

## 2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

9,439 | 104,199 | 248,051



### Daytime Population

14,773 | 113,993 | 296,911



### Median Household Income

\$62,589 | \$83,410 | \$86,172



# RETAIL FOR LEASE

8903 Page Avenue | Overland, Missouri 63114

18,442 SF | Call for Details

## PROPERTY DETAILS

Outlot to Home Depot & Planet Fitness

Excellent visibility to I-170 with pylon signage

Space available 8/1/2026

Please do not disturb existing tenant

I-170 - 75,684 VPD | Page Avenue - 25,869 VPD

**Jim Rosen, CCIM**

314.785.7625

jrosen@paceproperties.com

**Joe Ciapciak**

314.785.7700

jciapciak@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



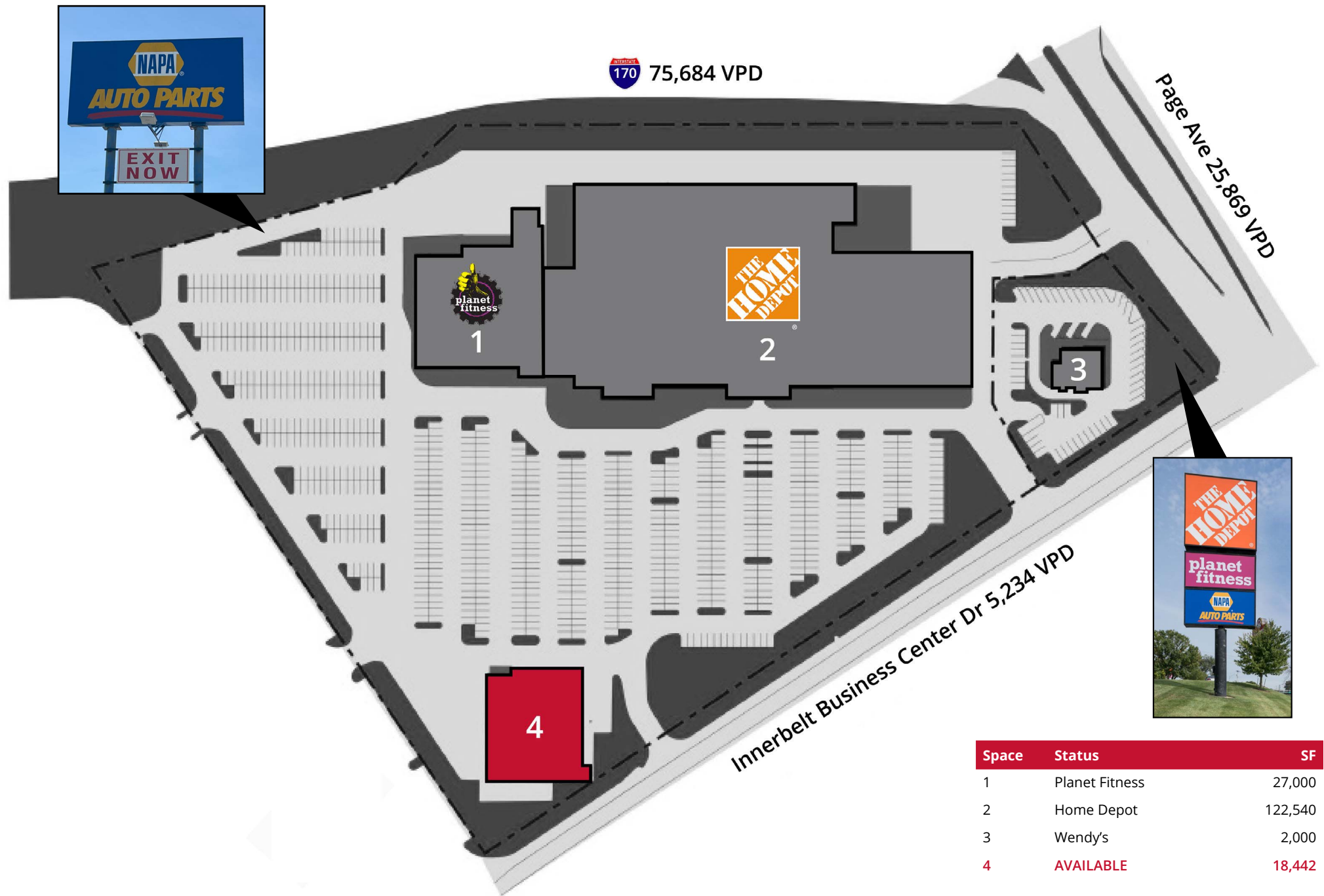
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# Site Plan



Space	Status	SF
1	Planet Fitness	27,000
2	Home Depot	122,540
3	Wendy's	2,000
4	AVAILABLE	18,442