

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

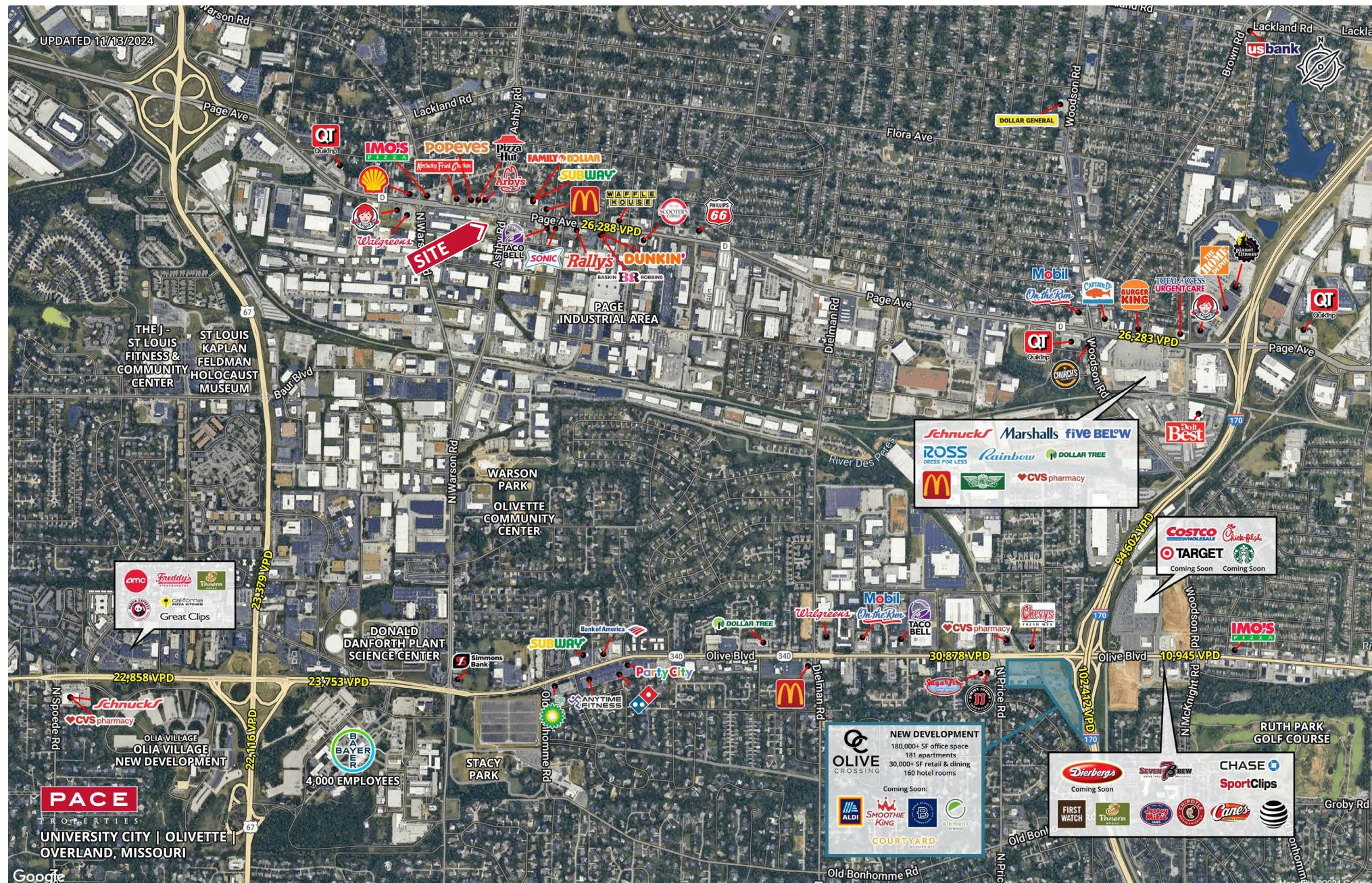
pwillett@paceproperties.com

John Shuff

314.785.7630

jshuff@paceproperties.com

Trade Area Aerial

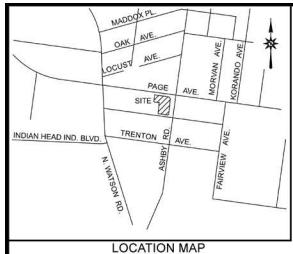


PACEPROPERTIES.COM | 314.968.9898

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

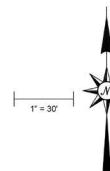
The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as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

