

FOR LEASE

SHOPPES AT
SUNSET HILLS

SANSONE
group

Up to 74,574 SF Redevelopment Opportunity



POTENTIAL NEW PLANS: MULTI-TENANT STOREFRONT



SEC LINDBERGH BLVD. & WATSON RD.
3600-3642 S Lindbergh Blvd. Sunset Hills, MO 63127

PROPERTY FEATURES

- Potential multi-tenant redevelopment available
- Excellent visibility from Lindbergh Boulevard and Watson Road. Signalized access from Lindbergh Boulevard.
- Across the street from Plaza at Sunset Hills power center (328,000 SF) which includes: Home Depot, Stein Mart, PetSmart, Old Navy, Marshalls, Bed Bath & Beyond and David's Bridal
- Above average household income, outstanding demographics
- Traffic Counts
Interstate 44 (1/4 mile north): 97,068 VPD
Lindbergh Blvd.: 28,615 VPD
Watson Road: 22,797 VPD

Area Demographics



Distance	Population	Households	Household Income
1 mile	7,042	2,788	\$114,225
3 miles	62,632	26,328	\$125,949
5 miles	190,781	80,128	\$119,720



314-727-6664



www.sansonegroup.com



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

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TENANT INDEX

3600	Available	48,178 SF
3614	Available	26,396 SF
3628	The Tile Shop	17,500 SF
3642	Longhorn	5,500 SF



For more information, contact:

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