

2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

9,420 | 87,821 | 213,490



Daytime Population

19,733 | 119,273 | 281,020



Median Household Income

\$56,279 | \$83,008 | \$98,151



LAND FOR LEASE

10500 Page Avenue | Overland, Missouri 63132

1.61 Acres | Call for Details

PROPERTY DETAILS

Hard corner

Heavily traveled intersection

Close proximity to daytime traffic at Westport Plaza

Page Avenue - 37,395 VPD | Ashby Road - 12,790 VPD

Patrick Willett

314.785.7631

pwillett@paceproperties.com

John Shuff

314.785.7630

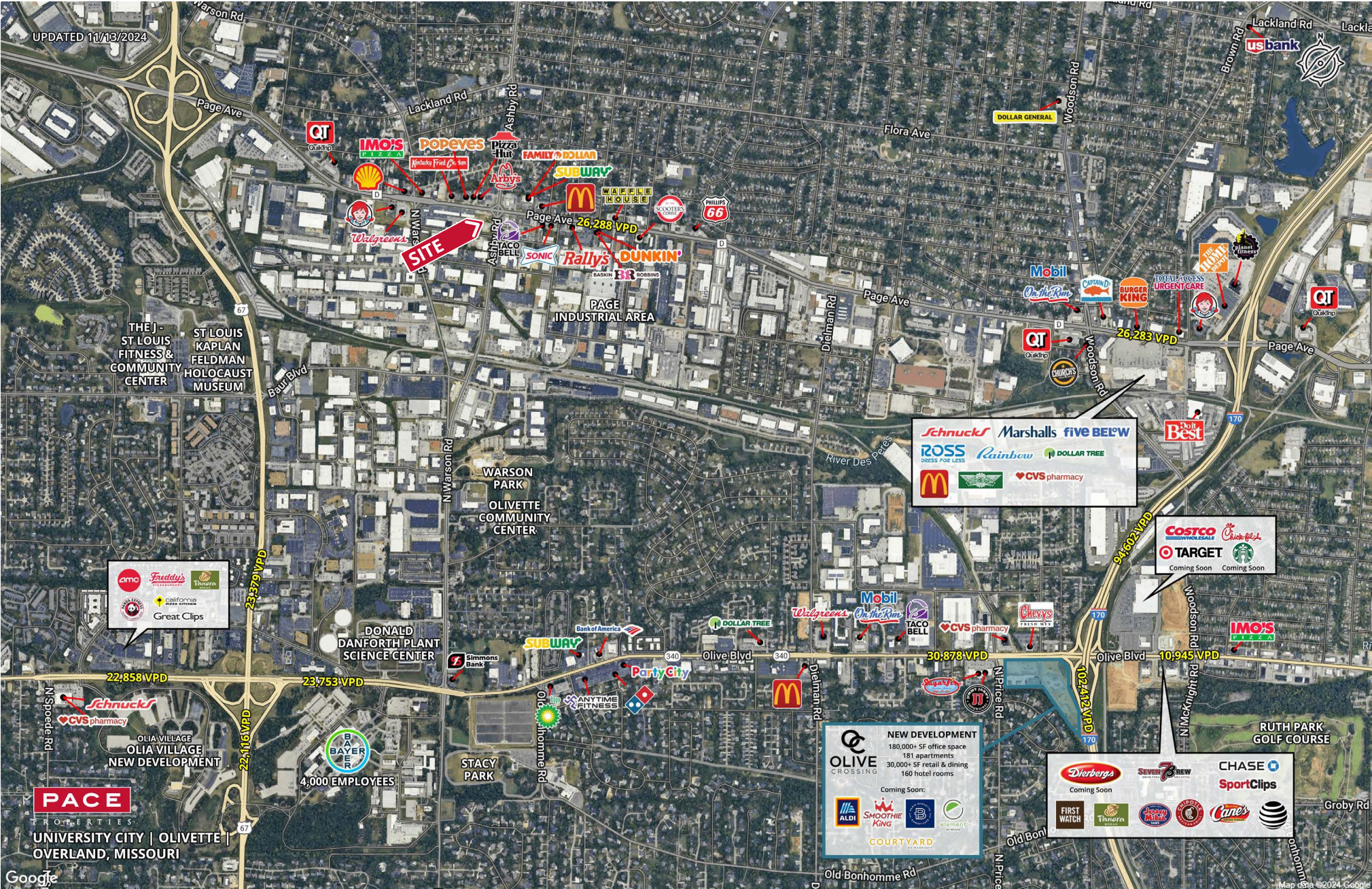
jshuff@paceproperties.com

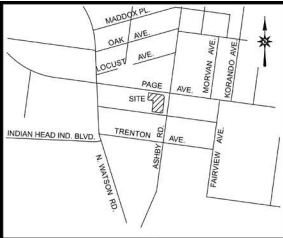
[PACEPROPERTIES.COM](https://paceproperties.com) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

