

# 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	329,313	143,248	\$106,015	176,809

## TRAFFIC COUNTS

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



**BRIAN NELTNER**

400 Techne Center Drive  
Suite 320  
Milford, OH 45150  
Direct: 513.332.9966  
bneltner@selectstrat.com  
www.selectstrat.com

# SITE PLAN

## Sunset Place

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

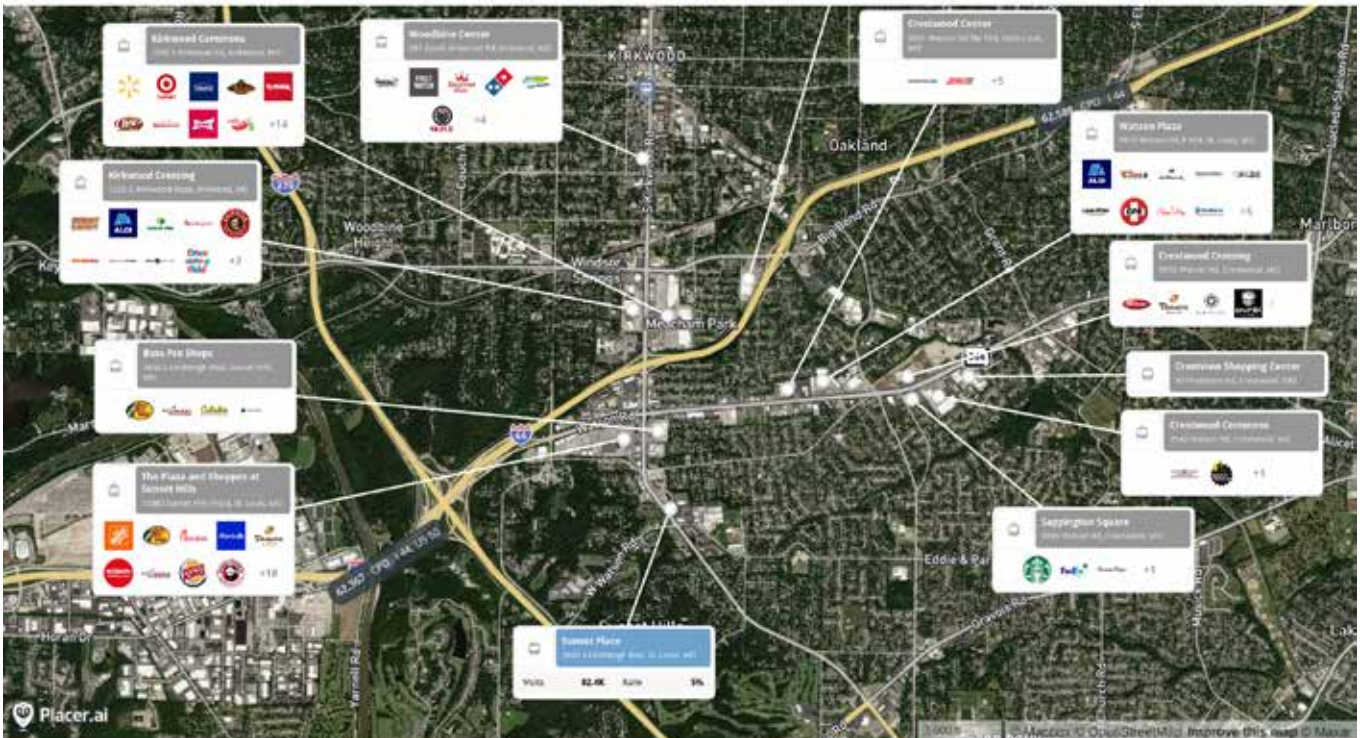


Suite	Tenant	SF
100	Vantage Credit Union	5,212
104	Lux Chiropractic	1,064
105	Plant Craft Kitchen	1,000
106	State Farm	1,194
107	Healthy Lifestyle	746
108	EOS Med Spa	3,668
110	Clover Salon	1,250
111	Available	2,420
112	Massage Envy	3,093
113	Brother's Beer & BBQ	2,275
Total Leasable SF		21,922



# 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)

