

AspenDental®

9011 PAGE AVENUE, OVERLAND (ST. LOUIS MSA), MO 63114



Actual Site



NEW 10-YEAR LEASE WITH
10% ANNUAL RENT INCREASES
EVERY 5 YEARS



EXCELLENT ACCESS AND
VISIBILITY TO 38,200 VPD AT
SIGNALIZED INTERSECTION



238,353 RESIDENTS IN PRIMARY
TRADE AREA, STRONG DAYTIME
POPULATION OF 318,740

ST. JOHN CROSSINGS



CVS pharmacy
GameStop
Schnucks
Applebee's
Little Caesars Pizza

RITENOUR HIGH SCHOOL
2,041 STUDENTS

WYLAND ELEMENTARY SCHOOL
545 STUDENTS

Walgreens

DOLLAR GENERAL

QT QuikTrip

COSTCO WHOLESALE

McDonald's

FORD

NAPA

planet fitness

THE HOME DEPOT



103,100 VPD

BURGER KING

Advance Auto Parts

SUBJECT PROPERTY

TOTAL ACCESS URGENT CARE

Wendy's

38,200 VPD

PAGE AVE

CVS pharmacy
Schnucks
SUBWAY
Marshalls

McDonald's

ROSS DRESS FOR LESS
five BELOW

DOLLAR TREE

SEVEN UP DR

RESIDENTIAL COMMUNITIES
238,353 RESIDENTS IN
PRIMARY TRADE AREA

TRADER JOE'S
STARBUCKS™ ups M

U.S. ARMY PUBLICATIONS
DISTRIBUTION CENTER

OVERLAND PLAZA

CVS pharmacy
Schnucks
ROSS DRESS FOR LESS
SUBWAY
DOLLAR TREE
five BELOW
T-Mobile
Marshalls
WING STOP



SUBJECT
PROPERTY

TOTAL ACCESS
URGENT CARE

SEVEN UP DR

DR PEPPER
SNAPPLE GROUP

38,200 VPD

PAGE AVE



RESIDENTIAL
COMMUNITIES
238,353 RESIDENTS IN
PRIMARY TRADE AREA

Walgreens

Rally's



QT QuikTrip



Advance
Auto Parts

Mobil



WAFFLE
HOUSE

KFC
POPEYES LOUISIANA KITCHEN
Arby's
Pizza Hut
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE



IVELAND ELEMENTARY SCHOOL
441 STUDENTS



INNERBELT BUSINESS CENTER DR





DOWNTOWN ST. LOUIS
← 20 MIN DRIVE

DOWNTOWN CLAYTON
3,400+ BUSINESSES

UNIVERSITY CITY
16,000+ HOUSEHOLDS



103,100 VPD

SUBJECT PROPERTY

38,200 VPD



INNERBELT BUSINESS CENTER DR

HURSTGREEN DR

PAGE AVE

 **RESIDENTIAL COMMUNITIES**
238,353 RESIDENTS IN
PRIMARY TRADE AREA



← DOWNTOWN ST. LOUIS
20 MIN DRIVE

DOWNTOWN CLAYTON
3,400+ BUSINESSES

UNIVERSITY CITY
16,000+ HOUSEHOLDS

103,100 VPD

DR PEPPER
SNAPPLE

38,200 VPD



TOTAL ACCESS
URGENT CARE

SUBJECT
PROPERTY



RESIDENTIAL
COMMUNITIES
238,353 RESIDENTS IN
PRIMARY TRADE AREA



OLIVE CROSSING
BRAND NEW CONSTRUCTION, 14.8
ACRE MIXED USE CENTER WITH 181
APARTMENTS & 30,000 SF RETAIL



OVERLAND PLAZA



PAGE AVE

HURSTGREEN DR

OFFERING SUMMARY



\$3,024,000

PRICE

6.25%

CAP RATE

PROPERTY DETAILS

ADDRESS	9011 Page Avenue, Overland, MO 63114
TENANT	Aspen Dental Management, Inc.
BUILDING SIZE	3,500 SF
LOT SIZE	0.57 AC
RENT COMMENCEMENT	12/2/2025
RENT EXPIRATION	12/31/2035
TERM REMAINING	9+ Years
LEASE TYPE	NNN
OPTIONS	Three, 5-Year
ROOF & STRUCTURE	Landlord Responsible
NOI	\$189,000
INCREASES	10% Every 5 Years

RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEARS 1-5	\$15,750.00	\$189,000.00
YEARS 6-10	\$17,325.00	\$207,900.00
OPTION 1	\$19,057.50	\$228,690.00
OPTION 2	\$20,962.08	\$20,962.08
OPTION 3	\$23,059.17	\$276,710.04



SECURE STREAM OF INCOME

- **New 10-Year Lease with 10% Rent Increases Every 5 Years**

9.5 years remaining with three, five year renewal options

- **Brand New 2025 Block Construction**

Latest prototype design

- **Minimal Landlord Responsibilities**

15-year manufacturer's roof warranty

- **Corporate Lease with Aspen Dental Management Inc. with Over 1,100 Locations**

