

SUNSET PLACE

3860 S. LINDBERGH BLVD

ST. LOUIS, MO



LOCATION.
commercial real estate

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SUNSET PLACE

NEIGHBORHOOD VIBE

ALEX APTER

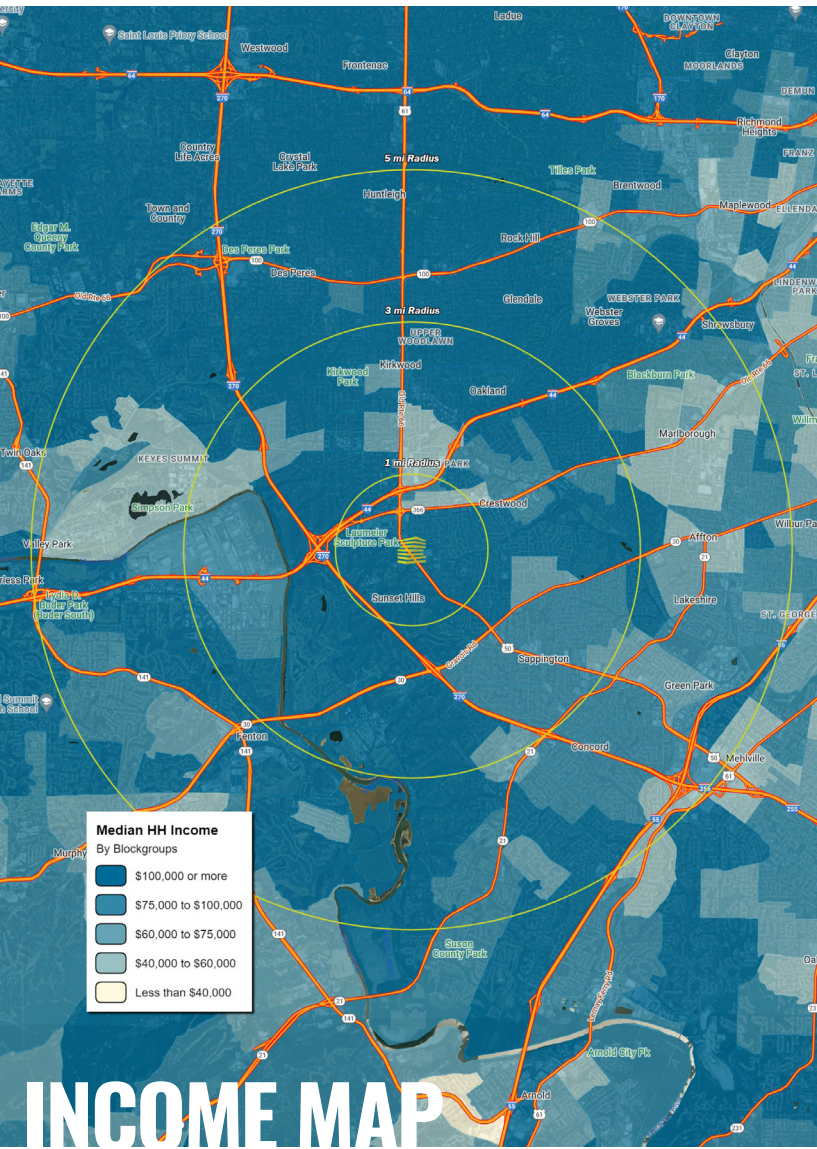
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TRADE AREA OVERVIEW

Sunset Hills is a charming suburb located southwest of St. Louis, Missouri. Known for its picturesque landscapes and family-friendly atmosphere, Sunset Hills offers a blend of residential neighborhoods, parks, and commercial areas. The Sunset Hills business community is vital, with an optimal mix of retail sales and office space. The residents of Sunset Hills enjoy easy access to Laumeier Sculpture Park, an outdoor sculpture garden with rotating indoor exhibitions and numerous large sculptures on the park grounds. Sunset Hills features 70 acres of park land mixing just the right blend of undisturbed natural beauty and open, passive areas for everyone to enjoy.

Located to the east of Sunset Hills is Crestwood. Crestwood is a mature suburban community located in the desirable southwestern portion of St. Louis County and has also been named as a "Tree City USA." With nearly 2,000,000 square feet of retail space, Crestwood is a major hub of retail activity in St. Louis County. Crestwood's business district runs nearly 2.2 miles along Watson Road, the commercial corridor within the City of Crestwood. Over the last decade, over 400,000 square feet of new retail space has been added to the city. Crestwood is also home to several public parks, including Whitecliff Park, which sits on 85 acres.

