



Wildwood By The Numbers DEMOGRAPHICS

	3-mile Radius	5-mile Radius	10-mile Radius
Estimated Household Income			
Average Household Income	\$114,027	\$117,022	\$107,856
Estimated Age			
Average Age	33.81	34.57	36.23
Estimated Population by Single Classification Race			
White	33,058 (94%)	73,388	237,212
Black or African American	527 (2%)	1,306	4,566
American Indian or Alaska Native	46 (.02%)	144	398
Asian	1,051 (3%)	2,414	8,126
Other	405 (1%)	1,083	3,271
Totals	35,087	78,335	253,573

Wildwood Town Center



KP Development continues to develop Wildwood Town Center. This center is a new urbanism, mixed-use project in Wildwood, Missouri. The proposed \$50 million Wildwood Town Center is part of the growing retail and development design that incorporates retail, commercial, office space and residential properties into one central area.

The project consists of multiple components:

- 112 room Clarion Collection hotel and conference center, now open!
- Retail space in a town square format
- Restaurants
- Office and professional space
- New Wildwood City Hall
- New 8 Screen Movie Theater

The atmosphere has a pedestrian friendly neighborhood appeal, bringing the charm of the past together with the conveniences of today along with direct vehicular access from Hwy. 100 (Manchester Road).



Wildwood was ranked by Money Magazine as one of the best places to live in America.



WEST PHASE DATA		RESIDENTIAL DATA		EAST PHASE DATA	
Building	Actual Area	Building	Actual Acres	Building	Actual Area
F Retail	7,000 sq. ft.	J/K Retail/Office/Res	80,000 sq. ft.	A City Hall/Bank	17,800 sq. ft.
Office	7,000 sq. ft.	M Retail/Office/Res	40,000 sq. ft.	B Retail	9,900 sq. ft.
G Retail	9,785 sq. ft.	N Retail/Office/Res	75,000 sq. ft.	C Retail/ Office	5,200 sq. ft.
Office	9,880 sq. ft.			D Retail/ Office	40,000 sq. ft.
H Retail	12,470 sq. ft.	TOTAL	195,000 sq. ft.	E Walgreens	15,120 sq. ft.
Office	20,100 sq. ft.			TOTAL	88,000 sq. ft.
I Retail/Outlot	12,640 sq. ft.				
	6,500 sq. ft.				
L Hotel (112 Room)/	80,000 sq. ft.				
Convention Center					
TOTAL	145,275 sq. ft.				



- Aerial Key:
- 1 - Dierbergs Grocery Store and Shopping Center
 - 2 - City Hall Location
 - 3 - New Housing Development (proposed)
 - 4 - New Housing Development (proposed)
 - 5 - St. Louis Community College - West County facility



Property Description

Frontage: Approximately 1,250 feet along Highway 100 and 750 feet along Taylor Road

ADT and Traffic Count: ADT and Traffic Access: 34,000 Vehicles Per Day. Signaled intersection on Highway 100 as well as another direct access to the highway.

About Wildwood: The City of Wildwood has seen a growth rate of more than 40% in the last five years as a result of outstanding schools, services and parks, and the recent opening of the St. Louis Community College West County facility. Wildwood Town Center is the centerpiece of the City of Wildwood's retail and commercial master plan, and incorporates retail, office and residential elements. Wildwood Town Center also features a hotel/conference center and will soon be the new location of the Wildwood City Hall. In addition to Wildwood Town Center's convenience and great location, it is also connected to a scenic bike trail that runs throughout the City of Wildwood.