



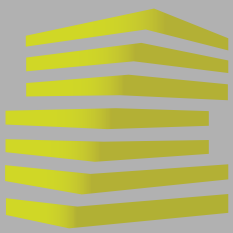
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9550 PAGE AVENUE

8,777 SF BUILDING
AVAILABLE FOR SUBLEASE

OVERLAND, MO





9550 PAGE AVE

NEIGHBORHOOD VIBE

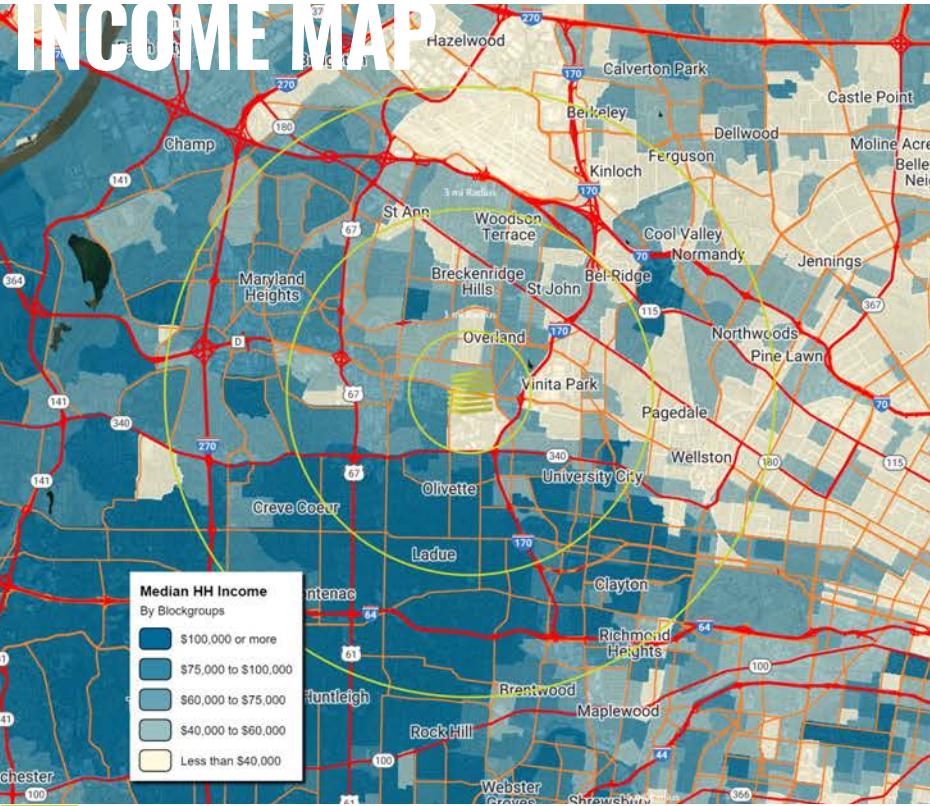
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INCOME MAP



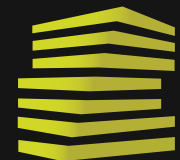
Overland is located in Northwest St. Louis County. The area was first settled in the early 1820s, when travelers westward from St. Louis would stop overnight at what became known as "The Overland Park." In 1919, the town's name was shortened to "Overland," to avoid postal confusion with the city of Overland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

ANNUAL DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME	1 MILE	3 MILES	5 MILES
	10,969			10,969	95,684	234,026
		4,584		4,584	42,044	101,050
			\$69,127	\$69,127	\$122,439	\$134,861

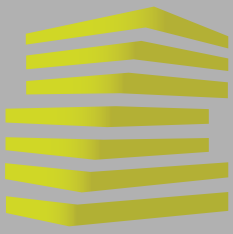


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9550 PAGE AVE

PHOTOS

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- 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