Serving 35,000 patients daily through 3,000 dental experts in 46 states

- **The Aspen Group, Parent Company of Aspen Dental**

Generated \$4.2 Billion in Revenue in 2025, an 8% year-over-year increase from 2024



PROXIMITY

- **Infill and Affluent Location with 238,353 Residents in Primary Trade Area**
\$126,726 average household income within 5-mile radius
- **Excellent Access and Visibility to 38,200 VPD**
Just off I-170 with 103,100 VPD and direct access to downtown St. Louis (14 Miles)
- **Across From Overland Plaza, a Schnuck's and Jr. Box Anchored Center with 2.8M Annual Visitors**
Other national tenants in the area include Home Depot, Costco, CVS, Ross, McDonald's, Wendy's, Advance Auto Parts and QuickTrip

- **St. Louis is the 23rd Largest MSA in the United States with Over 2.8 Million Residents**
14 Fortune 1000 Companies are headquartered in St. Louis
- **Close Proximity to Four Major Universities**
St. Louis University (13,500 students), University of Missouri-St. Louis (21,000 students), Washington University (16,550 students) and St. Louis Community College (35,000 students)

ADDITIONAL PHOTOS



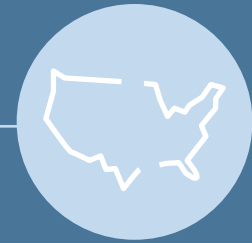
TENANT OVERVIEW

ABOUT ASPEN DENTAL

Founded in 1998 by entrepreneur Robert Fontana, Aspen Dental has grown into one of the largest dental support organizations in the United States. Headquartered in Chicago, Illinois, the company provides administrative and business support services to a network of independently owned and operated dental practices across the country. Aspen Dental offers a comprehensive range of dental services, including preventive care, restorative treatments, cosmetic dentistry, dentures, and emergency dental care. Through its patient-centered approach and commitment to increasing access to oral healthcare, the organization has expanded to more than 1,100 locations nationwide.

One of the key drivers behind Aspen Dental's success is its focus on making dental care more accessible and convenient for patients. Many locations offer flexible scheduling, transparent pricing, and assistance with financing options to help reduce barriers to treatment. In addition to supporting clinical excellence, Aspen Dental invests in advanced technology, provider training, and community outreach initiatives such as free dental care programs for underserved populations and veterans. Backed by a recognized national brand and a scalable operating model, Aspen Dental remains well positioned for continued growth within the healthcare services industry.

WWW.ASPENDENTAL.COM



TOTAL LOCATIONS
1,100



HEADQUARTERS
CHICAGO
ILLINOIS



TOTAL 2025 REVENUE
\$4.2B
(PARENT COMPANY, THE ASPEN GROUP)



CITY FOUNDRY STL DEVELOPER MAKES \$15M BET ON ST. LOUIS' CENTRAL CORRIDOR

By Steph Kukuljan - July 29, 2026

After helping reshape Midtown with City Foundry STL, developer New + Found has launched a \$15 million fund to jump-start other real estate projects in St. Louis' central corridor.

The St. Louis Growth and Impact Fund aims to invest in projects that “fill in the gap” from downtown St. Louis to Forest Park with housing, retail and other development that can improve the quality of life for residents, founder and CEO Steve Smith said.

The fund can produce \$300 million worth of development by reducing the risk of investment for other developers with an additional source of capital, he said.

Read more [HERE](#).

Source: St. Louis Post Dispatch



Representative Photo

\$30M GRANT FOR ST. LOUIS LAMBERT AIRPORT REDEVELOPMENT

By Nick Gladney - May 28, 2026

State and local leaders met at St. Louis Lambert International Airport Thursday morning to discuss a multimillion-dollar grant that could be used to redevelop the airport.

The \$30 million grant provided by the Federal Aviation Administration that is intended for a new utility plant that must be relocated and could help support major renovation plans at the airport.

The goal is to restructure the airport into a single terminal, expanding it to serve up to 40 million passengers and increase aircraft traffic to more than 500,000 operations annually.

Read more [HERE](#).

Source: Yahoo News

DEMOGRAPHICS OVERLAND

POPULATION	1 MI	3 MI	5 MI
2026 Total	9,254	102,064	238,353
Total Daytime Population	12,901	127,107	318,740
HOUSEHOLDS	1 MI	3 MI	5 MI
2026 Total Households	3,888	44,466	104,108
INCOME	1 MI	3 MI	5 MI
2026 Median Household Income	\$57,784	\$71,720	\$72,461
2026 Average Household Income	\$73,344	\$121,372	\$126,726

