

**LOCATION.**  
commercial real estate

**9550**  
**PAGE AVENUE**

6,777 SQUARE FOOT BUILDING  
AVAILABLE FOR SUBLEASE

OVERLAND, MO







**314.818.1550 (OFFICE)**  
**636.288.5412 (MOBILE)**  
**Mike@LocationCRE.com**



## DEMOGRAPHICS

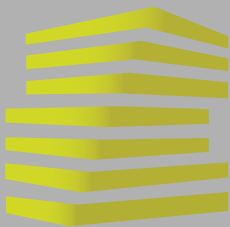
THE CITY IS ALSO THE LOCATION OF THE NATIONAL PERSONNEL RECORDS CENTER, WHICH HOUSES DISCHARGED AND RETIRED SERVICE RECORDS OF ALL BRANCHES OF THE UNITED STATES ARMED FORCES. OVERLAND IS LESS THAN FIVE MILES FROM THE ST. LOUIS BOEING PLANT, BAYER AND EMERSON ELECTRIC, WHERE MANY OVERLAND RESIDENTS ARE EMPLOYED. OVERLAND SUPPORTS A HEALTHY AND PROSPEROUS RETAIL DISTRICT.

## AREA RETAIL



THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.





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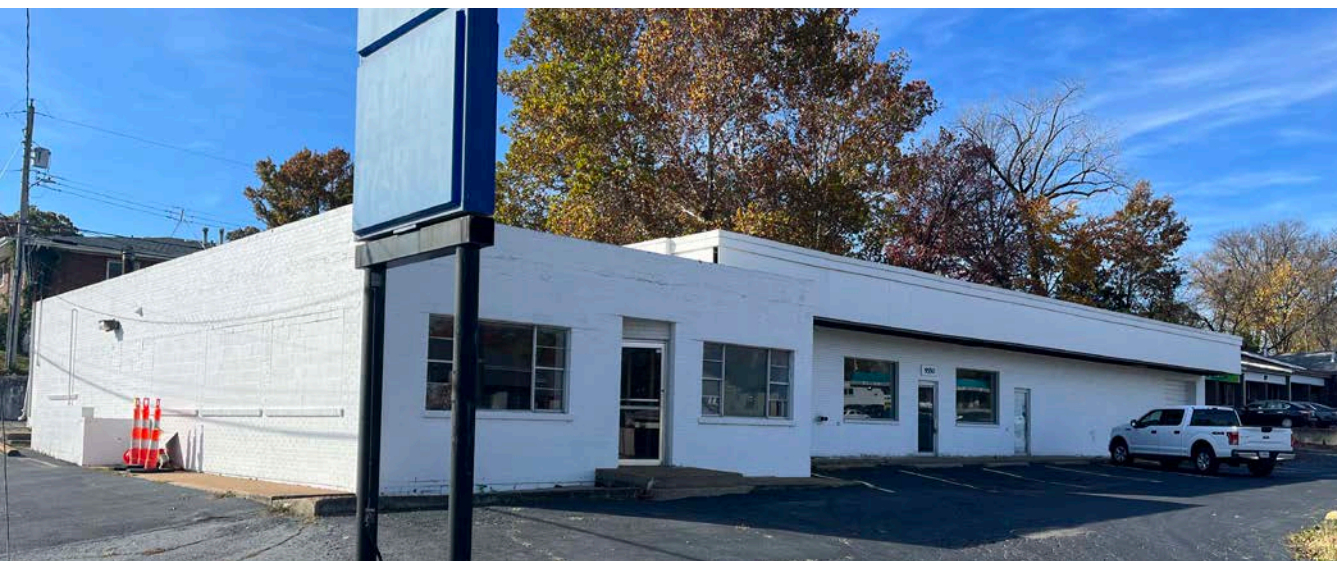
PHOTOS

JOE LODES

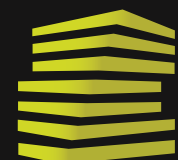
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- 6,777 SF BUILDING ON 0.51 ACRES
- FREE STANDING SITE WITH PYLON SIGNAGE
- LEASE EXPIRATION DECEMBER 15, 2026
- HIGHLY VISIBLE LOCATION ALONG BUSY PAGE AVE
- EASY ACCESS TO I-70
- CALL BROKER FOR PRICING



