

FOR SALE

# ±0.86 ACRE LOT AVAILABLE

9500 Page Ave | Overland, Missouri 63132



**BRIAN KELLEY**  
+1 314 477 6885  
brian.kelley@revelcre.com

**JOHN MAGNER**  
+1 314 680 1917  
john.magner@revelcre.com

128 Prospect Ave | St. Louis, MO 63122 | +1 314 678 7800 | [www.RevelCRE.com](http://www.RevelCRE.com)

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- ±0.86 acre lot available for sale
- Over 200' of frontage along Page Ave with 32,056 vehicles per day
- Located approximately 0.7 mile from I-170
- Easy access with multiple curb cuts along Page Ave and Burns Ave
- Potential for up to ±2.55 acres available by combining property with 1766 Burns Ave (±0.41 acre) & 9510 Page Ave (±1.28 acres)
- Vacant lot with utilities to site
- Zoning: PD-C, City of Overland which allows for a wide variety of commercial uses including retail, medical, office, restaurant, etc
- Sale price: \$25.00/SF

## Demographic Profile

	1 MI	3 MI	5 MI
 Population	10,048	98,088	242,409
 Households	4,166	42,318	102,893
 Avg HH Income	\$59,684	\$88,088	\$94,034



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AERIAL VIEW



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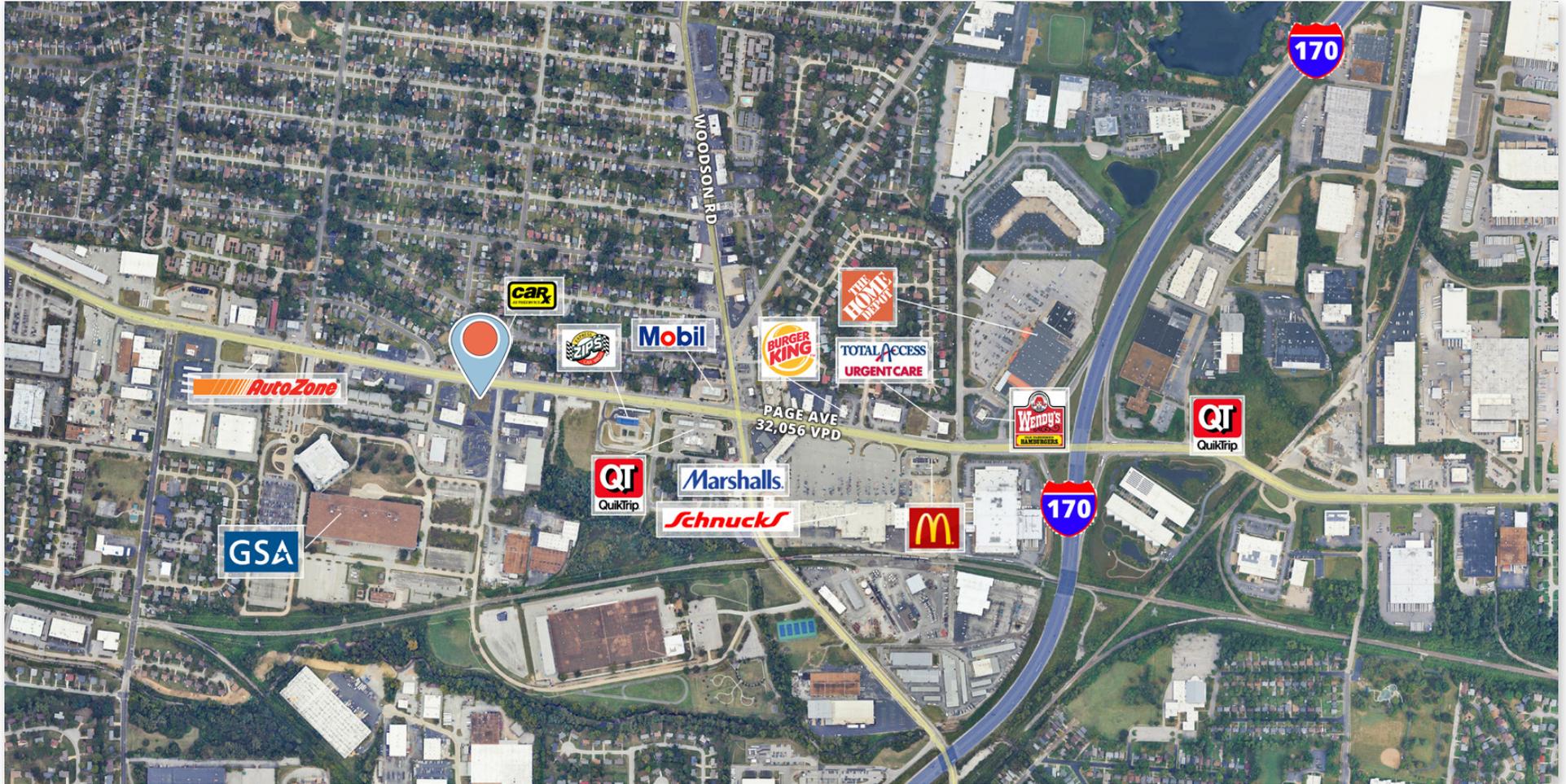
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AERIAL MAP



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