Sunset Hills is served by Kirkwood and Lindbergh School Districts. Crestwood is served by Lindbergh. Lindbergh Schools are rated AAA by the Missouri Department of Elementary and Secondary Education and rank #1 in academic achievement among all K-12 districts in Missouri.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	5,687	61,429	195,490
HOUSEHOLDS	2,146	25,521	82,267
EMPLOYEES	7,790	48,454	117,758
MED HH INCOME	\$124,041	\$116,917	\$109,582

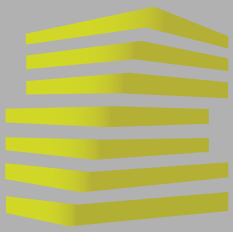
AREA RETAIL | RESTAURANTS



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SITE PLAN + DETAILS

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- 746-2,420 SF AVAILABLE FOR LEASE LOCATED IN AFFLUENT AND DENSELY POPULATED SUNSET HILLS TRADE AREA
- NEIGHBORING MAJOR RETAIL TENANTS INCLUDE HOME DEPOT, MARSHALLS, PARTY CITY, OLD NAVY, PETSMART, AND BASS PRO SHOPS
- EXCELLENT VISIBILITY TO OVER 21,000 VEHICLES PER DAY ON S. LINDBERGH BLVD
- SURROUNDED BY OFFICE, MULTI-FAMILY, DENSE RESIDENTIAL, AND RETAIL
- PLEASE CALL BROKERS FOR PRICING AND ADDITIONAL INFORMATION ON THIS OPPORTUNITY



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SUNSET PLACE MARKET AERIAL

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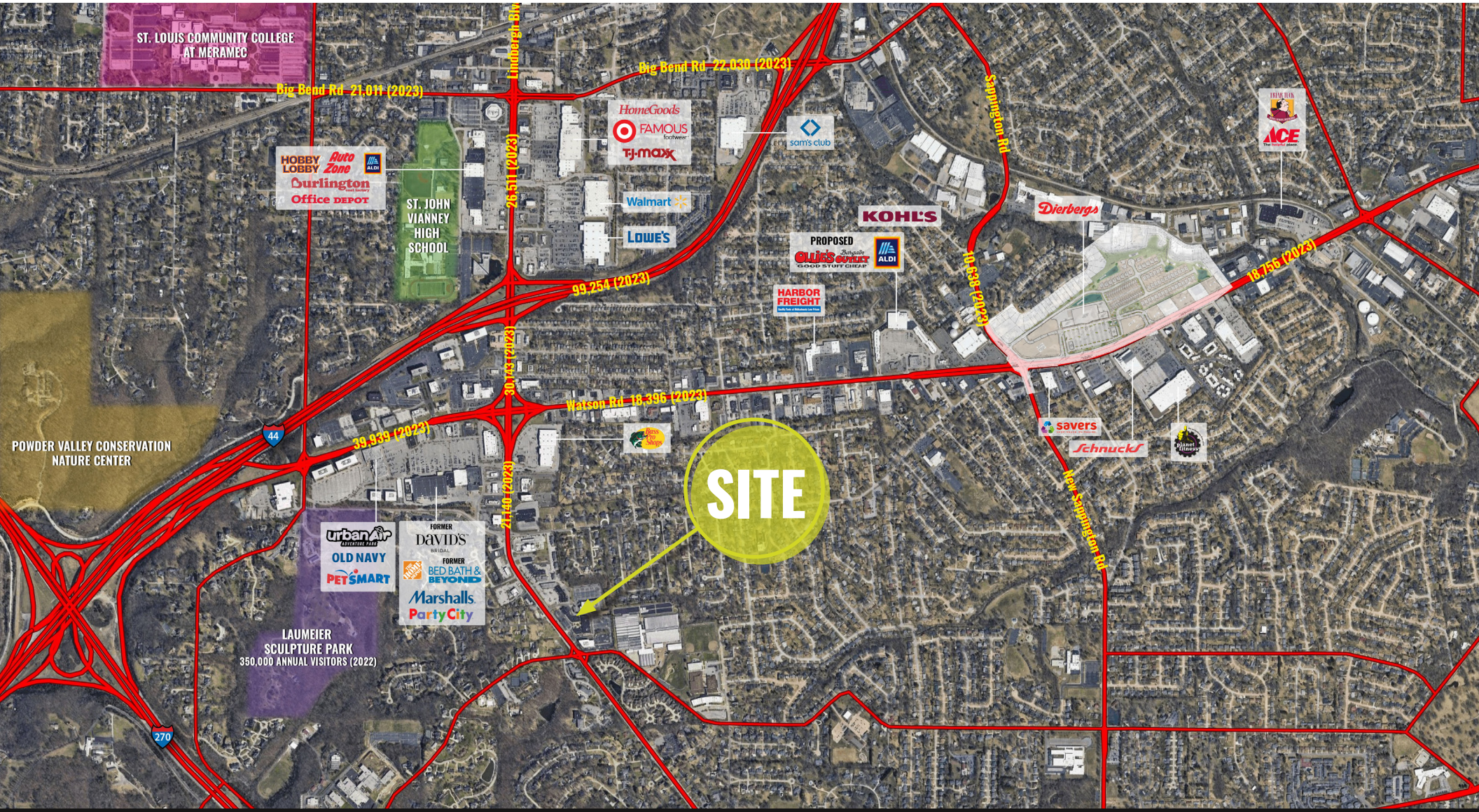
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