

NEIGHBORHOOD VIB	Ε	314.852.8234 Joe@Locatio		636.288.5412 Mike@Locatio	
Biack-Jack	TRADE AREA OVERVIEW	DEMOGRAPHICS			
ries Florissant St. crusties Historics District Florissant Hazelwood 70	Overland is located in Northwest St. Louis County.		1 mile	3 miles	5 miles
Earth City Bridgeton S mil Racitus vo Calverton Park	The area was first settled in the early 1820s, when travelers westward from St. Louis would stop overnight	POPULATION	10,969	95,684	234,026
Champ Deliwood Ferguson Vicus 01 S and Rectaus 70	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.	HOUSEHOLDS	4,584	42,044	101,050
Crave Maryland Breckenridge Hills St John GS	Overland was incorporated in 1939.	EMPLOYEES	10,499	68,004	216,077
UpperHinitis Rock - Climbing Gym., 200 Vorland 70 (6) Northwoods Prine Lawn 74 70	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	MED HH INCOME	\$69,127	\$122,439	\$134,861
FERVICION Pagedaie FERVICION 770 Pagedaie FERVICION 770 FERVICE 77	manufacturing operations for Dr. Pepper/Snapple Group.	AREA RETAIL			
Country Grave deau Country Grave deau Countr	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	Marsha	5	UKUU OKUU P	olanet fitness
Town an By Blockgroups Maplewood Notestand   S100,000 or more \$100,000 or more RockHill Groves   \$55,000 to \$100,000 Glendale Webster Shrewsbury Groves   \$60,000 to \$75,000 Status Glendale Webster Shrewsbury Groves   \$40,000 to \$60,000 Status Glendale Webster Shrewsbury Groves Groves   Less than \$40,000 Less than \$40,000 Groves Shrewsbury Groves Groves	SUPPORTS A HEALTHY AND PROSPEROUS RETAIL DISTRICT.	DRESS FOR LES	/e		
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9550 PAGE AVE

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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
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