

FOR LEASE

# 10723-10990 SUNSET HILLS PLAZA

SUNSET HILLS, MO 63127



AVAILABLE



Up to 4,553  
Available



361,736 SF  
Power Center



Easy Access to  
I-270/I-44



Building Signage Facing  
S. Lindbergh Blvd



High Traffic Signalized  
Intersection

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Grant Mechlin, CCIM  
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## PROPERTY HIGHLIGHTS

- Located at Watson Rd and S Lindbergh, 1/4 mile from I-270/I-44 interchange and 1/2 mile from Lindbergh/I-44 interchange
- 361,736 SF Power Center anchored by Home Depot, Slumberland, Marshalls, Old Navy, PetSmart, and Urban Air
- Additional tenants include Shake Shack, Panera, Lion's Choice, Burger King, Dobbs Tire & Auto and Chick-fil-A
- Bass Pro Shop and LongHorn Steakhouse are located across Lindbergh Blvd and share a traffic signal with Plaza at Sunset Hills
- Traffic Counts
  - Interstate 44: 88,445 VPD
  - Lindbergh Blvd: 20,685 VPD
  - Watson Road: 22,620 VPD



314.727.6664

[SANSONEGROUP.COM](http://SANSONEGROUP.COM)

120 S. Central Ave. | Ste. 500 | St. Louis, MO 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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SITE PLAN



Shoppes at Sunset Hills (Right)

| SUITE | TENANT         | SF     |
|-------|----------------|--------|
| 3600  | Bass Pro Shops | 94,474 |
| 3642  | Longhorn       | 5,500  |

█ = AVAILABLE  
█ = LEASE PENDING

TENANT INDEX

| SUITE  | TENANT                    | SF      |
|--------|---------------------------|---------|
| 10722  | Chick-fil-A               | 4,866   |
| 10723  | Panda Express             | 2,280   |
| 10724  | Great Clips               | 890     |
| 10725  | Mattress Firm             | 4,830   |
| 10734  | Burger King               | 3,356   |
| 10738  | T-Mobile                  | 3,415   |
| 10740  | Panera Bread              | 5,224   |
| 10742  | Lady Jane's               | 1,175   |
| 10742A | Cosmo Nails & Spa         | 1,481   |
| 10744  | AVAILABLE                 | 2,100   |
| 10745  | South County Dental Group | 2,100   |
| 10746  | AVAILABLE                 | 2,374   |
| 10748  | AVAILABLE                 | 2,179   |
| 10752  | Shake Shack               | 3,507   |
| 10753  | Rally House               | 5,637   |
| 10754  | AVAILABLE                 | 1,500   |
| 10756  | Fit Flavors               | 2,415   |
| 10757  | Wingstop                  | 1,466   |
| 10757A | Sunshine Drapery          | 1,466   |
| 10758  | Crazy Bowls & Wraps       | 2,100   |
| 10759  | The Joint                 | 1,262   |
| 10760  | Slumberland               | 53,056  |
| 10780  | Marshalls                 | 32,218  |
| 10790  | Sketchers                 | 12,000  |
| 10797  | Walnut Grill              | 6,265   |
| 10765  | Lion's Choice             | 3,500   |
| 10800  | Five Below                | 5,000   |
| 10890  | Home Depot                | 109,812 |
| 10899  | Dobbs Tire & Auto Center  | 7,238   |
| 10900  | Pet Smart                 | 25,416  |
| 10940  | Old Navy                  | 13,650  |
| 10980  | Circle of Knowledge       | 3,000   |
| 10990  | Urban Air                 | 32,000  |



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## DEMOGRAPHICS

### 1 MILE

|                |           |
|----------------|-----------|
| Avg. HH Income | \$127,360 |
| Population     | 6,831     |
| Households     | 2,694     |

### 5 MILE

|                |           |
|----------------|-----------|
| Avg. HH Income | \$133,262 |
| Population     | 193,734   |
| Households     | 80,449    |

### 3 MILE

|                |           |
|----------------|-----------|
| Avg. HH Income | \$139,031 |
| Population     | 63,932    |
| Households     | 25,992    |



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