

### 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

9,304 | 102,865 | 241,122



#### Daytime Population

14,147 | 119,594 | 289,860



#### Median Household Income

\$57,721 | \$85,484 | \$87,018

## LAND FOR SALE OR LEASE

8961 Page Avenue | Overland, Missouri 63114

0.62 Acres | Lease Rate: \$100,000/Year | Sale Price: \$1,200,000

### PROPERTY DETAILS

Cross access to Innerbelt Business Center Drive and signalized intersection

Great visibility

Developed pad

Page Avenue - 25,869 VPD

**Kate Grewe**

314.785.7662

kgrewe@paceproperties.com

**John Shuff**

314.785.7630

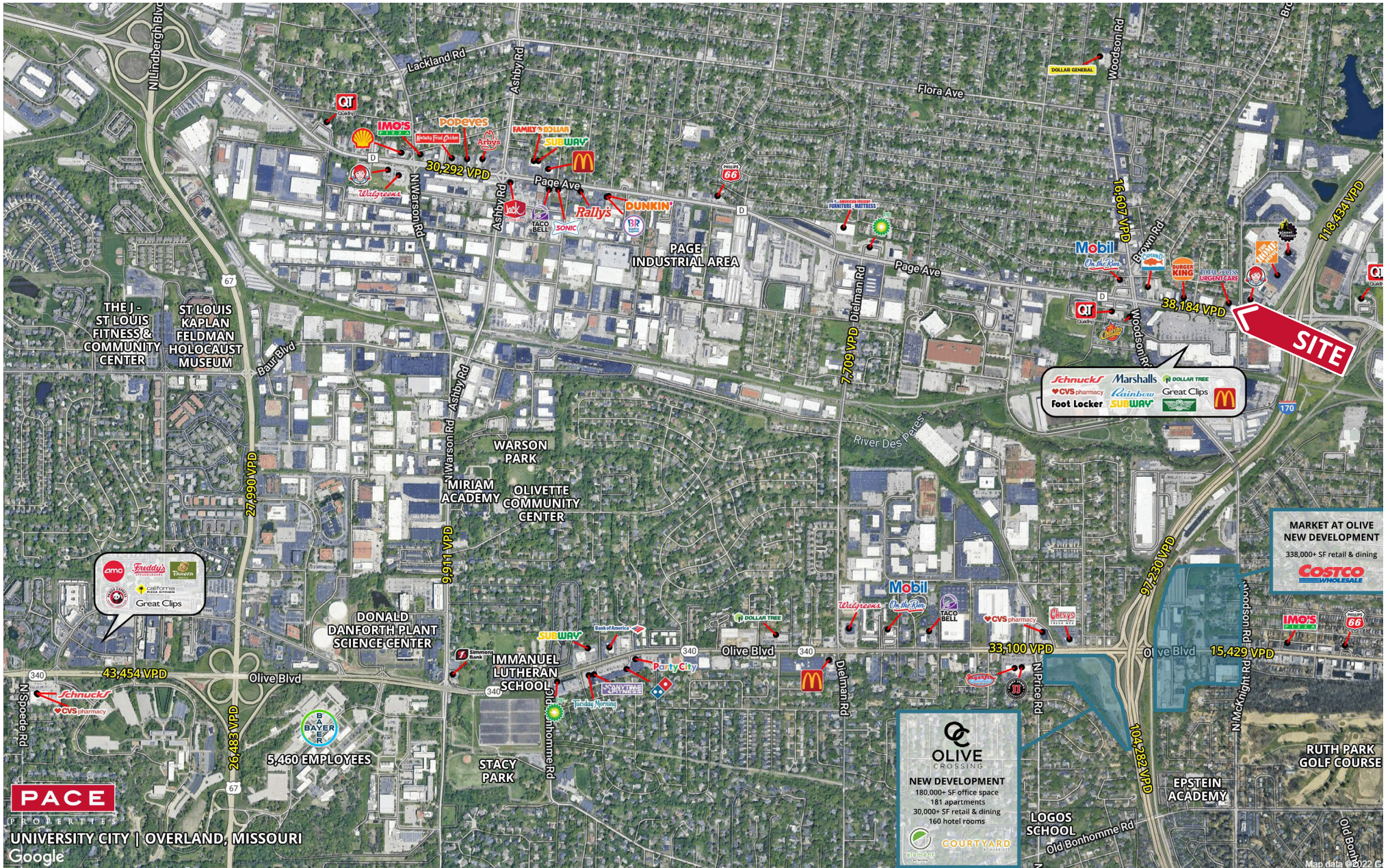
jshuff@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

