

THIS DEVELOPMENT WILL CONTRIBUTE TO THE ONGOING REVITALIZATION OF DOWNTOWN KIRKWOOD, FURTHER ESTABLISHING IT AS A PREMIER DESTINATION FOR ART AND CULTURE.

THE AMBITIOUS PROJECT INCLUDES THE CREATION OF A MODERN PUBLIC PLAZA LOCATED AT THE INTERSECTION OF MONROE AND TAYLOR, FOSTERING IMPROVED WALKABILITY BETWEEN THE KIRKWOOD PERFORMING ARTS CENTER AND DOWNTOWN KIRKWOOD AREA.

ANCHORING THE DISTRICT WILL BE A LUXURY CONDOMINIUM COMPLEX, COMPRISED OF 42 UNITS, SITTING ON TOP OF A RETAIL AND PARKING PODIUM.

ARIA



Google Maps



ARIBA RETAIL

NEIGHBORHOOD VIBE



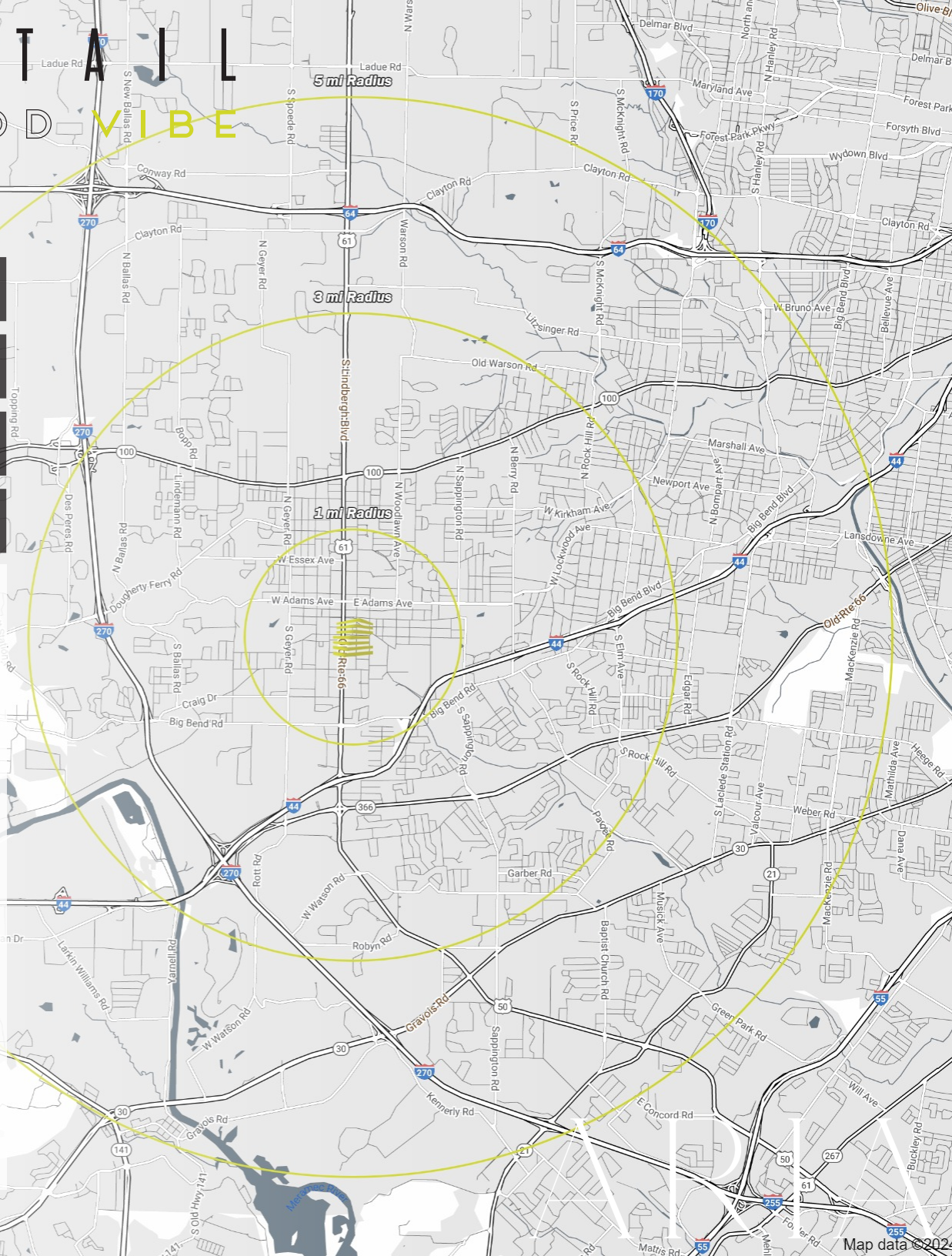
	1 mile	3 miles	5 miles
POPULATION	11,976	76,922	184,333
HOUSEHOLDS	5,369	30,889	78,324
EMPLOYEES	6,599	40,979	142,007
MED HH INCOME	\$111,196	\$136,931	\$120,568

