

KIRKWOOD CENTRAL

300 N. KIRKWOOD RD

KIRKWOOD, MO



Intrinsic
DEVELOPMENT



LOCATION.
commercial real estate



KIRKWOOD CENTRAL

about

the

DEVELOPMENT



Brand new 4 story approximately 119,000 sf mixed-use building consisting of approximately 6,000 sf of restaurant | retail and athletic club lease space currently under development.

Open air parking on the first floor and 60 luxury multi-family units on the floors above with roof top pool and amenity deck.

CENTRAL STATION



Google Maps



KIRKWOOD CENTRAL NEIGHBORHOOD



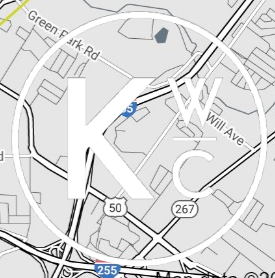
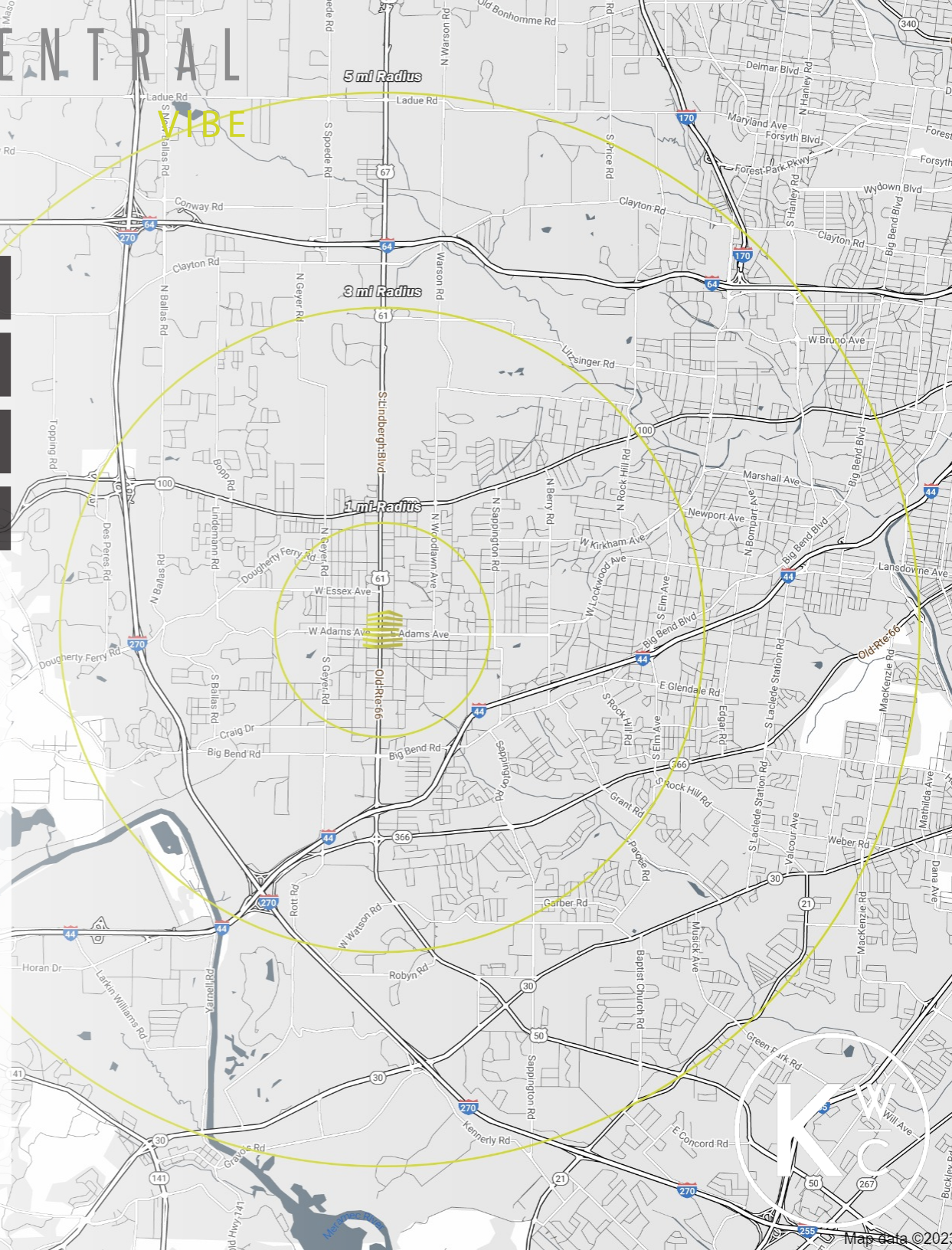
	1 mile	3 miles	5 miles
POPULATION	13,945	76,342	182,848
HOUSEHOLDS	6,054	30,703	77,511
EMPLOYEES	5,906	44,710	141,763
MED HH INCOME	\$113,833	\$137,432	\$120,464

