

# SUNSET VILLAGE SHOPS



# FOR LEASE SUNSET HILLS

**SANSONE**  
group

Up to 2,980 SF Available at Sunset Village Shops






**Lindbergh Blvd & Watson Rd // 3802 - 3828 S. Lindbergh • Sunset Hills, MO 63127**

## Property Features

- 2,980 SF endcap and 2,288 SF of inline space available for lease
- High traffic area with excellent demographics with average household income of over \$120K in 1 mile radius
- Excellent submarket location
- Easy access to Interstate 44 & 270
- Traffic Counts:  
S. Lindbergh: 31,038 VPD  
I-44: 97,068 VPD

## Area Demographics

			
<b>1</b> mile	5,606	2,213	\$127,292
<b>3</b> miles	58,958	24,838	\$117,872
<b>5</b> miles	190,379	79,568	\$113,264

For more information, contact:

**Mark Kornfeld**  
mkornfeld@sansonegroup.com  
**Grant Mechlin, CCIM**  
gmecmlin@sansonegroup.com  
**Tim McFarland**  
tmcfarland@sansonegroup.com



www.sansonegroup.com

**314-727-6664**

120 S. Central, Suite 500  
St. Louis, Missouri 63105



The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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## Availability

SUITE	TENANT	SQ.FT.
101-102	Total Access Urgent Care	3,988
103	Seascape	1,704
104	Vapor Maven	1,704
105	Pretzel Boys	1,704
106	Edible Arrangements	1,600
107	Skin & Body Bar	1,080
108-110	Concord Dental	3,532
111	American Family Insurance	1,260
101	Premier Pilates	1,400
<b>102</b>	<b>AVAILABLE</b>	<b>2,980</b>
104-106	Schlenk Fitness	3,600
101	Ideal Image	2,923
102	Slim 4 Life	1,638
103	Oreck Vacuum	1,297
104-105	Sunshine Cleaners	2,800
106	Huelsman Jewelry	1,400
107	Edward Jones	1,367
108	Al Borzillo	1,466
109	Salon Alchemy	1,225
110	Regal Nails	1,225
111-112	The Wine Barrel	3,010
113	Penn Station	1,820
114	Sunset Eye Center	1,428
<b>115</b>	<b>AVAILABLE</b>	<b>2,288</b>
116	Longo Biggs Law Office	1,721
117-118	Maggie O'Brien's	4,500



BUILDING #1

BUILDING #2

BUILDING #3

