



Sunset Place

3860 S. Lindbergh Blvd.
St. Louis, MO

**AVAILABLE
FOR LEASE**

2,420 SF



PROPERTY FEATURES





- 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 28,427 VPD on S. Lindgergh Blvd.
- Surrounded by office, multi-family, dense residential and retail.

KEY TENANTS



DEMOGRAPHICS

(2024 estimates)

	Population 	Households 	Average HH Income 	Daytime Population 
1 Mile	5,344	2,082	\$147,236	8,028
3 Miles	61,795	25,478	\$146,162	61,046
5 Miles	195,685	81,993	\$138,841	143,931
Trade Area	351,889	156,068	\$109,250	171,211

TRAFFIC COUNTS

28,427 VPD - on S. Lindbergh Blvd. directly in front of the site.



BRIAN NELTNER
Direct: 513.535.8506
brian@selectstrat.com

BRADYN LYONS
Direct: 704.219.5933
blyons@selectstrat.com

400 Techne Center Drive
Suite 320
Milford, OH 45150
www.selectstrat.com

SITE PLAN

Sunset Place

3860 S. Lindbergh Ave., St. Louis, MO

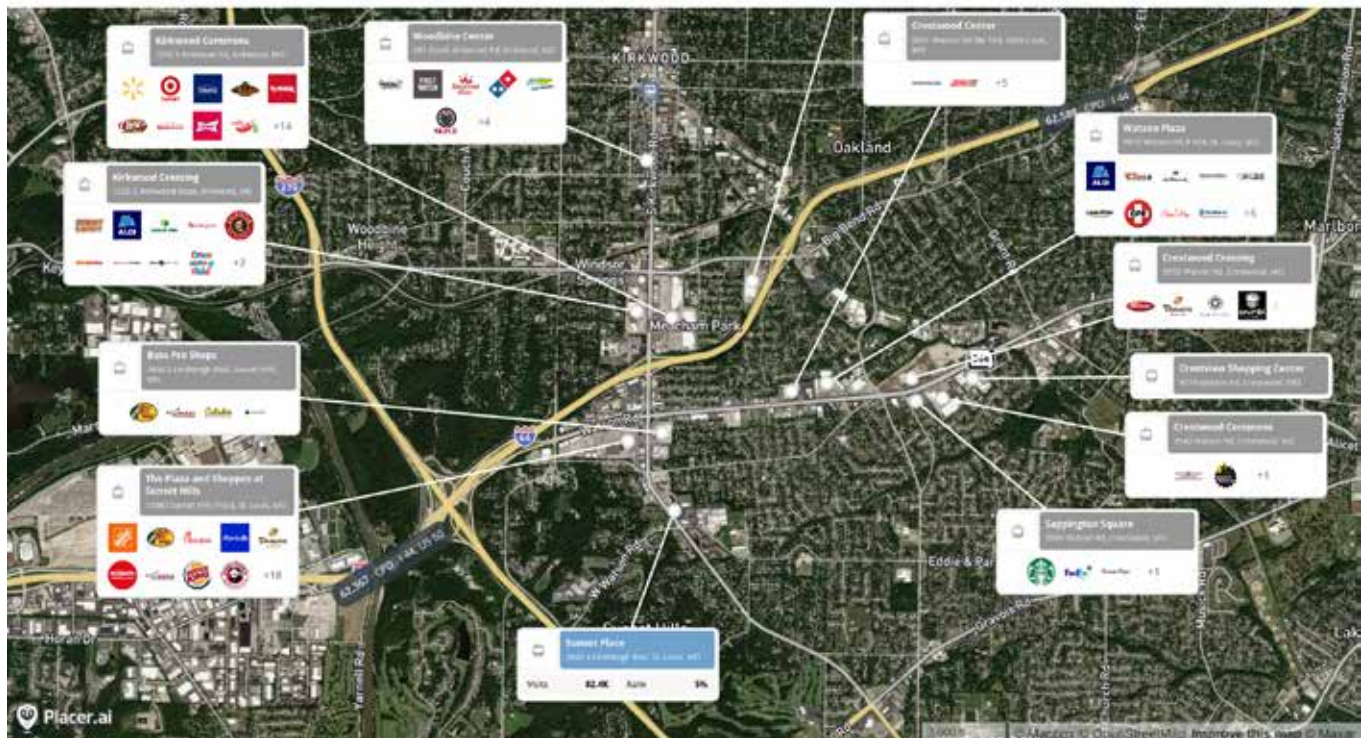


Suite	Tenant	SF
100	Vantage Credit Union	5,212
104	Lux Chiropractic	1,064
105	Plant Craft Kitchen	1,000
106	State Farm	1,194
107	Healthy Lifestyle	746
108	EOS Med Spa	3,668
110	Clover Salon	1,250
111	Available	2,420
112	Massage Envy	3,093
113	Brother's Beer & BBQ	2,275
Total Leasable SF		21,922



RETAIL AERIAL

Retail Aerial



Aug 1, 2023 - Jul 31, 2024. Ranking listed in callouts are based on Category - State, Category - Nationwide.
Data provided by Placer Labs Inc. (www.placer.ai)