# Trade Area Aerial

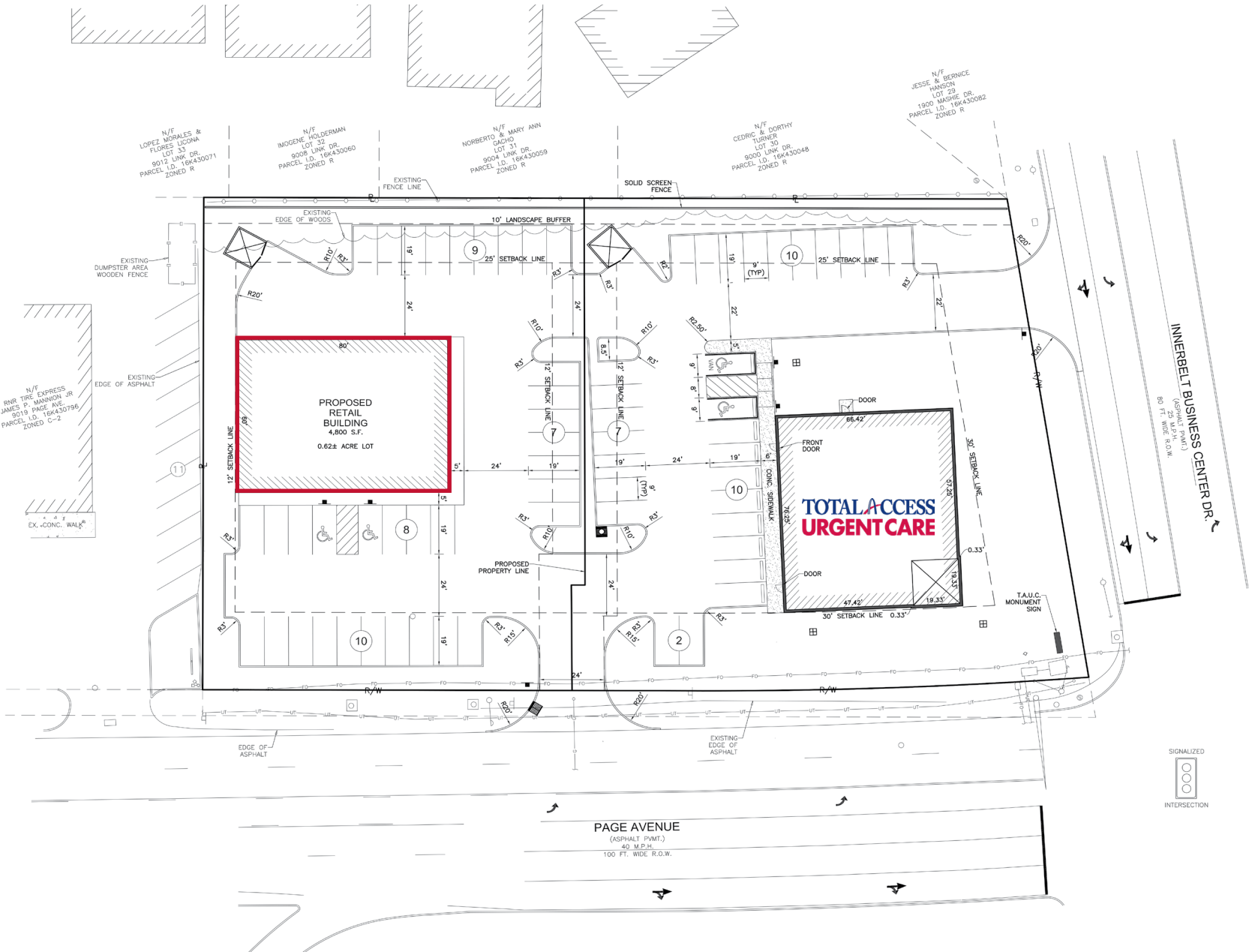


PACEPROPERTIES.COM | 314.968.9898

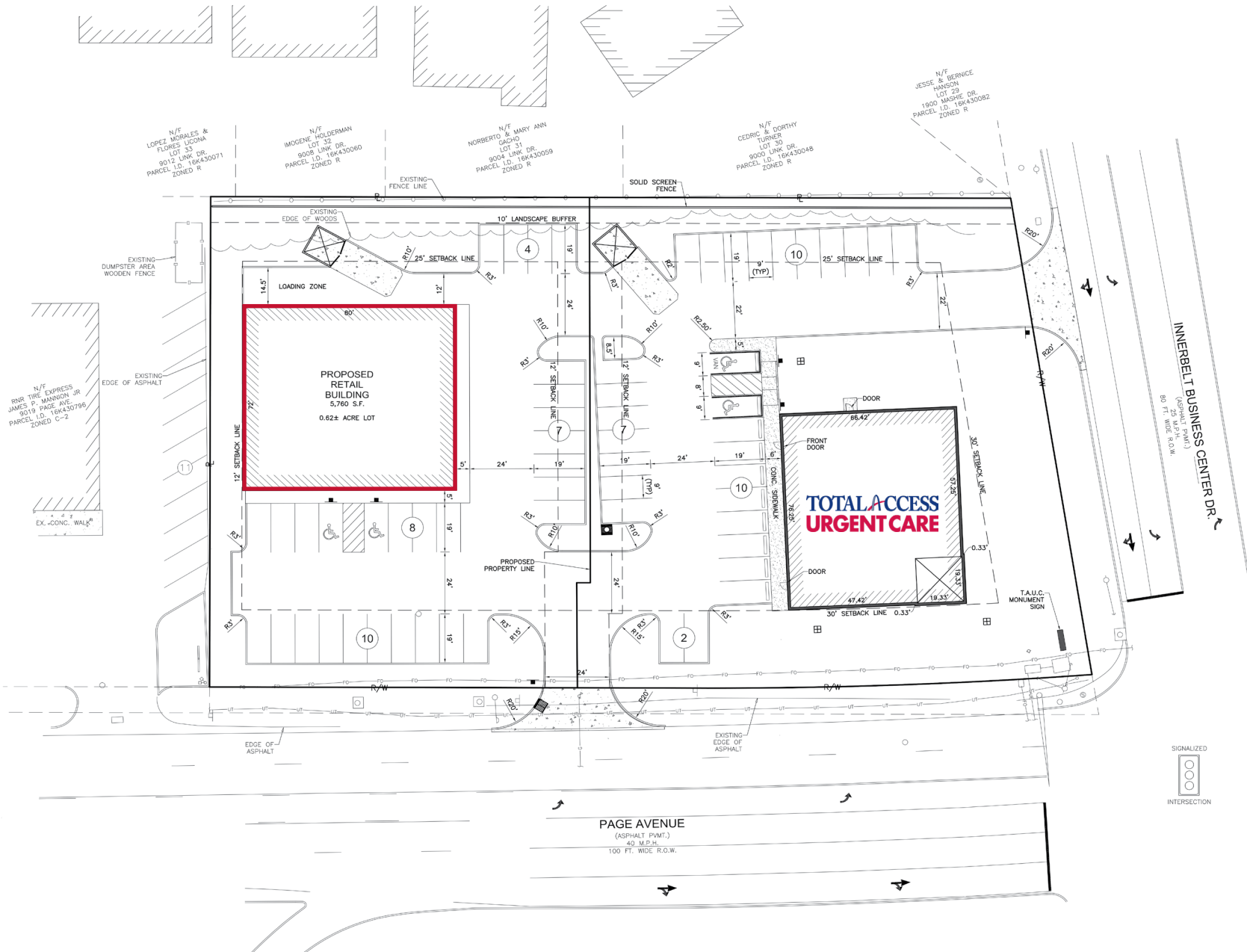
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the individual condition of the subject property and recommend tenant's independent investigation.

