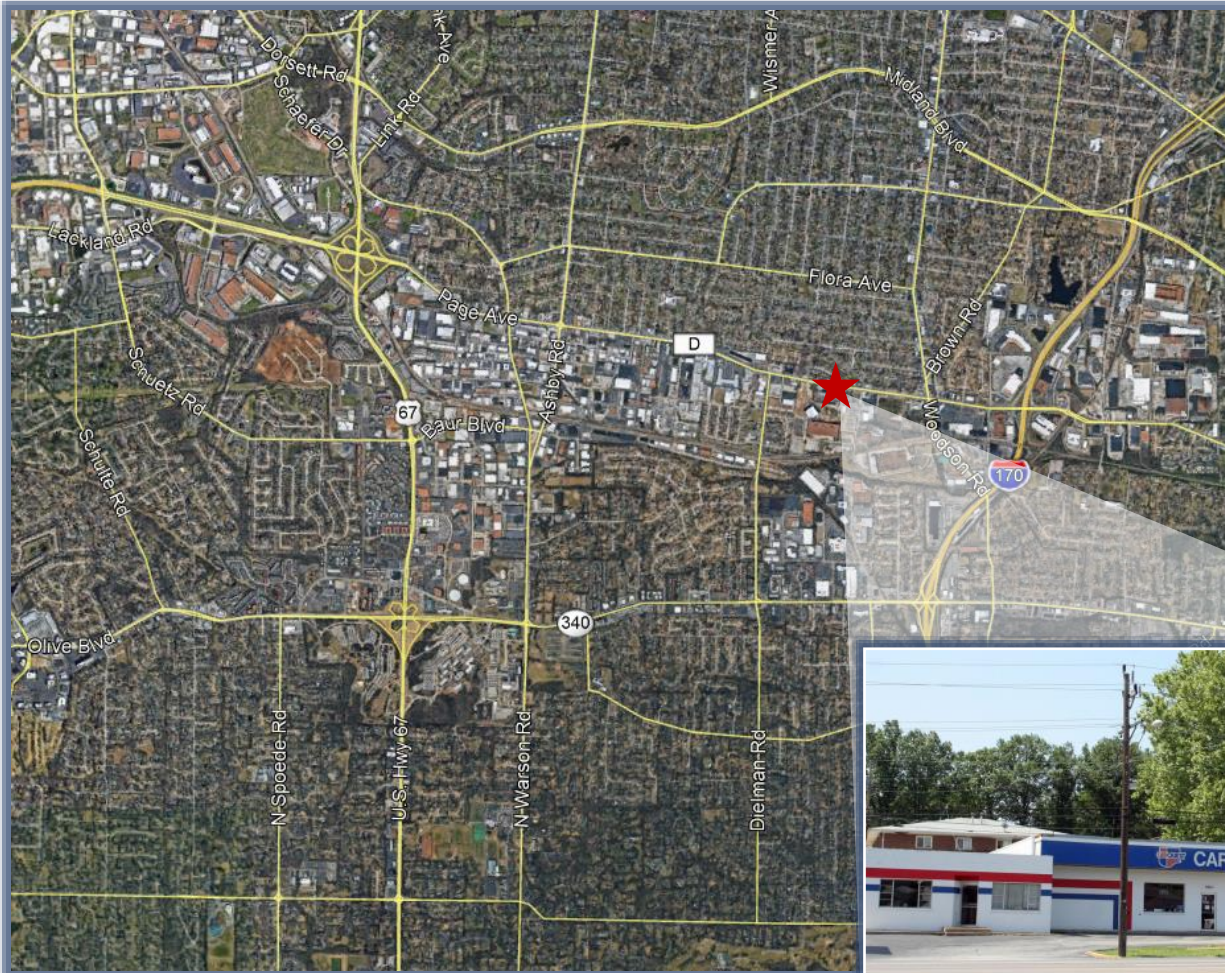


SUBLEASE

Mixed-Use Space

9550 Page Avenue
St. Louis, MO 63132



- 6,800 SF Mixed-Use Building on .51 Acre Lot
- 185' Frontage on Page Avenue with easy access to I-170, Hwy. 270, and Lindbergh Boulevard
- Ample Parking and Storage
- Sublease extends to December 15, 2026
- Lease Rate: \$5.50 PSF, NNN


GUNDAKER
COMMERCIAL GROUP

Michael Hejna, CCIM

Managing Broker

Gundaker Commercial Group, Inc.

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St. Louis, MO 63043

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Population	1 Mile	2 Mile	3 Mile
2019 Total Population:	11,704	44,406	95,776
2024 Population:	11,626	44,329	95,270
Pop Growth 2019-2024:	(0.67%)	(0.17%)	(0.53%)
Average Age:	39.00	39.40	40.00
Households			
2019 Total Households:	4,888	18,822	41,164
HH Growth 2019-2024:	(0.61%)	(0.19%)	(0.56%)
Median Household Inc:	\$47,994	\$51,419	\$53,471
Avg Household Size:	2.40	2.30	2.30
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$94,530	\$129,429	\$139,962
Median Year Built:	1955	1956	1956

Traffic »

Collection Street	Cross Street	Traffic Vol	Year
Page Ave	Price Rd E	32,343	2017
10661	Price Rd E	33,320	2015
10663	Meeks Blvd S	8,135	2015
Dielman Rd	Meeks Blvd S	7,276	2017
Woodson Rd	Minerva Ave N	11,688	2012

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