

1.61 Acres

FOR SALE OR GROUND LEASE



**BALDRIDGE
PROPERTIES**

THE SPACE

Location	10500 Page Avenue, Saint Louis, MO, 63132
COUNTY	St. Louis
Cross Street	Ashby
Traffic Count	+/-34,000 ADT



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,746	86,408	210,504

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$60,290	\$86,486	\$103,768

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,754	37,525	90,562

PROPERTY FEATURES

LAND SF	70,131
LAND ACRES	+/-1.61
ZONING TYPE	Commercial C-7
LATITUDE	38.69149
LONGITUDE	-90.39251
LIGHTED INTERSECTION	Yes
CORNER LOCATION	Near Corner
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3
ADDRESS	10500 Page Ave, Overland, MO 63132

NEIGHBORING PROPERTIES

NORTH	Arby's, Popeye's
EAST	Family Dollar, McDonald's, Taco Bell, Sonic
WEST	KFC, QuikTrip, Walgreens, Wendy's



SUBJECT PROPERTY
10500 PAGE AVE
ST. LOUIS, MO



Vago Park

James McDonnell County Park

180

CVS Walgreens

MARYLAND HEIGHTS

ST. JOHN CROSSINGS
Schnucks GameStop
Rainbow Little Caesars

RITENOUR HIGH SCHOOL

180

Residence INN

Saint Louis Appliance Outlet

Denny's

7-ELEVEN

DOLLAR GENERAL

CHRISTIAN ACADEMY OF GREATER ST. LOUIS

QT QuikTrip

KFC

MARION ELEMENTARY SCHOOL

Save a lot

RITENOUR MIDDLE SCHOOL

