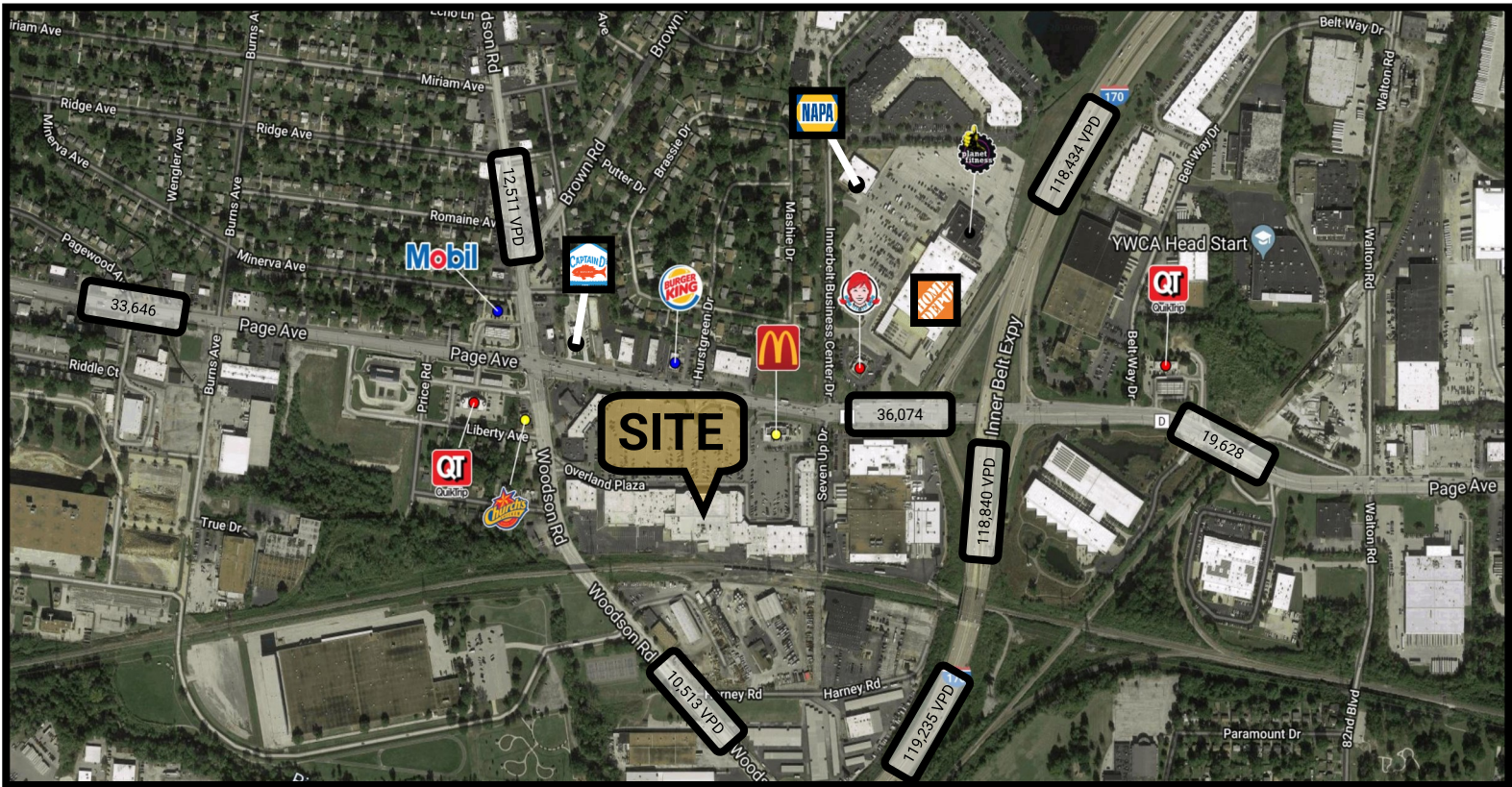




# OVERLAND PLAZA

OVERLAND, MO



**Schnucks**

**Marshall's**

**OneMain Financial**



**SUBWAY**

**five BELV**

**Clarkson Eyecare**



**ROSS DRESS FOR LESS**

**ArchWell HEALTH**

**REGIONAL FINANCE**

**HIBBETT CITY GEAR**

**T-Mobile**

## CURRENT TENANTS

**Rainbow**



For information, please contact:

**Gary Grewe**

314-795-8899 | Gary@rsolution.com

**Dominic Barlow**

314-277-6456 | dbarlow@rsolution.com

9109 Watson Road, 4th Floor | St. Louis, MO 63126 | www.rsolution.com

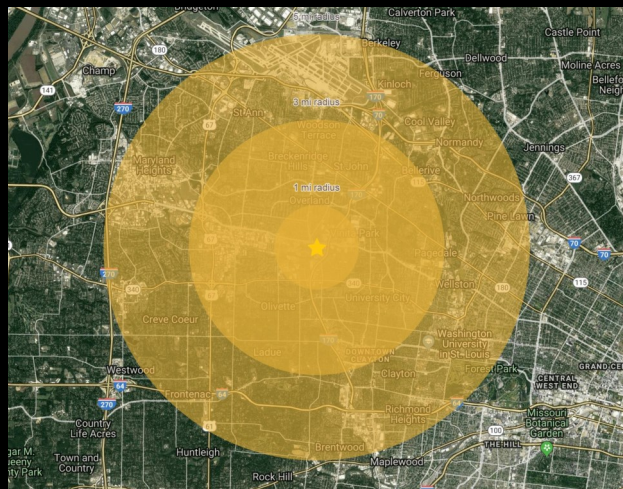


### AREA DEMOGRAPHICS

	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
<b>Population</b>	10,028	105,648	246,903
<b>Median HH Income</b>	\$66,138	\$79,660	\$81,439
<b>Employees</b>	11,289	88,596	216,885

### AVERAGE DAILY TRAFFIC

<b>PAGE AVENUE</b>	42,265 VPD
<b>INTERSTATE 170</b>	121,670 VPD

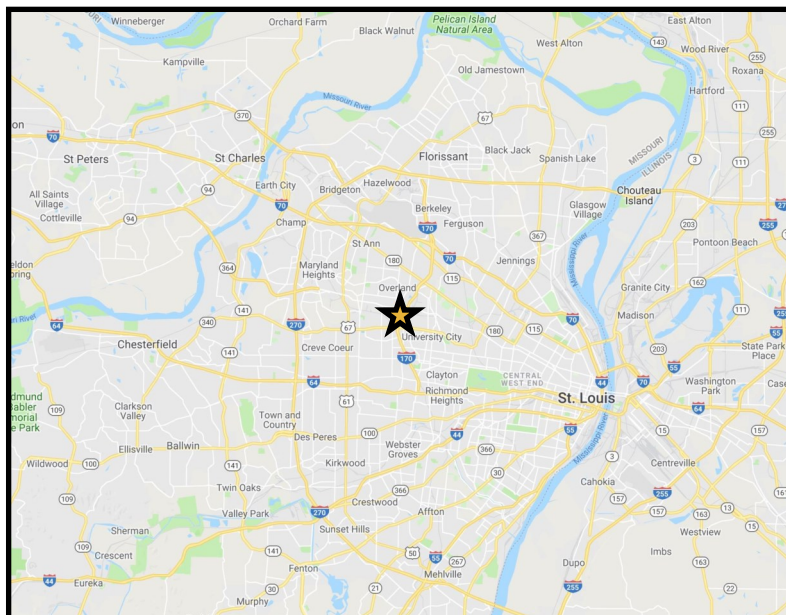


Overland, MO is a city rich with history. Overland was first settled in the 1820's and was known at the time as "The Overland Park" because travelers going west would stop overnight to rest. Daniel Boone, a well-known pioneer, built a cabin near the current location of Lake Sherwood and Wyland Elementary School. Dennis Lackland, an early Overland settler and notable businessman in Saint Louis, built the Lackland House on Lackland Road. The 1850-era McElhinney Log House is another historical home on Lackland Road. Frank Lloyd Wright, a famous architect, created the plans for the Gocke-Vance House located on Poe Avenue. Wild Acres Park, formerly Garnett Estate, is a 31.5 acre park with walking paths and a small fishing lake.

Overland, MO has a very strong economy with no shortage of job opportunities. Overland is home to Build-A-Bear Workshop's headquarters as well as Keurig Snapple Group's concentrate manufacturing operations, and is less than five miles away from Boeing, Monsanto, and Emerson Electric. Overland has a thriving retail district, and the National Personnel Records Center, which houses records of all branches of the US armed forces, is also located in Overland, MO.

### PROPERTY HIGHLIGHTS

- Located on southwest corner of Page & 170
- 199,176 total square feet
- Anchored by Schnucks & Marshalls
- Pylon signage available
- Three full-access entrances
- Next door to Keurig-Dr. Pepper Group headquarters and just a few minutes from the Build-A-Bear Workshop, Inc. corporate office