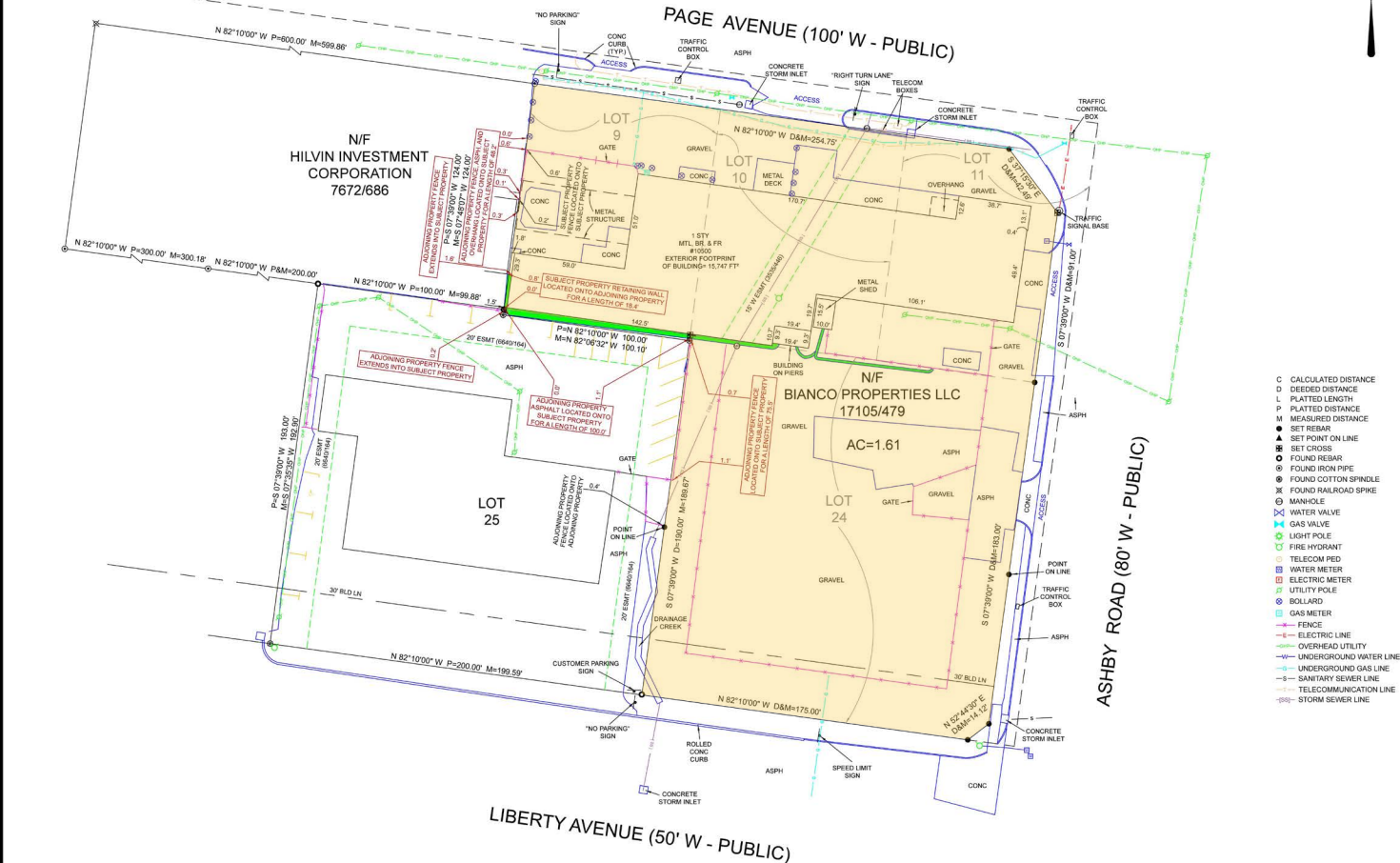
Trade Area Aerial





LOCATION MAP
NOT TO SCALE

PART OF LOTS 9, 10, 11, 24 AND 25 OF "PAGE LINK"
PLAT BOOK 22 PAGE 3, ST LOUIS COUNTY, MISSOURI



TITLE DESCRIPTION:

PARCEL 1
LOT 9 OF PAGE LINK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 3 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, EXCEPTING THEREFROM THE NORTH 20 FEET TAKEN FOR WIDENING OF PAGE AVENUE BY DEED RECORDED IN BOOK 3632, PAGE 290.

PARCEL 2
LOTS 10 AND 11 OF PAGE LINK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 3 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, EXCEPTING THEREFROM THOSE PARTS THEREOF CONVEYED TO STATE OF MISSOURI FOR HIGHWAY PURPOSES BY DEEDS RECORDED IN BOOK 3487, PAGE 332, BOOK 3535, PAGE 218 AND BOOK 6330, PAGE 1373.

PARCEL 3
THE NORTH 103 FEET OF LOT 24 OF PAGE LINK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 3 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION SUIT BEING CAUSE 29408 OF CIRCUIT COURT OF ST. LOUIS COUNTY, FOR HIGHWAY PURPOSES, A CERTIFIED COPY OF THE REPORT OF COMMISSIONERS RECORDED IN BOOK 6380, PAGE 1866.

