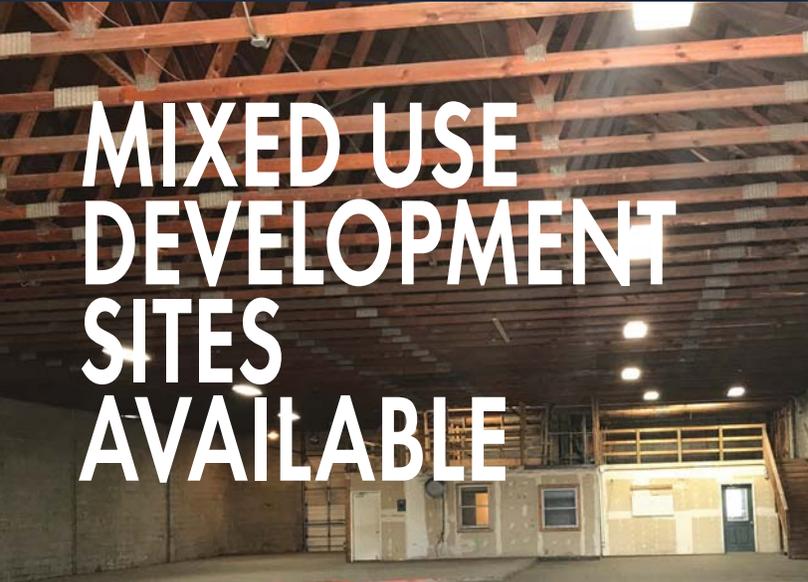


# DEVELOPMENT IN THE TRIANGLE



**MIXED USE  
DEVELOPMENT  
SITES  
AVAILABLE**



**COWORKING  
SPACES &  
AFFORDABLE  
OFFICE SUITES**



**CUSTOM  
RESIDENTIAL  
SITES  
AVAILABLE**



**23,000  
VEHICLES  
PER DAY**

## KIRKWOOD & BIG BEND

### THE INVITATION

THE CITY OF KIRKWOOD INVITES YOU TO EXPLORE THIS EXCITING DEVELOPMENT OPPORTUNITY.

CONVENIENTLY LOCATED TO INTERSTATES 44 & 270

25 MINUTES TO DOWNTOWN ST. LOUIS

FOR MORE INFORMATION:  
PLEASE CONTACT CITY PLANNER  
JONATHAN RAICHE (AICP)

PHONE: (314) 984-5926  
RAICHEJD@KIRKWOODMO.ORG

OFFICE LOCATION:  
KIRKWOOD CITY HALL,  
LOWER LEVEL

139 S. KIRKWOOD RD

WWW.CITYOFKIRKWOOD.ORG



# THE TRIANGLE

## KIRKWOOD & BIG BEND



### WITHIN A 3 MILE RADIUS



POPULATION  
**70,326**



AVERAGE  
HOUSEHOLD INCOME  
**\$116,200**



HOUSEHOLDS  
**29,143**



EMPLOYEES  
**49,251**

OPPORTUNITIES FOR MIXED USE, RESIDENTIAL, OFFICE, & COMMERCIAL ARE AVAILABLE.

THE CITY OF KIRKWOOD INVITES YOU TO EXPLORE THIS EXCITING DEVELOPMENT OPPORTUNITY IN THE AREA SURROUNDING BIG BEND AND SOUTH KIRKWOOD ROAD KNOWN AS "THE TRIANGLE."

THIS AREA WAS IDENTIFIED AS A FOCUS AREA IN THE CITY'S ENVISION KIRKWOOD 2035 COMPREHENSIVE PLAN AS A LOCATION WITH OPPORTUNITY FOR REDEVELOPMENT.

### FOR MORE INFORMATION:

PLEASE CONTACT KIRKWOOD CITY PLANNER JONATHAN RAICHE (AICP)

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