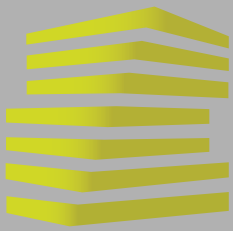
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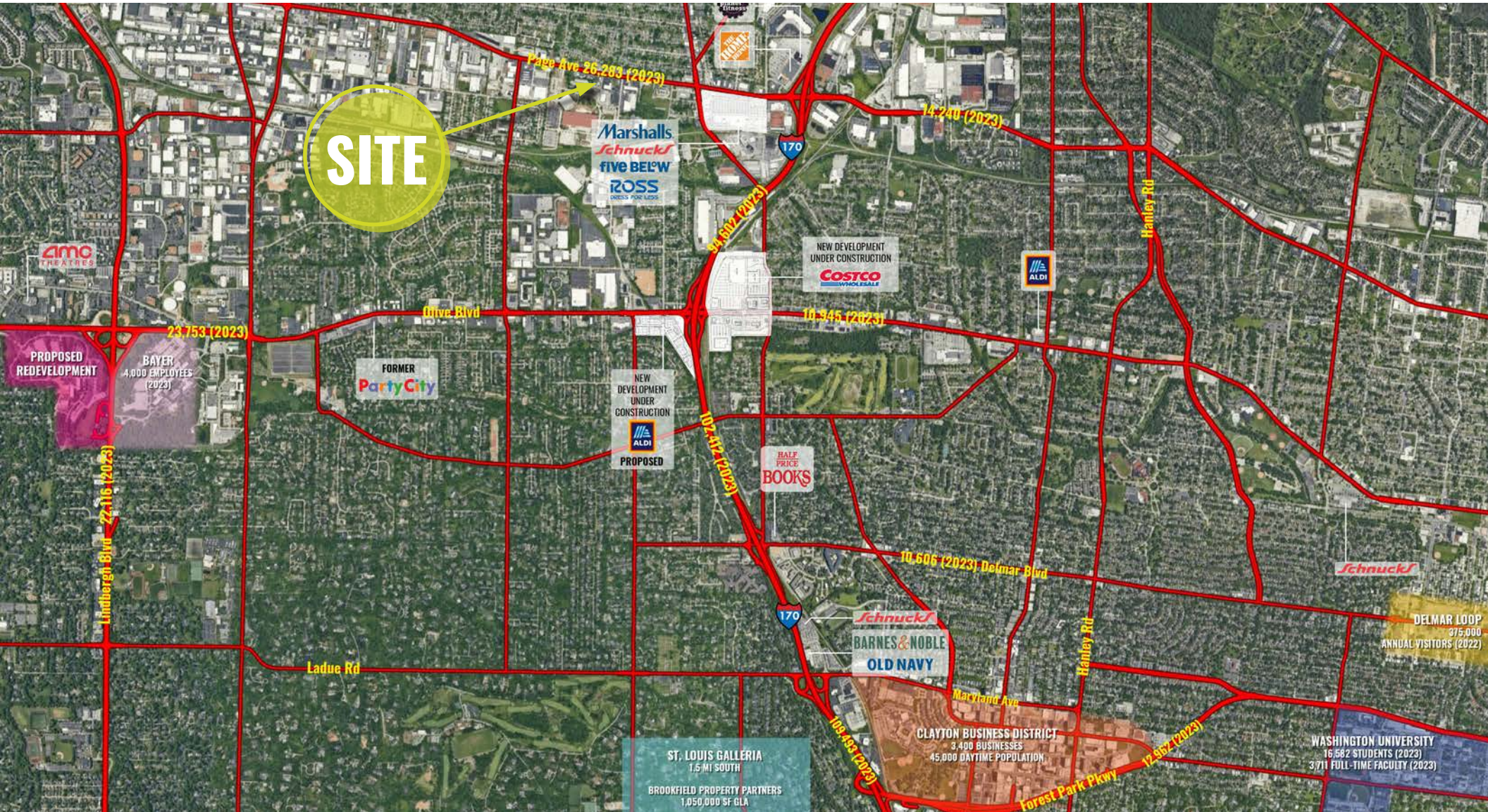
MARKET AERIAL

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