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.





KIRKWOOD CENTRAL

AREA eats + Hot spots



GLOBAL
FOODS MARKET



Sweet Peace



Walgreens



CLEMENTINE'S
CREAMERY



T.J. maxx

HomeGoods





KIRKWOOD CENTRAL

s i t e p l a n

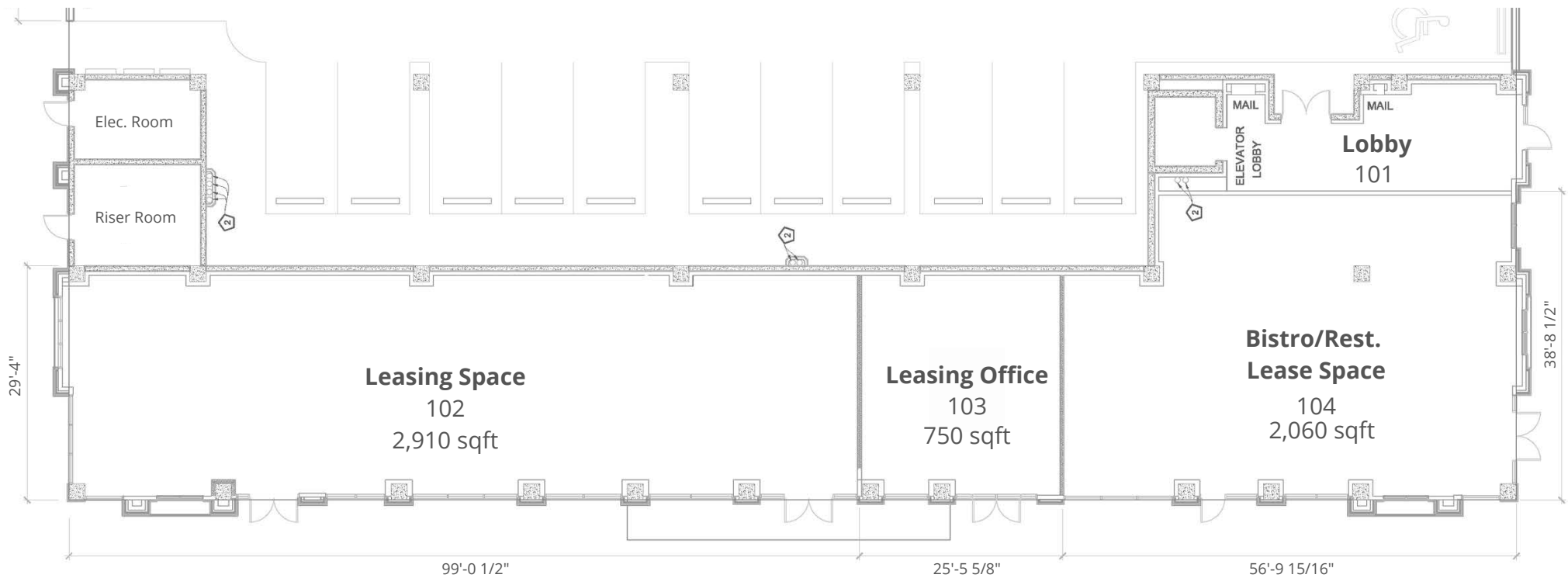




KIRKWOOD CENTRAL

commercial space plan

COMMERCIAL SPACE



Commercial: 5,760 SQFT

INTRINSIC DEVELOPMENT | KIRKWOOD, MO



KIRKWOOD CENTRAL

market

aerial





LOCATION.

commercial real estate

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