

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 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.



Google Maps



KIRKWOOD CENTRAL NEIGHBORHOOD VIBE



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

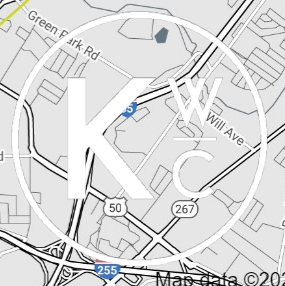
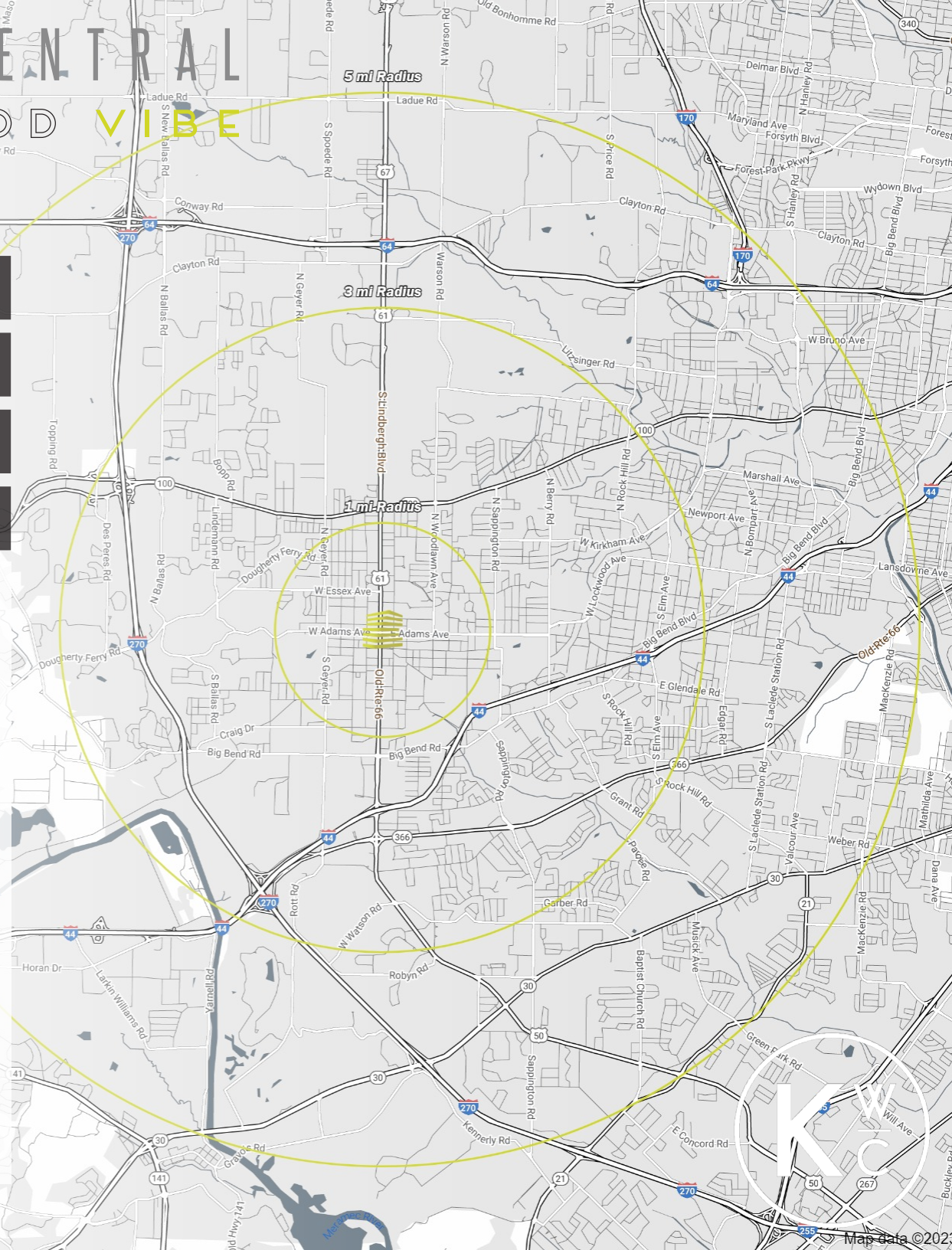
MED HH INCOME \$113,833 \$137,432 \$120,464