PARCEL 4
THE SOUTH 90 FEET OF LOT 24 OF PAGE LINK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 3 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION SUIT BEING CAUSE 29408 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, FOR HIGHWAY PURPOSES, A CERTIFIED COPY OF THE REPORT OF COMMISSIONERS RECORDED IN BOOK 6380, PAGE 1866.

PARCEL 5
A TRACT OF LAND BEING PART OF LOT 25 OF PAGE LINK, A SUBDIVISION OF LOT 7 OF RUFUS J. LACKLAND ESTATE, RECORDED IN PLAT BOOK 22, PAGE 3, OF ST. LOUIS COUNTY, MISSOURI, RECORDS OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25, THENCE NORTH 82 DEGREES 10 MINUTES WEST, ALONG THE NORTH LINE OF LOT 25, A DISTANCE OF 100.00 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 7; THENCE SOUTH 7 DEGREES 39 MINUTES WEST, 3.00 FEET TO A POINT; THENCE SOUTH 82 DEGREES 10 MINUTES EAST 3.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 25, 100.00 FEET TO A POINT; THENCE NORTH 7 DEGREES 39 MINUTES EAST, 3.00 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

1. BASIS OF BEARING ADOPTED FROM THE RECORD PLAT OF "PAGE LINK" AS RECORDED IN PLAT BOOK 22, PAGE 3 OF THE ST. LOUIS COUNTY RECORDS.
2. UTILITY LINES AS SHOWN ON THIS DRAWING ARE THOSE LINES THAT WERE VISIBLY IDENTIFIED AT THE TIME OF FIELD WORK AND LOCATED PER MISSOURI ONE CALL TICKET NUMBERS 221462164 AND 221462165. ADDITIONAL LINES AND UTILITIES MAY BE LOCATED ON THE SUBJECT PROPERTY.
3. PARKING SPACE: 17 REGULAR SPACES
1 HANDICAP SPACES
18 TOTAL SPACES
4. BUILDING LINES: IF ANY SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT. SETBACK AND SIDEYARD REQUIREMENTS MAY VARY ACCORDING TO CURRENT ORDINANCE AND ZONING STANDARDS AND ARE NOT SHOWN ON THIS DRAWING.
5. NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVICE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT. IF ANY, AND THOSE LISTED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY ON AUG. 23, 2022 COMMITMENT NO. NCS-1128078-STLO. PROPERTY SUBJECT TO FOLLOWING EXCEPTIONS PER TITLE COMMITMENT B-II AS FOLLOWS:
ITEM 1 - 7 - STANDARD EXCEPTIONS.
ITEM 8 - RESTRICTIONS AND CONDITIONS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 3. PLOTTABLE ITEMS, IF ANY, ARE NOTED HEREON.
ITEM 9 - EASEMENTS FOR DRAINAGE DITCHES GRANTED TO STATE OF MISSOURI RECORDED IN BOOK 3487, PAGE 332 (LOCATED WITHIN RIGHT OF WAY TAKING ALONG PAGE AVENUE) AND BOOK 3535, PAGE 446, (PT LOT 10), PLOTTED AND NOTED HEREON.
ITEM 10 - EASEMENT FOR INGRESS AND EGRESS AND FOR DRIVEWAY AND PARKING, ACCORDING TO INSTRUMENT RECORDED IN BOOK 6540, PAGE 164, (PT LOT 25), PLOTTED AND NOTED HEREON.
ITEM 11 - CONDITIONAL USE PERMIT NUMBER 626, PROPOSED USE IS FOR A TOWED VEHICLE STORAGE YARD, ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 16152, PAGE 1497, (LOT 24), NOT OF A SURVEY NATURE.
ITEM 12 - 14 - ITEMS NOT OF A SURVEY NATURE.

SURVEYORS CERTIFICATE

To: FIRST AMERICAN TITLE INSURANCE COMPANY NCS, BALDRIDGE-RYKEN, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(a), 7(b), 8, 9, 11(a), 11(b), & 13 OF TABLE A THEREOF. FIELDWORK WAS PERFORMED ON JULY 21, 2022. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (2018 CS-303-16) OF THE MISSOURI CODE OF STATE REGULATIONS. THIS SURVEY MEETS THE ACCURACY STANDARDS SET FORTH FOR AN URBAN PROPERTY.

DATE OF PLAT OR MAP: 9/13/2022

William Jacob Clark DATE: 9/13/2022

WILLIAM JACOB CLARK PLS 2020214101
STATE OF MISSOURI

CARDINAL SURVEYING AND MAPPING INCORPORATED
CORPORATE #2005900229

REVISIONS:
NONE

WILLIAM JACOB CLARK
CLARK
NUMBER
PLS-2002014101
#130002

Cardinal
Surveying & Mapping

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DRAWN BY: FRV/TAD/ARS CHECKED BY: WJC
FIELDWORK BY: PND/KTC/CJ/STW
JOB #2205116 FB 686.14
10500 PAGE AVE., ST. LOUIS, MO 63132