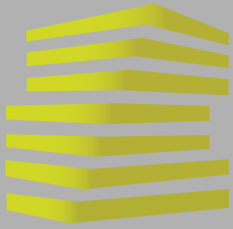


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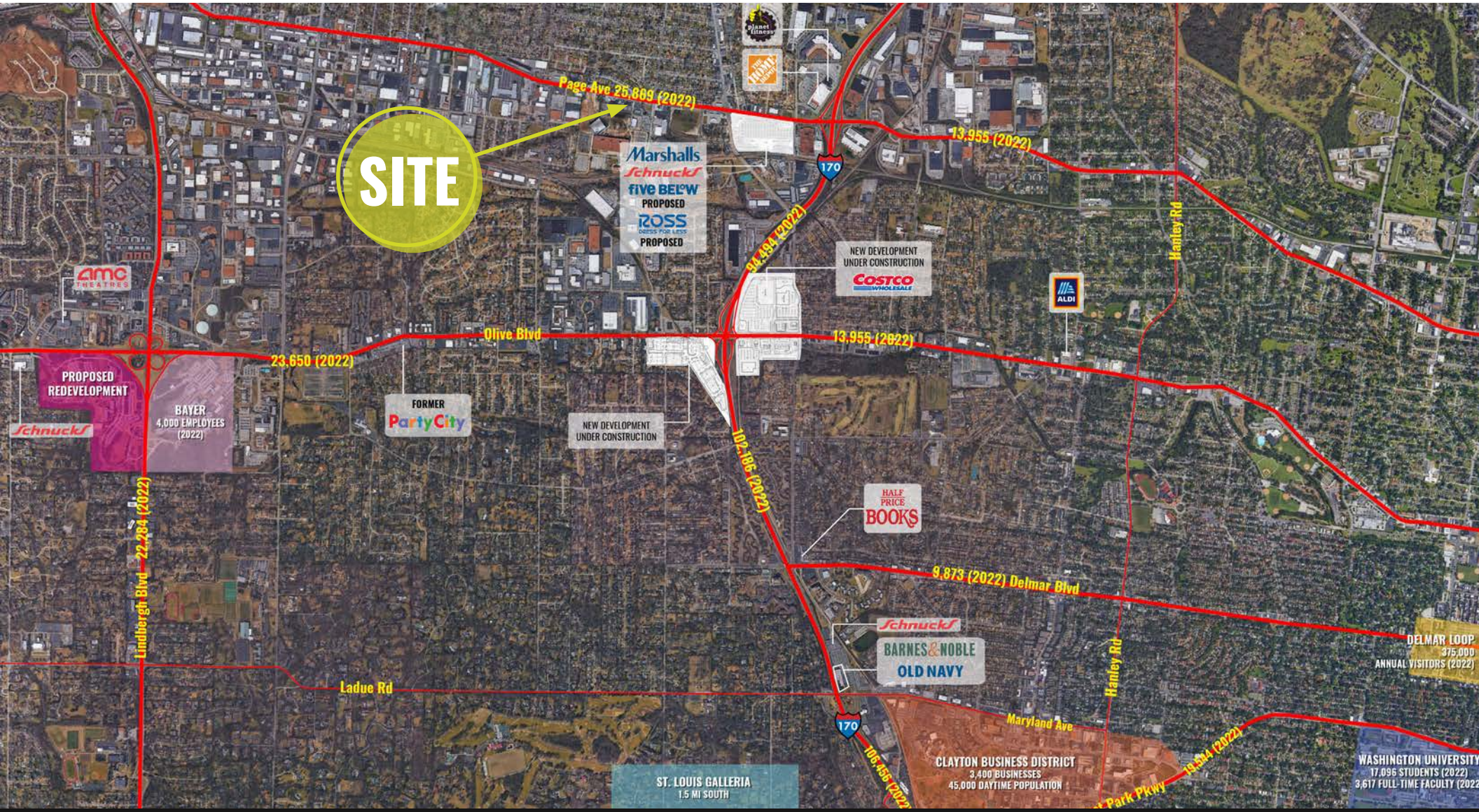
MARKET AERIAL

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