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

Walmart



KIRKWOOD CENTRAL

S I T E P L A N

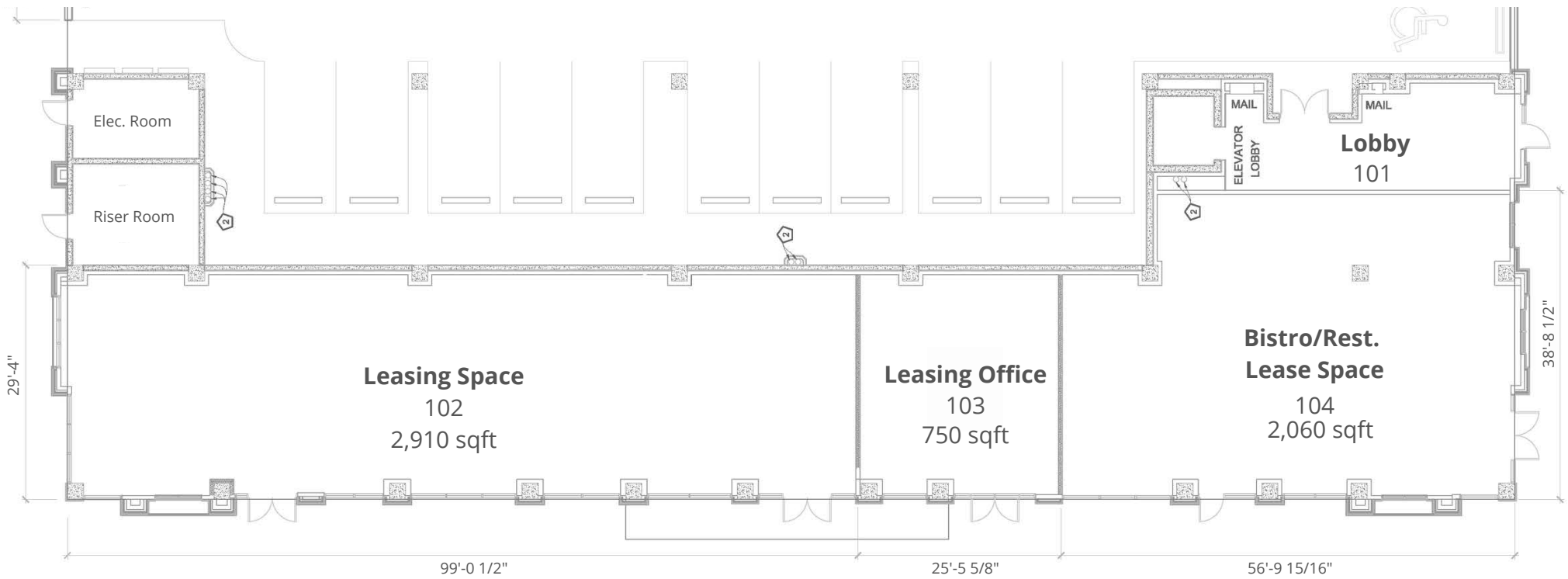




KIRKWOOD CENTRAL

COMMERCIAL SPACE PLAN

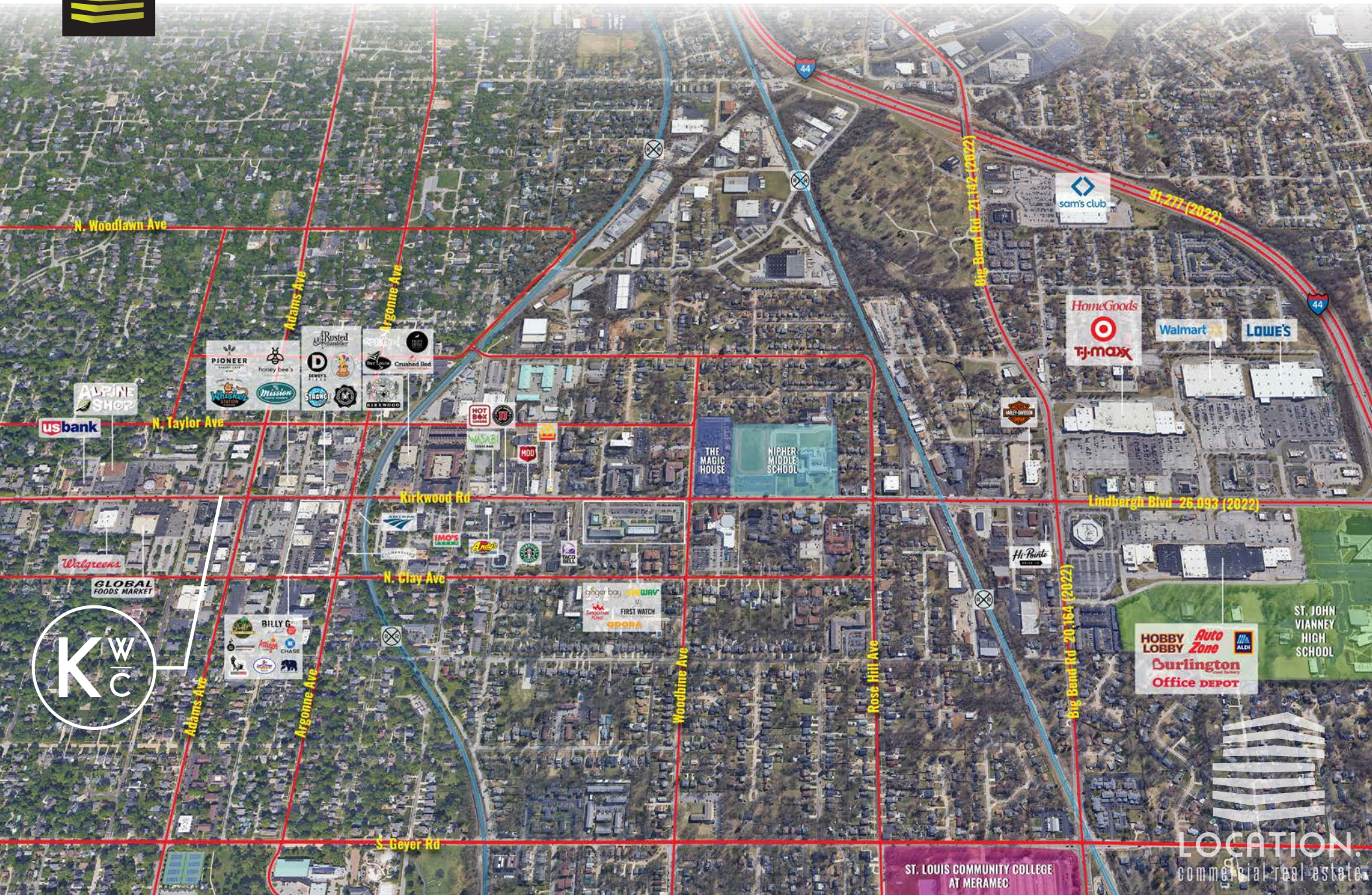
COMMERCIAL SPACE



Commercial: 5,760 SQFT

INTRINSIC DEVELOPMENT | KIRKWOOD, MO

KIRKWOOD CENTRAL MARKET AERIAL



ST. LOUIS COMMUNITY COLLEGE AT MERAMEC

HOBBY LOBBY
Auto LOBBY Zone
ALDI
Burlington
Office DEPOT

ST. JOHN VIANNEY HIGH SCHOOL

Lindbergh Blvd 26,093 (2022)

Big Bend Rd 20,164 (2022)

Big Bend Rd 21,182 (2022)

91,277 (2022)

N. Woodlawn Ave

N. Taylor Ave

Kirkwood Rd

N. Clay Ave

S. Beyer Rd

Adams Ave

Argonne Ave

Woodbine Ave

Rose Hill Ave

PIONEER honey bee's
Mission
STABBS
Rusted Removers
Creshead Red
BEEWOOD

usbank

Walgreens
GLOBAL FOODS MARKET

BILLY G
AMIGA
CHASE

gigster boy
FIRST WATCH
QDOBA

HomeGoods
Target
TJ-maxx

Walmart

LOWE'S

sam's club

HARLEY-DAVIDSON

Hi-Pointe

THE MAGIC HOUSE
NIPHER MIDDLE SCHOOL



LOCATION.

commercial real estate

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