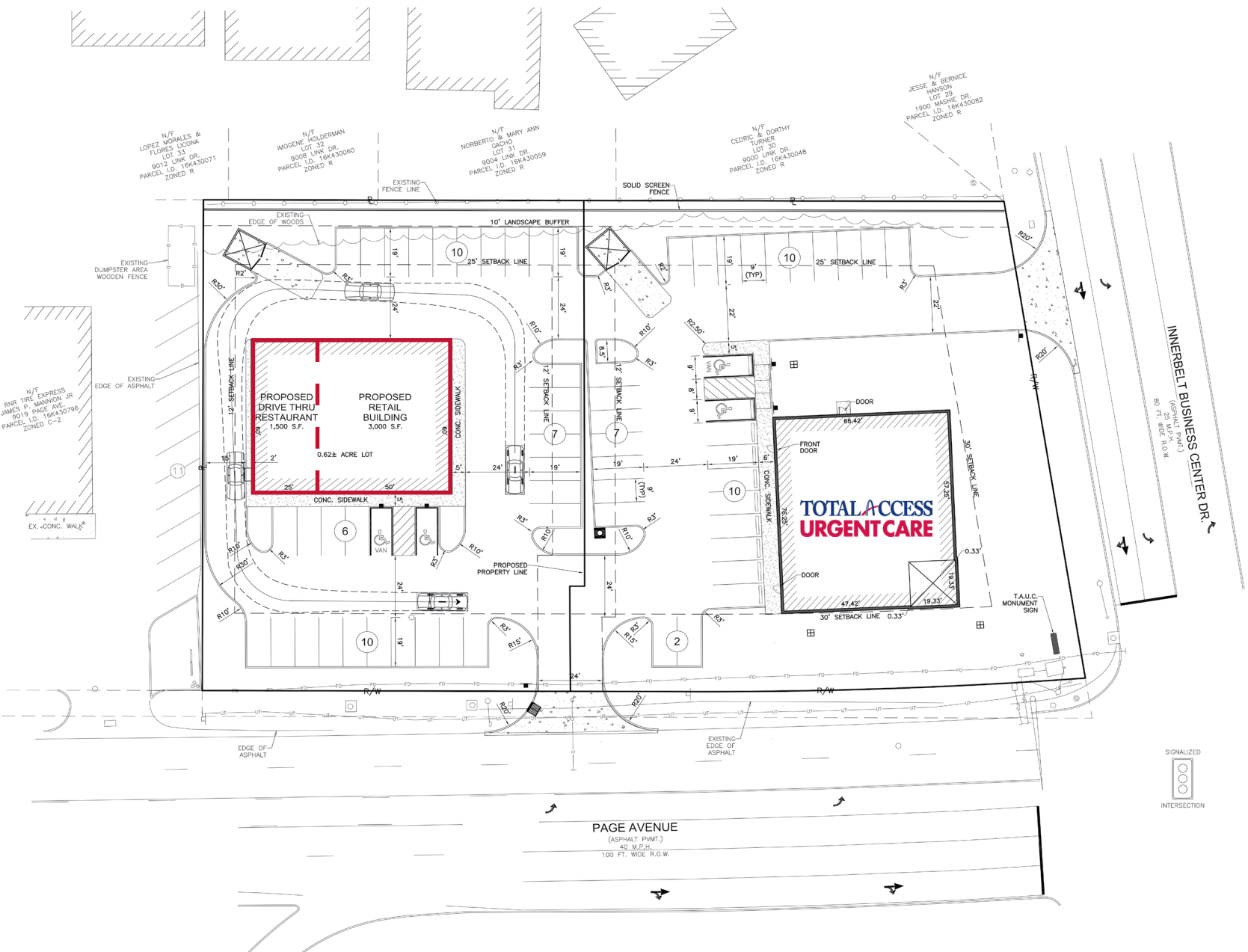
# Conceptual Site Plan 1



# Conceptual Site Plan 2



# Conceptual Site Plan 3



The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.