

INDUSTRIAL PROPERTY FOR SALE

9510 Page Ave.

9510 PAGE AVE., SAINT LOUIS, MO 63132



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	1.3 Acres
Year Built:	1962
Building Size:	14,394
Renovated:	2000
Zoning:	43PDC
Municipality:	Overland
Submarket:	Mid St. Louis County
Price / SF:	\$55.58

PROPERTY OVERVIEW

14,394 square foot industrial building with 6,000 square feet of office. Ideally situated just 1/4 mile of I-170 this property is 100% air conditioned, has dock loading and heavy power.

LOCATION OVERVIEW

The City of Overland is a city in St. Louis County located approximately 5 miles from Clayton, 13 miles from Downtown St. Louis and 14 miles from St. Charles. Prominently situated on Page Avenue in between Dielman Road and Woodson Road, this site promotes easy access with I-170 less than one mile to the east.

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PROPERTY DETAILS

SALE PRICE

\$800,000

LOCATION INFORMATION

Building Name	Page Ave. - 9510
Street Address	9510 Page Ave.
City, State, Zip	Saint Louis, MO 63132
County/Township	Saint Louis
Municipality	Overland
Submarket	Mid St. Louis County
Cross Streets	Page & Warson
Nearest Highway	I-170, I-70, I-270
Nearest Airport	St. Louis International Airport

BUILDING INFORMATION

Building Size	14,394 SF
Tenancy	Single
Number Of Dock High Doors	1
Office Space	6000
Year Built	1962
Last Renovated	2000
Signage	Building
Free Standing	No
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	43PDC
Lot Size	1.3 Acres
APN#	16L-63-1413
Lot Frontage	201
Lot Depth	265
Corner Property	no

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	2.99
Number Of Spaces	46
Rail Access	N/A

OPERATING EXPENSES

2019 Taxes	\$24,445.84
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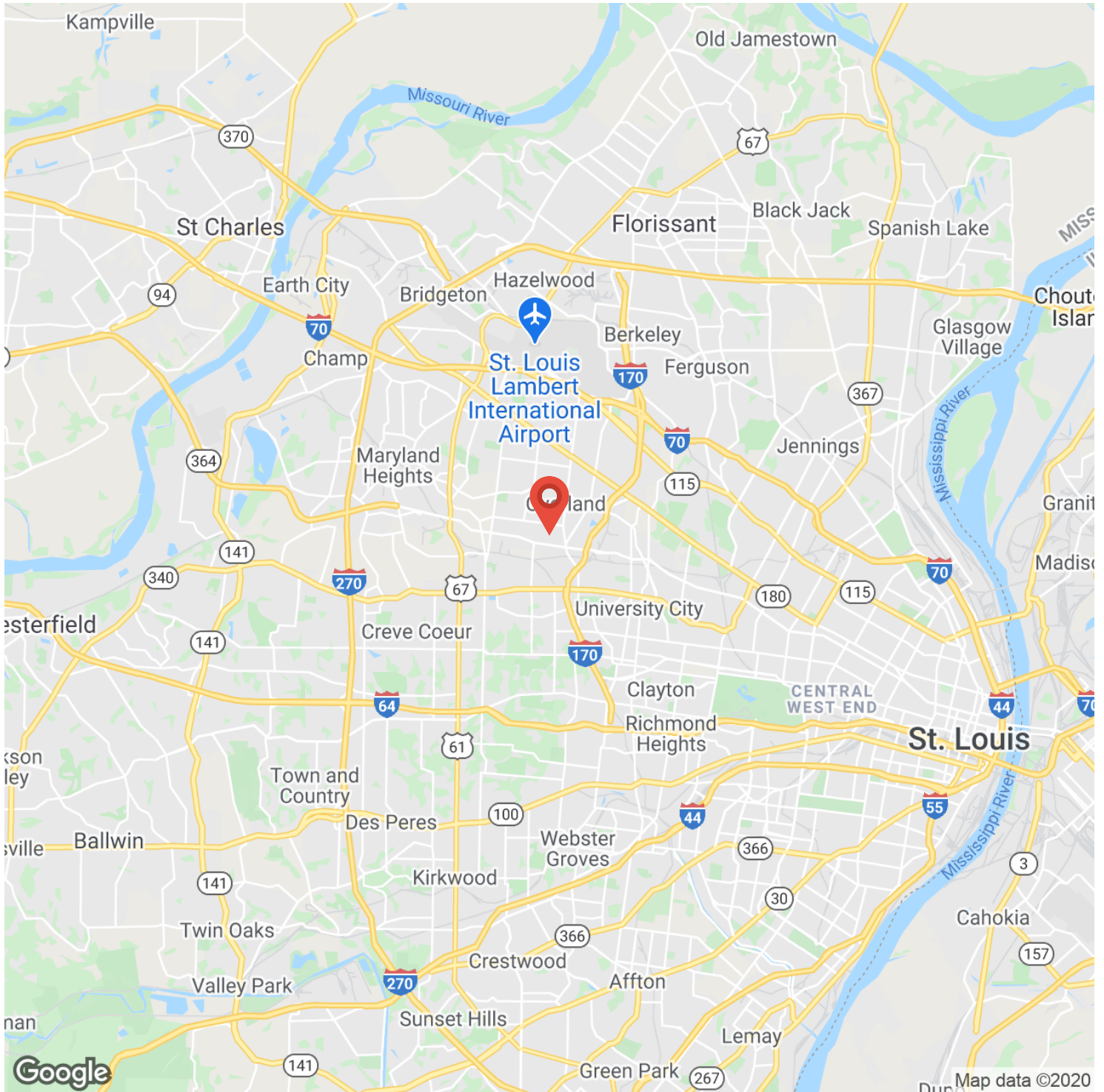
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REGIONAL MAP