HIGHLIGHTS

238,353 Total Population within 5 Miles

\$126,726 Average Income within 5 Miles

104,108 Total Households within 5 Miles



SITE OVERVIEW

LOT SIZE

0.57

ACRES

VPD

38,200

ON PAGE AVE

PARKING

32

SPACES

NEARBY TENANTS

DOLLAR TREE, WENDY'S, HOME
DEPOT, CVS, ROSS, MARSHALLS,
AND MANY MORE

DAYTIME POPULATION

318,740

TOTAL



ST. LOUIS, MO



ST. LOUIS

St. Louis, Missouri is a bustling city known for its distinctive character, cultural attractions, and economic significance in the Midwest. Located along the Mississippi River, it serves as a major center for business, education, and entertainment. The city is home to many notable destinations, including the famous Gateway Arch, Forest Park, and the Saint Louis Zoo. Residents and visitors enjoy a wide range of activities, from exploring museums and historic districts to attending professional sporting events and live performances. With its blend of historic architecture, thriving arts scene, and diverse communities, St. Louis offers an engaging environment that appeals to people of all ages.



ATTRACTIONS

St. Louis features an impressive mix of attractions that highlight the city's history, culture, and entertainment. City Museum is a favorite destination, offering unique exhibits, interactive play areas, and one-of-a-kind architectural features. The Missouri Botanical Garden attracts visitors year-round with its beautiful landscapes and diverse plant collections. Sports fans can enjoy cheering on the St. Louis Cardinals or attending a St. Louis Blues game, while the Delmar Loop and The Hill provide excellent dining, shopping, and nightlife experiences. With its diverse attractions and lively atmosphere, St. Louis offers something for everyone to enjoy.



ECONOMY

Overland maintains a diverse local economy supported by retail, healthcare, education, and service-based industries. Its convenient location within the St. Louis metropolitan area provides residents with access to a wide range of employment opportunities and business resources. The city is home to numerous small businesses that contribute to its economic vitality, while nearby commercial centers support continued growth and development. This strong regional connectivity helps make Overland an attractive place to live, work, and do business.



TRANSPORTATION

St. Louis offers a well-developed transportation network that provides convenient access throughout the city and the greater metropolitan area. Major highways, including Interstates 64, 70, 44, and 55, connect residents and businesses to key regional destinations. Public transportation services, such as MetroBus and MetroLink, offer reliable connections across St. Louis and neighboring communities. The city is also served by St. Louis Lambert International Airport, providing domestic and international travel options.



EDUCATION

St. Louis is home to a variety of educational institutions that provide opportunities for students of all ages. The city is served by numerous public and private schools dedicated to academic achievement and student development. Residents also benefit from access to several respected universities, including Washington University in St. Louis, Saint Louis University, and the University of Missouri–St. Louis, which offer a wide range of undergraduate, graduate, and professional programs. Overall, St. Louis provides a strong educational environment that supports learning, innovation, and long-term success.

OVERLAND, MO



OVERLAND

Overland, Missouri is a small yet vibrant city located in St. Louis County. Situated in the heart of the St. Louis metropolitan area, Overland is known for its convenient location, diverse neighborhoods, and strong sense of community. The city boasts a rich history, with several historic landmarks and attractions, including the Frank Spencer House and nearby aviation heritage sites connected to the region's past. Overland also offers a variety of recreational and entertainment opportunities, with numerous parks, local events, and community programs held throughout the year. This welcoming city provides a friendly atmosphere and suburban charm, making Overland an ideal place to live, work, or visit.



ATTRACTIONS

Overland offers a variety of attractions for visitors and residents to enjoy. Wild Acres Park is one of the city's most popular destinations, featuring walking trails, playgrounds, sports facilities, and community events throughout the year. Several neighborhood parks provide additional opportunities for outdoor recreation, picnicking, and family activities. Visitors can also take advantage of the city's convenient location near St. Louis, with easy access to shopping centers, restaurants, and regional attractions. Overall, Overland combines small-town charm with a range of recreational and entertainment options, making it an enjoyable place to visit and explore.



ECONOMY

Overland maintains a diverse local economy supported by retail, healthcare, education, and service-based industries. Its convenient location within the St. Louis metropolitan area provides residents with access to a wide range of employment opportunities and business resources. The city is home to numerous small businesses that contribute to its economic vitality, while nearby commercial centers support continued growth and development. This strong regional connectivity helps make Overland an attractive place to live, work, and do business.



TRANSPORTATION

Overland offers convenient transportation options that make getting around the city and surrounding St. Louis area easy. Major roadways, including Interstate 170 and nearby Interstate 70, provide quick access to regional destinations and business centers. Public transportation services connect residents to neighboring communities and downtown St. Louis, while local streets are well maintained for daily travel. The city's central location also places it within a short drive of St. Louis Lambert International Airport, making Overland an accessible and well-connected community for residents, businesses, and visitors alike.



EDUCATION

Overland is served by several well-regarded school districts that provide quality educational opportunities for students of all ages. The city is home to a number of public and private schools focused on academic achievement and community involvement. Residents also benefit from access to nearby colleges and universities in the St. Louis area, offering a wide range of higher education and professional development opportunities. Overall, Overland provides a strong educational environment that supports lifelong learning and student success.

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Actual Site



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