LOCATED IN Southwest St. Louis County, Kirkwood boasts high property values, quality public and private schools, safe neighborhoods and exceptional City services. Kirkwood was established in 1853 and is known for its turn-of-the-century homes, a thriving business community, nationally recognized schools and community pride. Kirkwood has for 24 years been named a "Tree City USA" by the Arbor Day Foundation. Four different sites in Kirkwood are on the National Registry of Historic Places, including the Kirkwood Train Station.

THE DOWNTOWN Kirkwood business district is on the National Register of Historic Places and is home to many restaurants and shops as well as the Kirkwood Farmers' Market and Kirkwood Train Station. Built in 1893, the station serves as a stop for daily Amtrak passenger trains and is staffed entirely by Kirkwood residents who volunteer their time. The Farmers' Market was founded in 1976 as a bicentennial project by the City of Kirkwood. From April to September, the market sells fresh local produce and plants.

KIRKWOOD HAS A BUSTLING RETAIL community outside of the downtown area as well. Restaurants and shops are dotted up and down Manchester Road on the north side of Kirkwood. On the south side of Kirkwood, near Interstate 44, are two shopping centers, Kirkwood Commons and Kirkwood Crossing. Serving more than 550,000 visitors annually, The Magic House opened in 1979 and has 55,000 square feet of hands-on exhibits.

ST. LOUIS COMMUNITY COLLEGE-MERAMEC ("Meramec") is located on the south side of Kirkwood. The 78-acre campus is the largest community college in Missouri. Kirkwood School District is one of the oldest school districts in St. Louis County, and one of the oldest west of the Mississippi River. The district is "Accredited with Distinction," scoring 98.2% on the Missouri School Improvement Program's (MSIP) Annual Performance Report. Kirkwood School District serves all or portions of the surrounding communities. St. John Vianney and Ursuline Academy are local private high schools.



