

LOCATION.
commercial real estate

9550 PAGE AVENUE

6,777 SQUARE FOOT BUILDING
AVAILABLE FOR SUBLLEASE

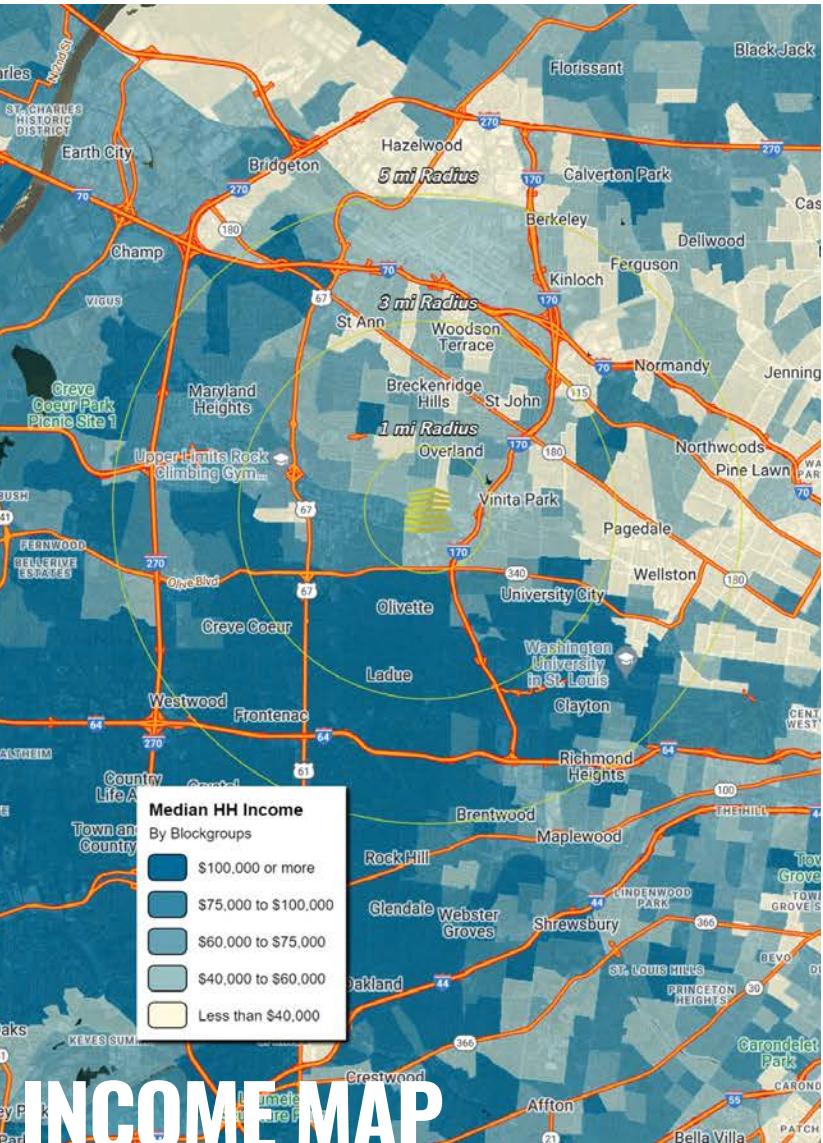
OVERLAND, MO





9550 PAGE AVE

NEIGHBORHOOD VIBE




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TRADE AREA OVERVIEW

Overland is located in Northwest St. Louis County. The area was first settled in the early 1820s, when travelers westward from St. Louis would stop overnight at what became known as "The Overland Park." In 1919, the town's name was shortened to "Overland," to avoid postal confusion with the city of Overland Park, Kansas. Overland was incorporated in 1939.

Ritenour School District, which serves the area, was organized in 1867. Overland is home to the Build-A-Bear Workshop headquarters, as well as the concentrate manufacturing operations for Dr. Pepper/Snapple Group.

The city is also the location of the National Personnel Records Center, which houses discharged and retired service records of all branches of the United States Armed Forces. Overland is less than five miles from the St. Louis Boeing plant, Bayer and Emerson Electric, where many Overland residents are employed. Overland supports a healthy and prosperous retail district.