FASTENAL

CAROL HOUSE

J DESIGN & BUILD

LA QUINTA

Marshall's Rainbow
DOLLAR TREE SUBWAY
T-Mobile Foot Locker

POPEYES

Arby's

FAMILY DOLLAR SUBWAY

BURGER KING

THE HOME DEPOT

WAFFLE HOUSE

INNER BELT EXPR

170

STAY AMERICA

UPPER LIMITS ROCK CLIMBING GYM - MARYLAND HEIGHTS

LOU FUSZ

GLOBAL

O'Reilly AUTO PARTS

Jack in the box

TACO BELL SONIC

PAGE AVE

170

RedRoof INN

WEST OAK SQUARE

Dierbergs verizon

SALLY BEAUTY CHIPOTLE

Orangetheory The Great Frame Up

ups FIRST BANK Pizza Hut

the j

Wendy's

Walgreens

Walgreens

Shane Co. SUBWAY

Casey's

DOLLAR TREE

Walgreens

Schnucks

US FOODS

AMERICAN CAR CENTER metro YORK FORKLIFTS

Olive Garden

McDonald's

TACO BELL

Chevys FRESH MEX

US FOODS

Schnucks PLANT

340

OLIVE BLVD

340

OLIVE BLVD

340

170

Creve Coeur Golf Course

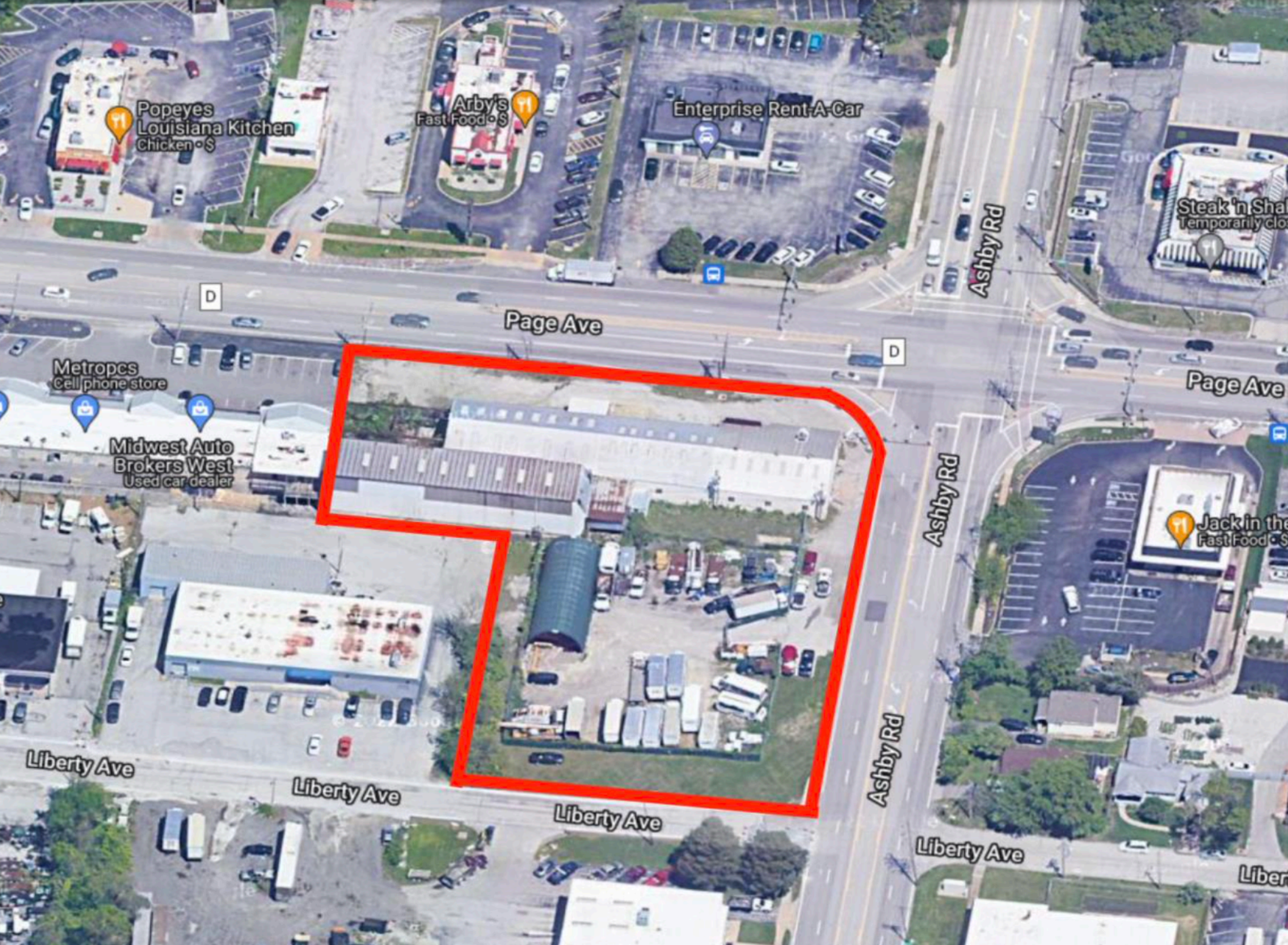
AMC

67

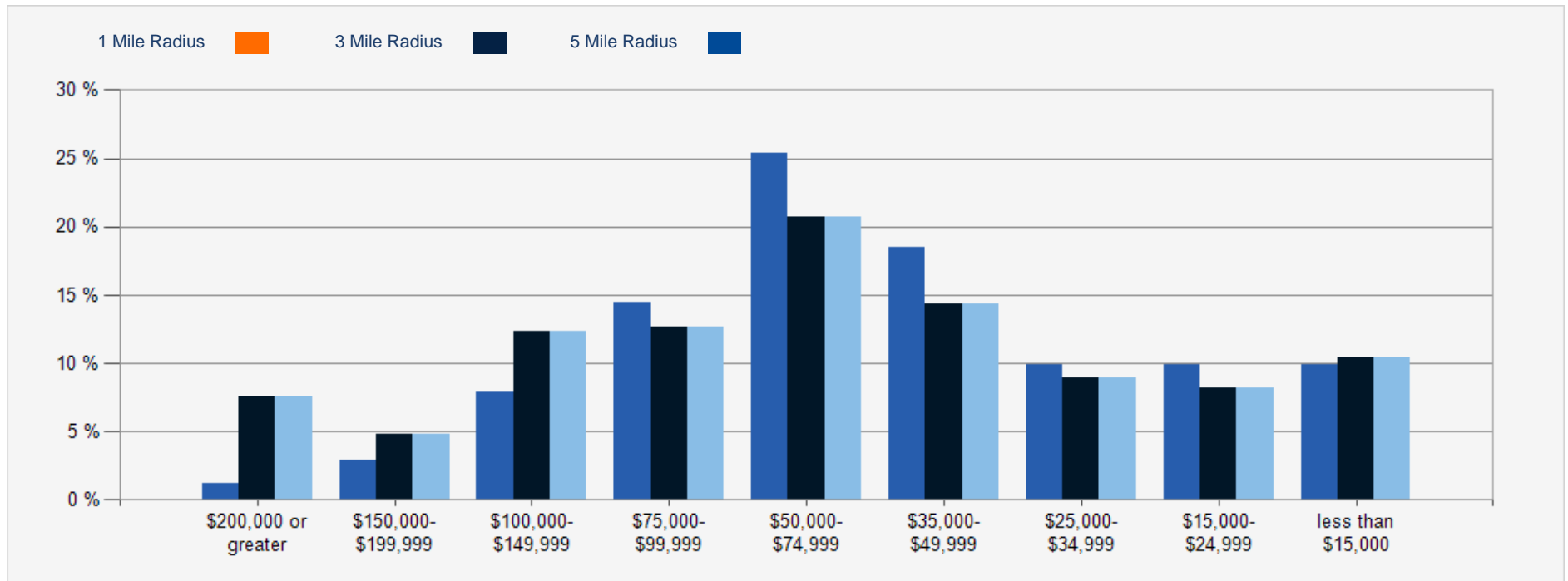
Stacy Park Playground

Party City Tuesday Morning ups

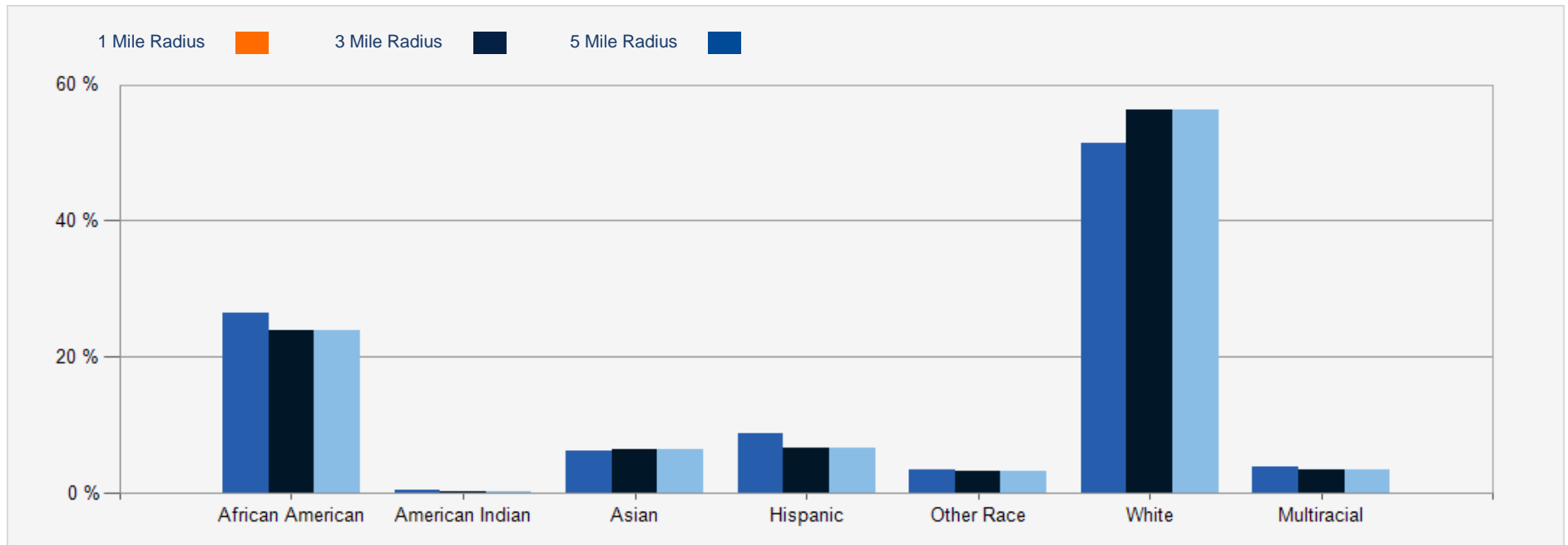
Ruth Park Golf Course St. Louis



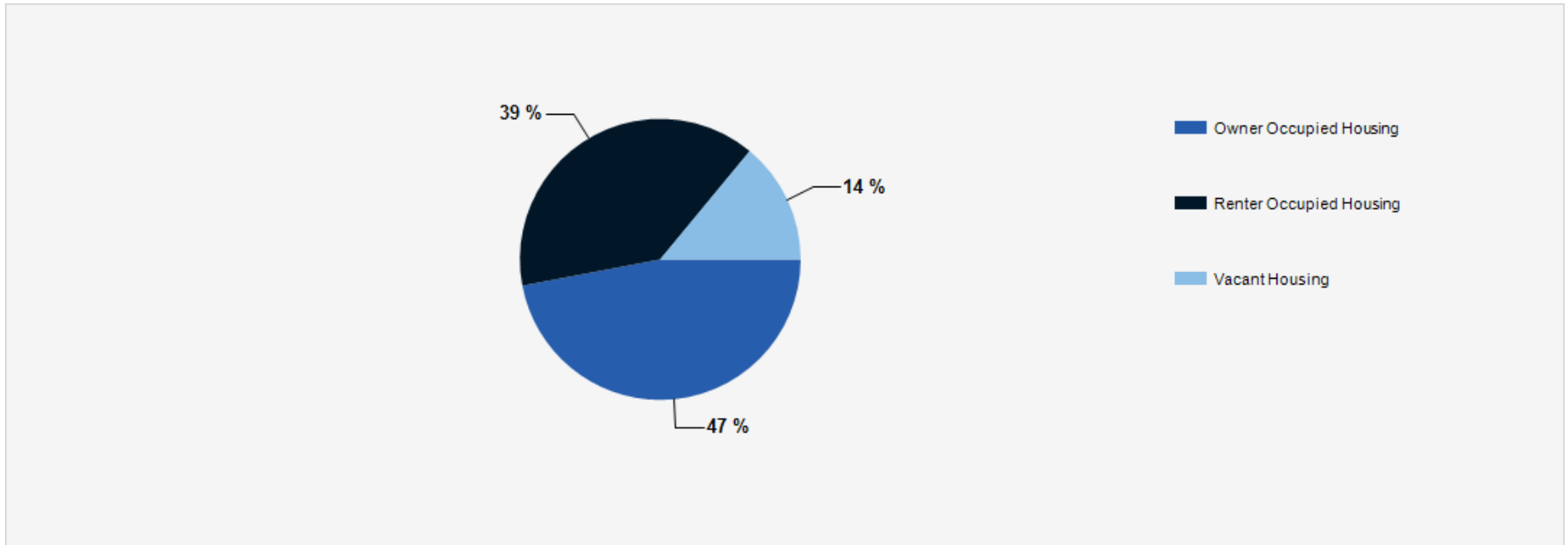
2021 Household Income



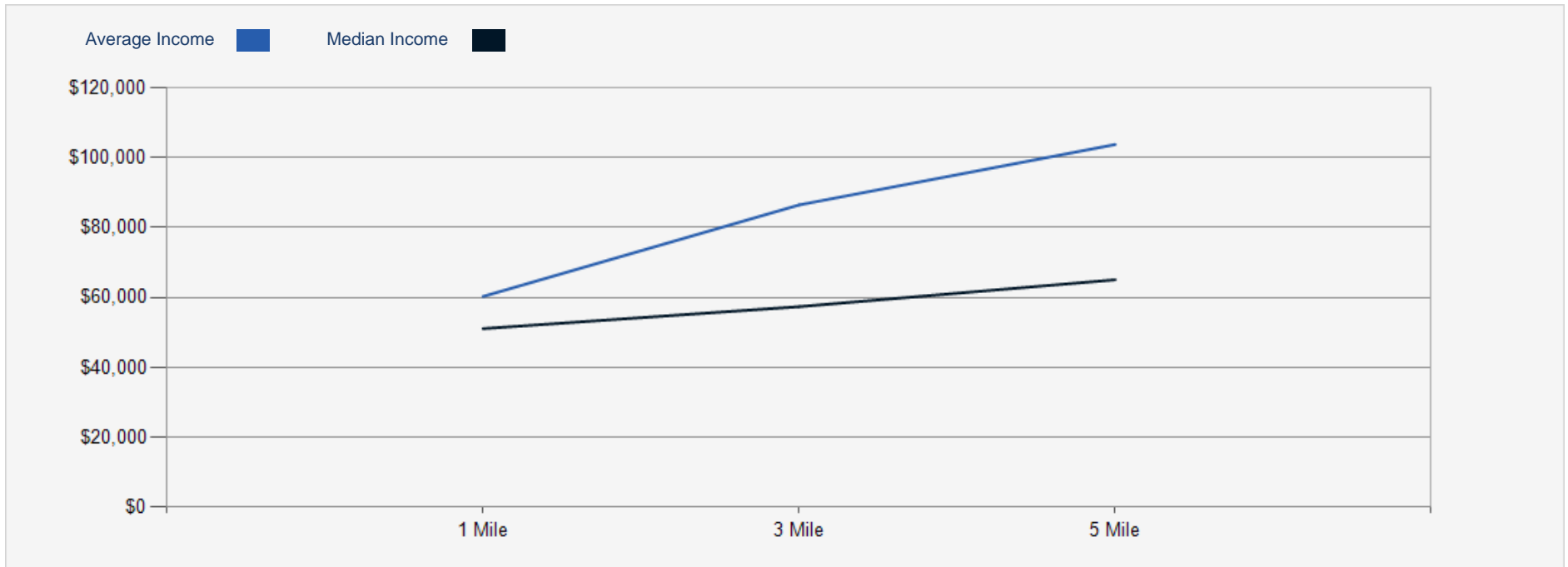
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



1.61 Acres

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