Survey

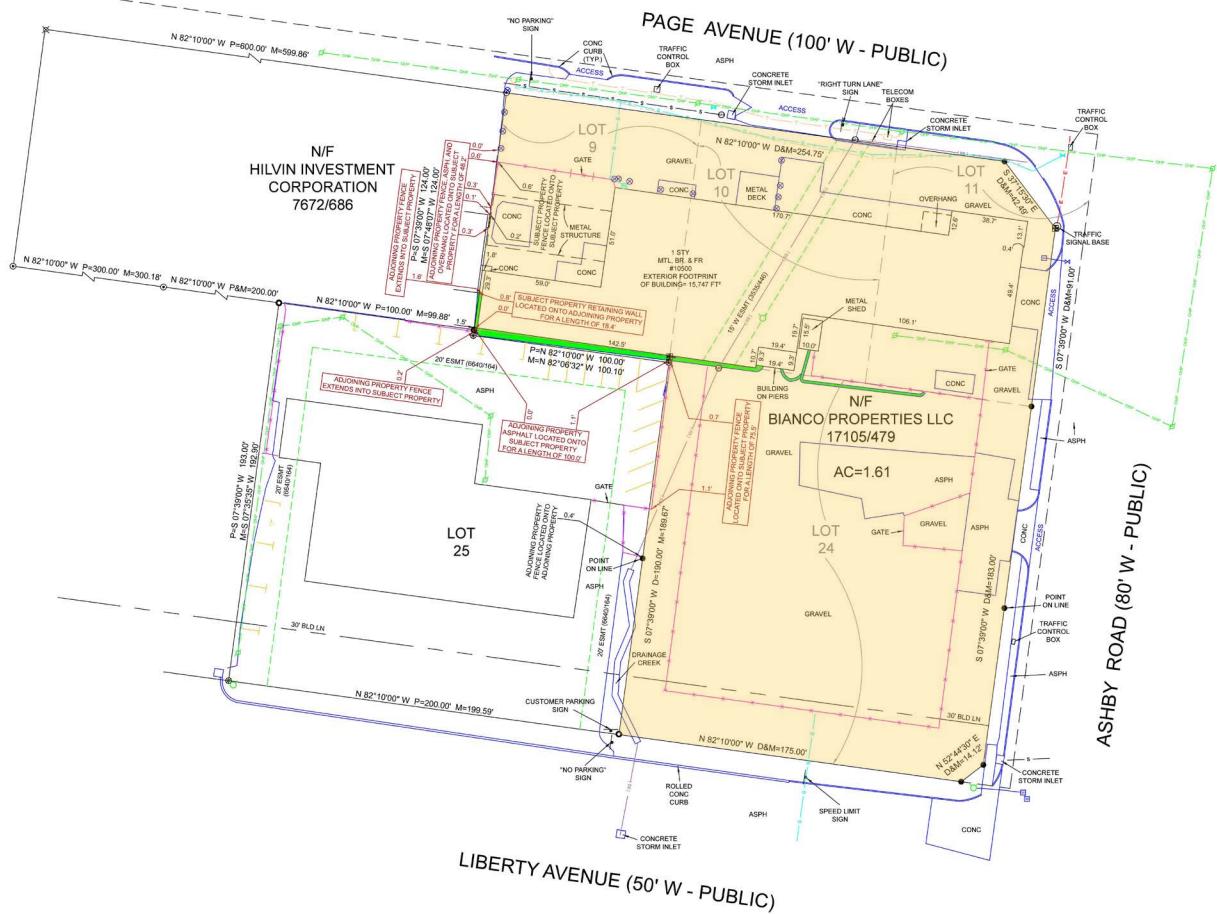


PART OF LOTS 9, 10, 11, 24 AND 25 OF "PAGE LINK" PLAT BOOK 22 PAGE 3, ST LOUIS COUNTY, MISSOURI

LOCATION MAP
NOT TO SCALE



1' = 30'



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 THOSE PARTS THEREOF CONVEYED TO STATE OF MISSOURI BY DEED RECORDED IN BOOK 3633, PAGE 230.

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 3558, PAGE 218 AND BOOK 6330, PAGE 1973.

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, MISSOURI, COUNTY RECORDS OFFICE, EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION SUIT FOR CAUSE #24636 OF THE 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 FOR CAUSE #24636 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 PART OF LOT 24 OF PAGE LINK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 3 OF THE ST. LOUIS COUNTY RECORDS OFFICE, EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION SUIT FOR CAUSE #24636 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, FOR HIGHWAY PURPOSES, A CERTIFIED COPY OF THE REPORT OF COMMISSIONERS RECORDED IN BOOK 6380, PAGE 1866.

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 VISIBLE 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 EXIST 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 CONTAIN UNDETERMINED EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE SHOWN. SEEK LEGAL ADVICE FOR DETERMINATION OF EASEMENT STATUS. EASEMENTS SHOWN 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-128079-STLO. PROPERTY SUBJECT TO FOLLOWING EXCEPTIONS, PER TITLE COMMITMENT SCHEDULE 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 NOT SHOWN HEREON.

ITEM 9 - EASEMENTS FOR DRAINAGE DITCHES GRANTED TO STATE OF MISSOURI RECORDED IN BOOK 3487, PAGE 322 (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 436. 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 THE PLAT MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2007 MINIMUM STANDARDS FOR SURVEYS FOR ALTA/NSPS, AND THE STATE SURVEY STANDARDS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(a), 8, 9, 11(b), 11(c), & 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 (20 CSM 2030-16) 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 202014101
STATE OF MISSOURI

CARDINAL SURVEYING AND MAPPING INCORPORATED
CORPORATE #2005000229

PO BOX 379 COTTLEVILLE, MO 63333
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WWW.CARDINALSURVEYING.COM
INBOX@CARDINALSURVEYING.COM
DRAWN BY: FRVTA/OARS CHECKED BY: WJC
FIELDWORK BY: PND/KTC/CJS/TWB
JOB #2205116 FB 686-14
10500 PAGE AVE., ST. LOUIS, MO 63132