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	10,969	95,684	234,026
HOUSEHOLDS	4,584	42,044	101,050
EMPLOYEES	10,499	68,004	216,077
MED HH INCOME	\$69,127	\$122,439	\$134,861

AREA RETAIL

Marshalls



planet fitness

ROSS
DRESS FOR LESS

COSTCO
WHOLESALE

**five
BELOW**

Schnucks

ALDI

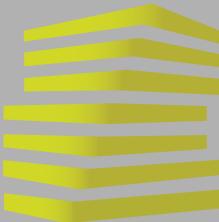


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YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



9550 PAGE AVE

PHOTOS



- **6,777 SF BUILDING ON 0.51 ACRES**
- **FREE STANDING SITE WITH PYLON SIGNAGE**
- **LEASE EXPIRATION DECEMBER 15, 2026**
- **HIGHLY VISIBLE LOCATION ALONG BUSY PAGE AVE**
- **EASY ACCESS TO I-70**
- **CALL BROKER FOR PRICING**



9550 PAGE AVE

MARKET AERIAL

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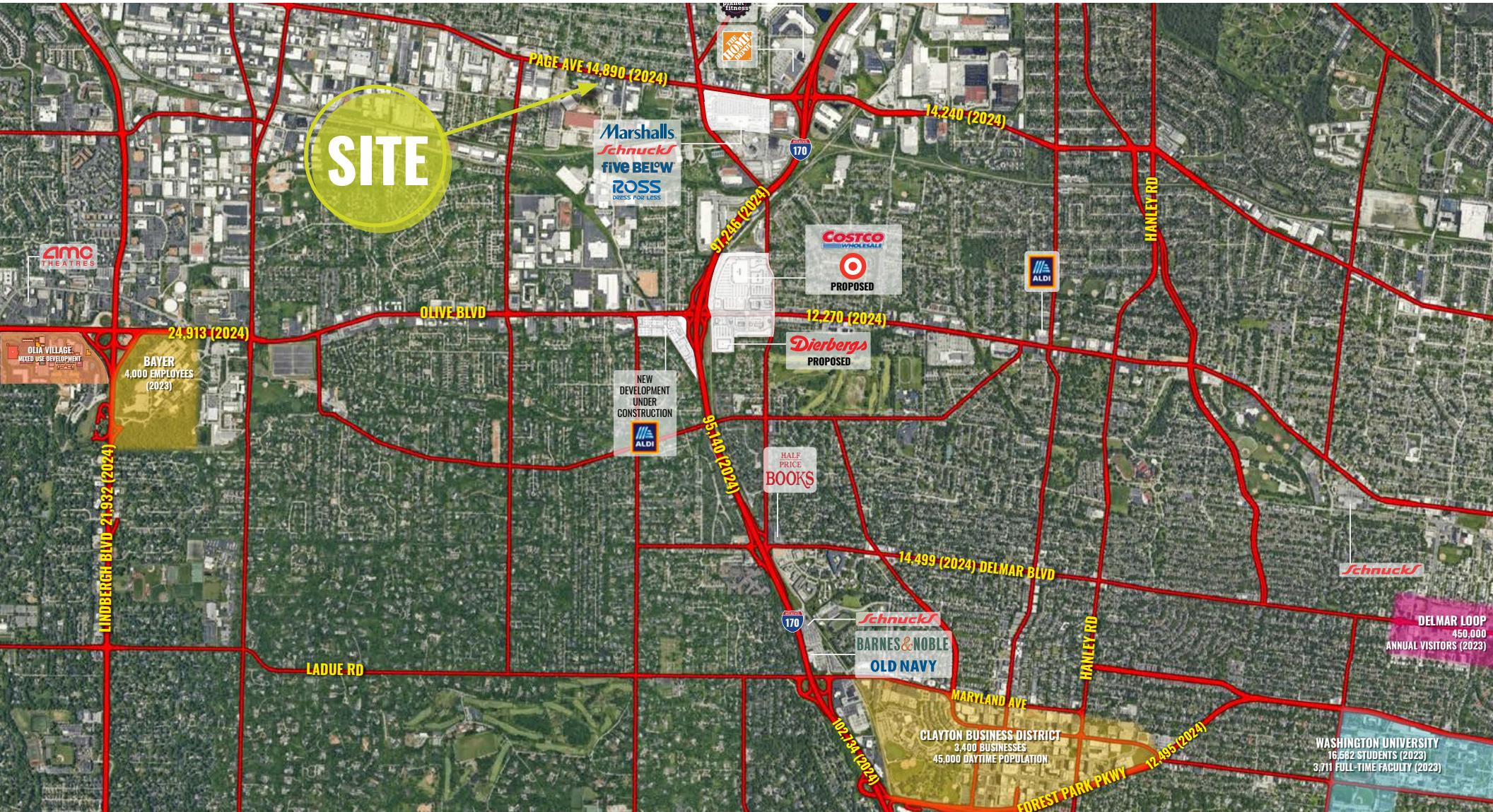
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