ARIA RETAIL

AREA EATS + HOT SPOTS



GLOBAL
FOODS MARKET



Sweet Peace



Walgreens



CLEMENTINE'S
CREAMERY



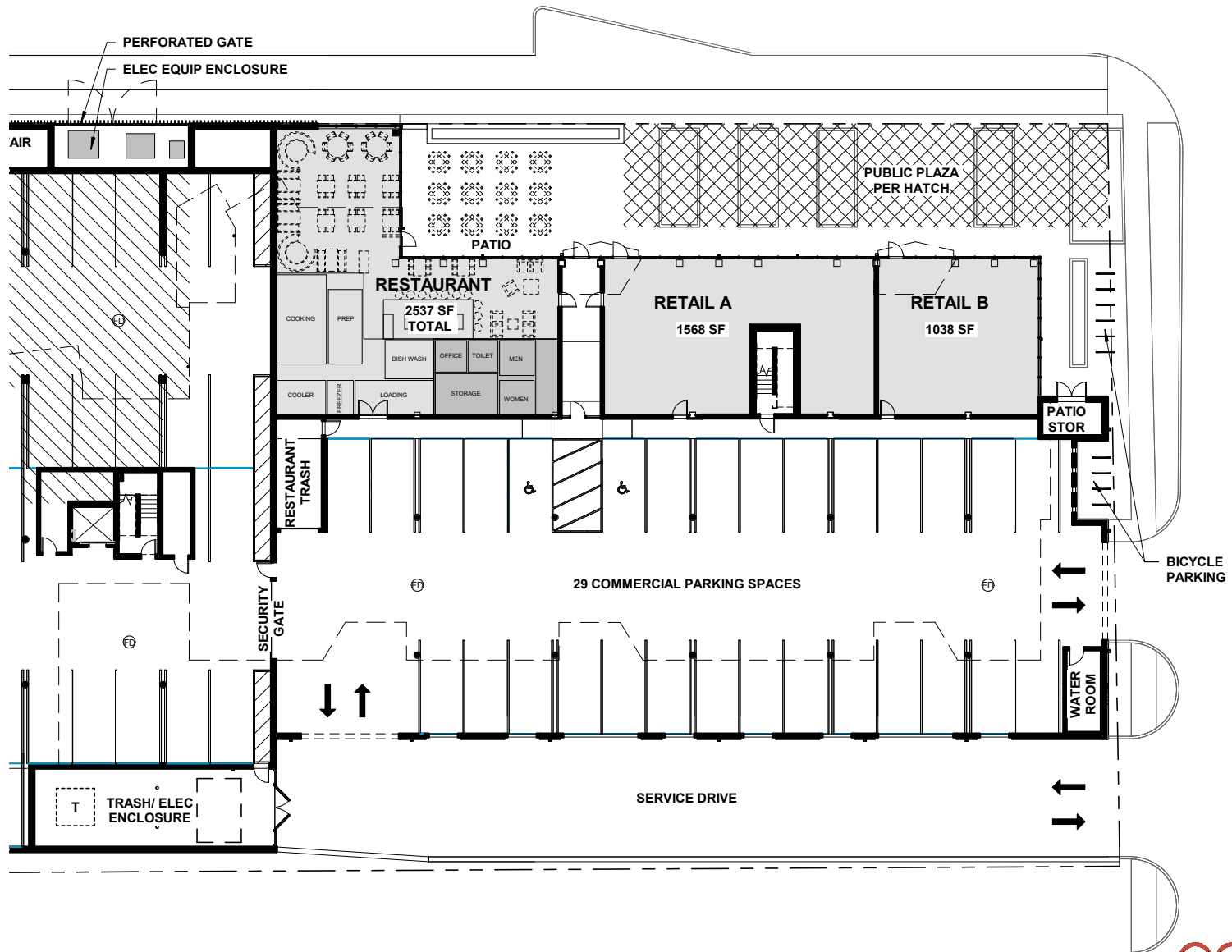
T.J. maxx

HomeGoods

Walmart ✱

ARIA RETAIL RETAIL PLAN

MONROE AVENUE



S. TAYLOR AVENUE

ARIA MIXED-USE CONDOMINIUMS

ARIA RETAIL

DEVELOPMENT RENDERINGS



ARIA RETAIL MARKET AERIAL



ARIA



N. Woodlawn Ave

Adams Ave

Argonne Ave

Big Bend Rd 21,182 (2022)

91,277 (2022)

44



N. Taylor Ave



Lindbergh Blvd 26,093 (2022)



Kirkwood Rd

N. Clay Ave



Woodbine Ave

Rose Hill Ave

Big Bend Rd 20,164 (2022)



ST. JOHN VIANNEY HIGH SCHOOL

S. Beyer Rd

ST. LOUIS COMMUNITY COLLEGE AT MERAMEC



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