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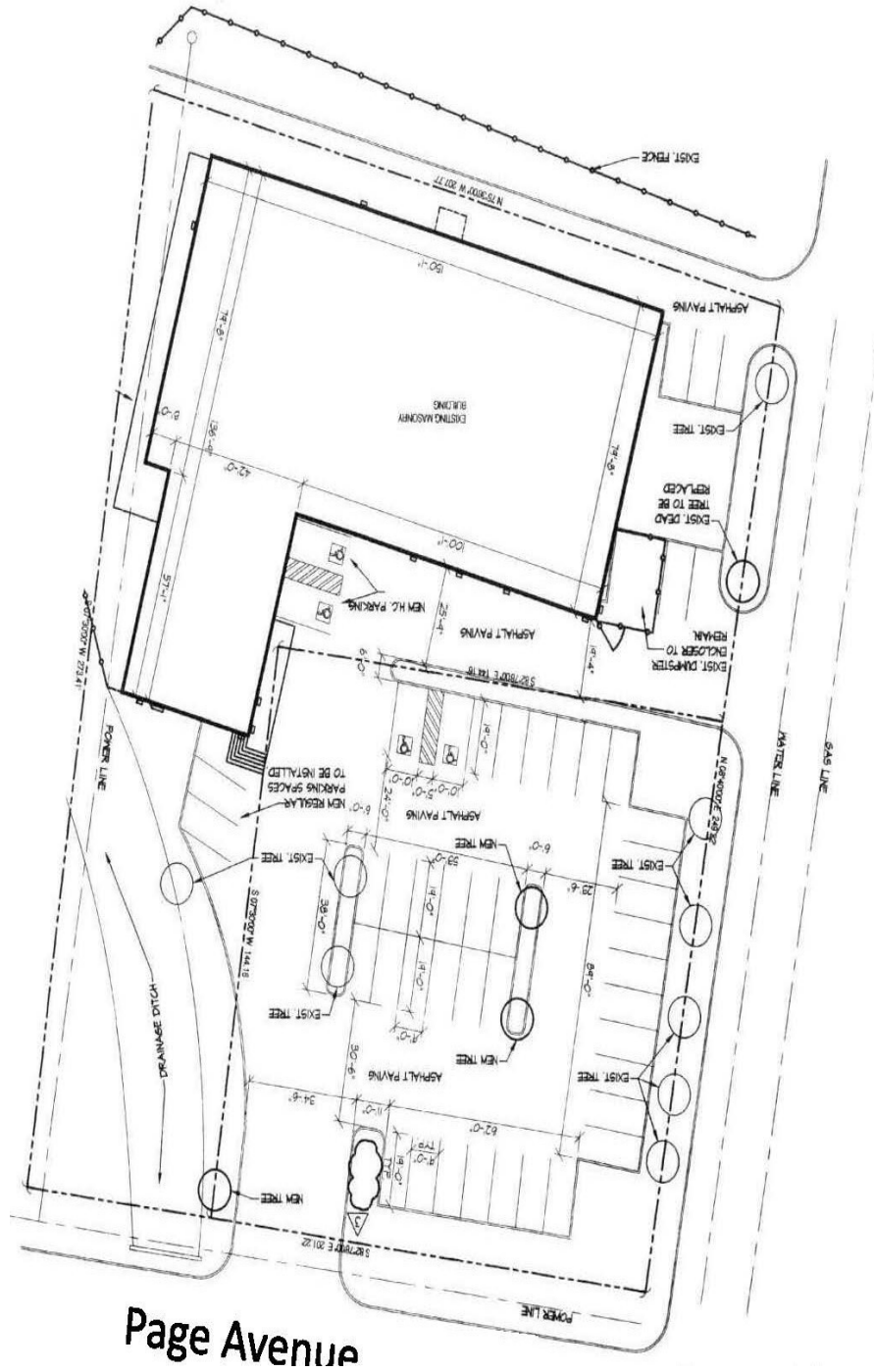
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SITE PLAN