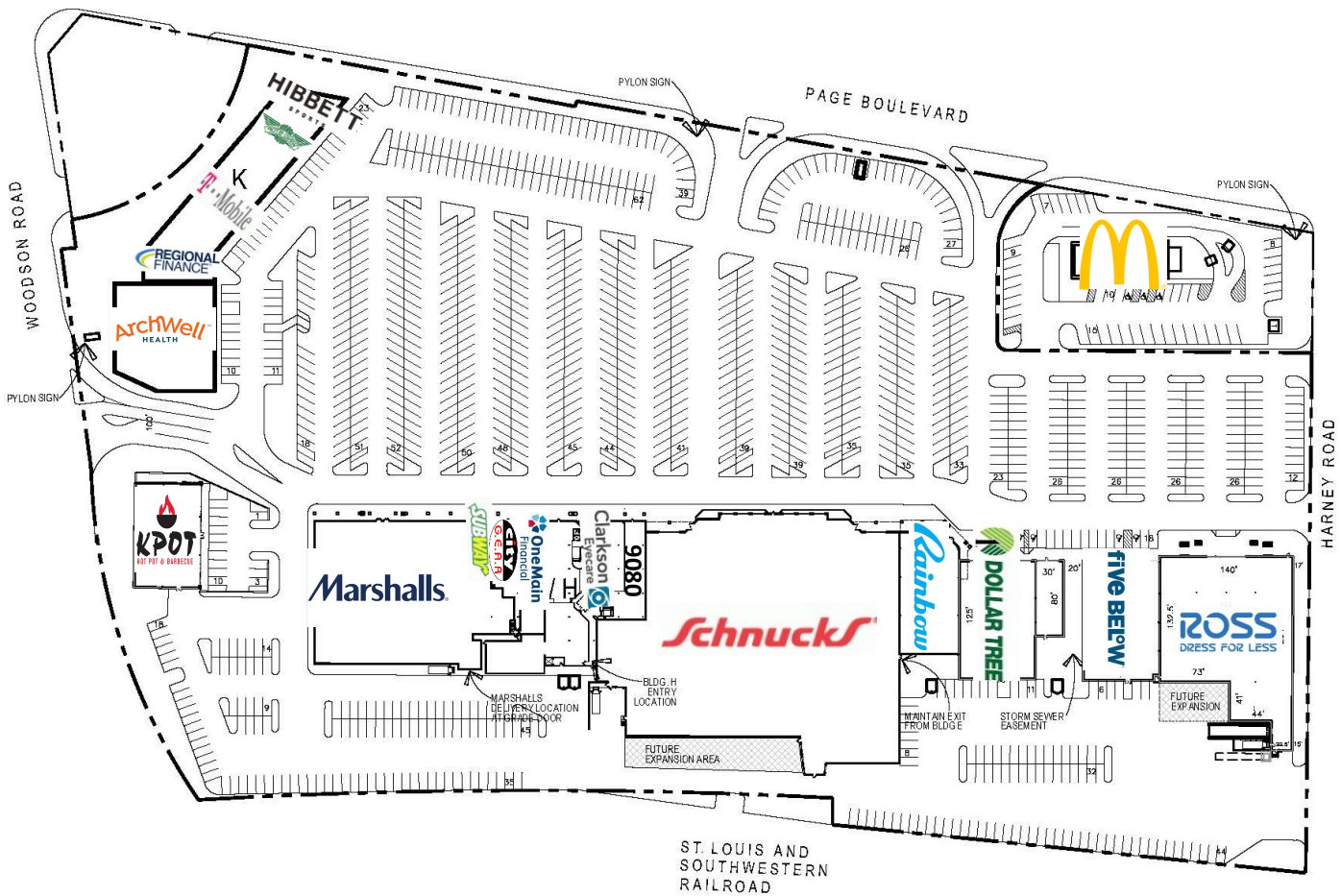


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## SITE PLAN



## Current Tenants 100% Leased

9166	Hibbett Sports	4,700 sf	9140	K-POT	7,700 sf	9082	Clarkson Eyecare	2,464 sf
9164	Wingstop	1,800 sf	9130	Marshalls	27,750 sf	9080	Gold Corner	2,846 sf
9162	Nail Art	1,500 sf	9126	Subway	1,700 sf	9074	Schnucks	68,195 sf
9160	T-Mobile	1,403 sf	9122-24	City Gear	4,768 sf	9056-68	Rainbow	7,865 sf
9158	Sun's Wigs	1,403 sf	9120	One Main Financial	2,870 sf	9054	Dollar Tree	10,000 sf
9156	Klipper's Barber	2,066 sf	9100	Jackson Hewitt	4,390 sf	9044	Beauty Supply	2,400 sf
9154	Regional Finance	2,540 sf				9034	Five Below	10,000 sf
9150	Arch Well Health	10,698 sf				9030	Ross	22,000 sf

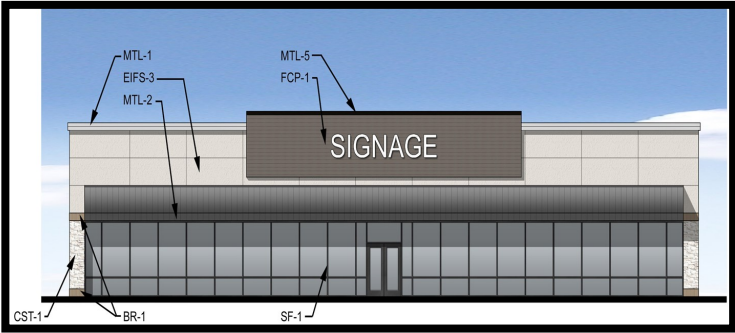
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**Dominic Barlow**  
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# ELEVATIONS



For information, please contact:

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**Dominic Barlow**  
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