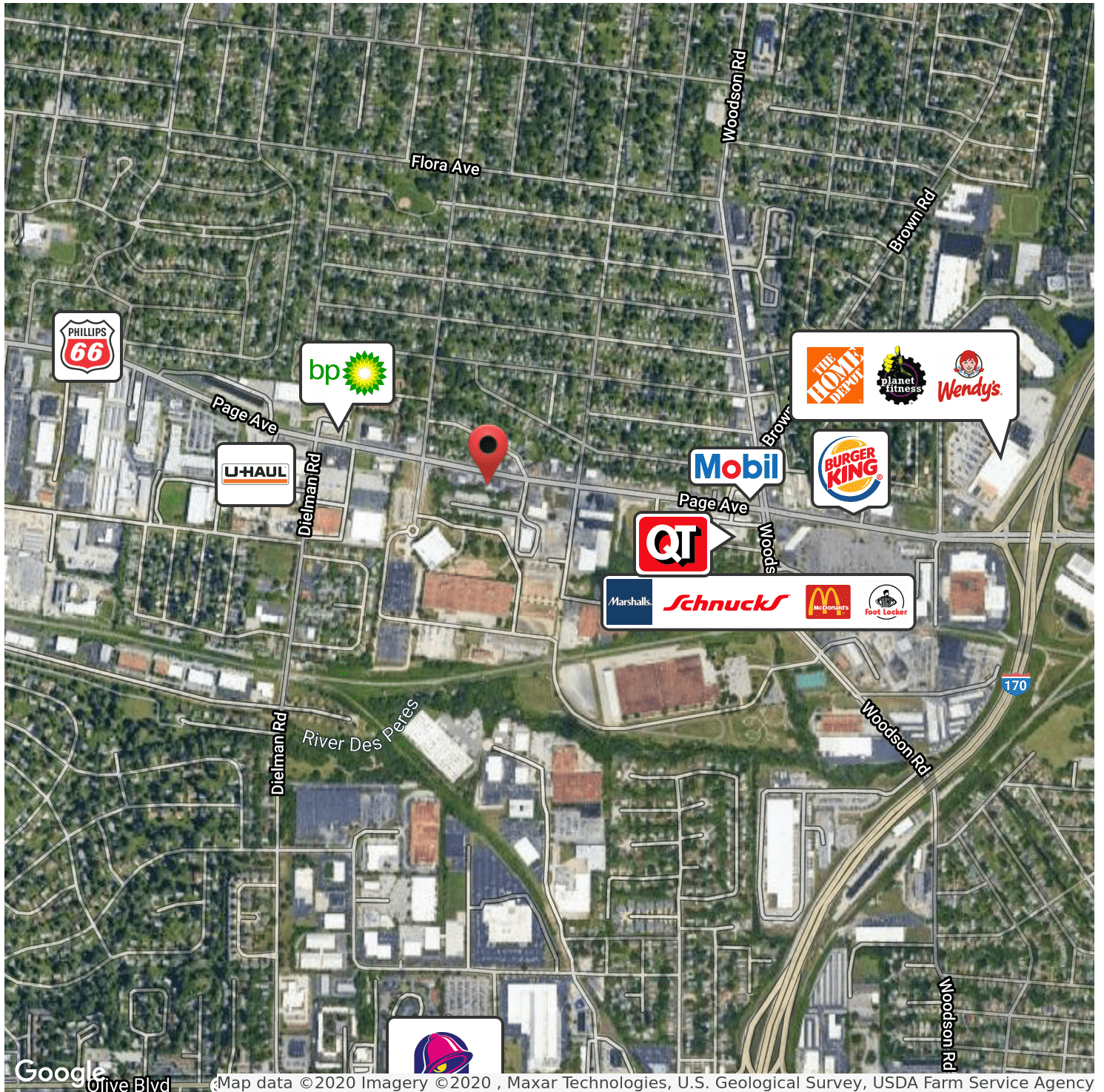


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RETAILER MAP PAGE



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DEMOGRAPHIC OVERVIEW - 3 MILES

KEY FACTS

97,720

Population



Average Household Size

40.9

Median Age

\$53,895

Median Household Income

EDUCATION

8%

No High School Diploma



24%

High School Graduate



29%

Some College



39%

Bachelor's/Grad/Pr of Degree

BUSINESS



3,926

Total Businesses



64,717

Total Employees

EMPLOYMENT



68%

White Collar



18%

Blue Collar



14%

Services

13.1%

Unemployment Rate

INCOME



\$53,895

Median Household Income



\$37,387

Per Capita Income



\$70,331

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.5%)

The smallest group: \$150,000 - \$199,999 (4.6%)

Indicator	Value	Difference	
<\$15,000	11.6%	+3.4%	
\$15,000 - \$24,999	8.5%	+1.1%	
\$25,000 - \$34,999	10.0%	+1.7%	
\$35,000 - \$49,999	16.1%	+3.7%	
\$50,000 - \$74,999	17.5%	+0.7%	
\$75,000 - \$99,999	11.7%	-0.7%	
\$100,000 - \$149,999	12.1%	-3.9%	
\$150,000 - \$199,999	4.6%	-3.0%	
\$200,000+	7.9%	-3.0%	

Bars show deviation from St. Louis County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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