



FOR LEASE

SHOPPES AT SUNSET HILLS

3600-3642 S LINDBERGH BLVD.
SUNSET HILLS, MO 63127



100%
Leased



Across the Street
from 358,331 SF
Power Center



Easy Access to
I-270 / I-44



New Bass Pro
Development
Opening Spring 2023



High Traffic
Signlized
Intersection

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Property Features

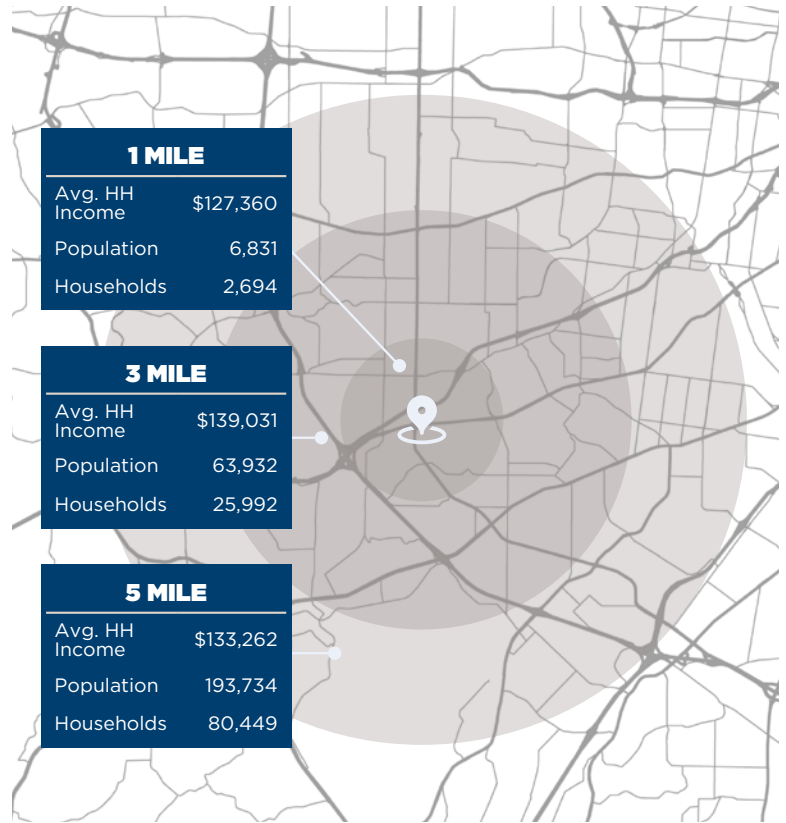
- Excellent visibility from Lindbergh Boulevard and Watson Road. Signalized access from Lindbergh Boulevard.
- Across the street from Plaza at Sunset Hills power center (358,331 SF) which includes: Home Depot, PetSmart, Old Navy, Marshalls, Urban Air, and David's Bridal
- Above average household income, outstanding demographics
- Traffic Counts

Interstate 44: 88,445 VPD

Lindbergh Blvd: 20,685 VPD

Watson Road: 22,620 VPD

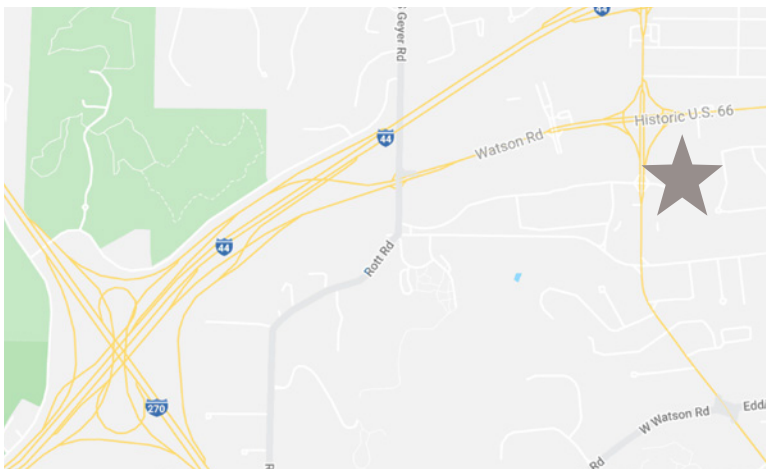
Area Demographics

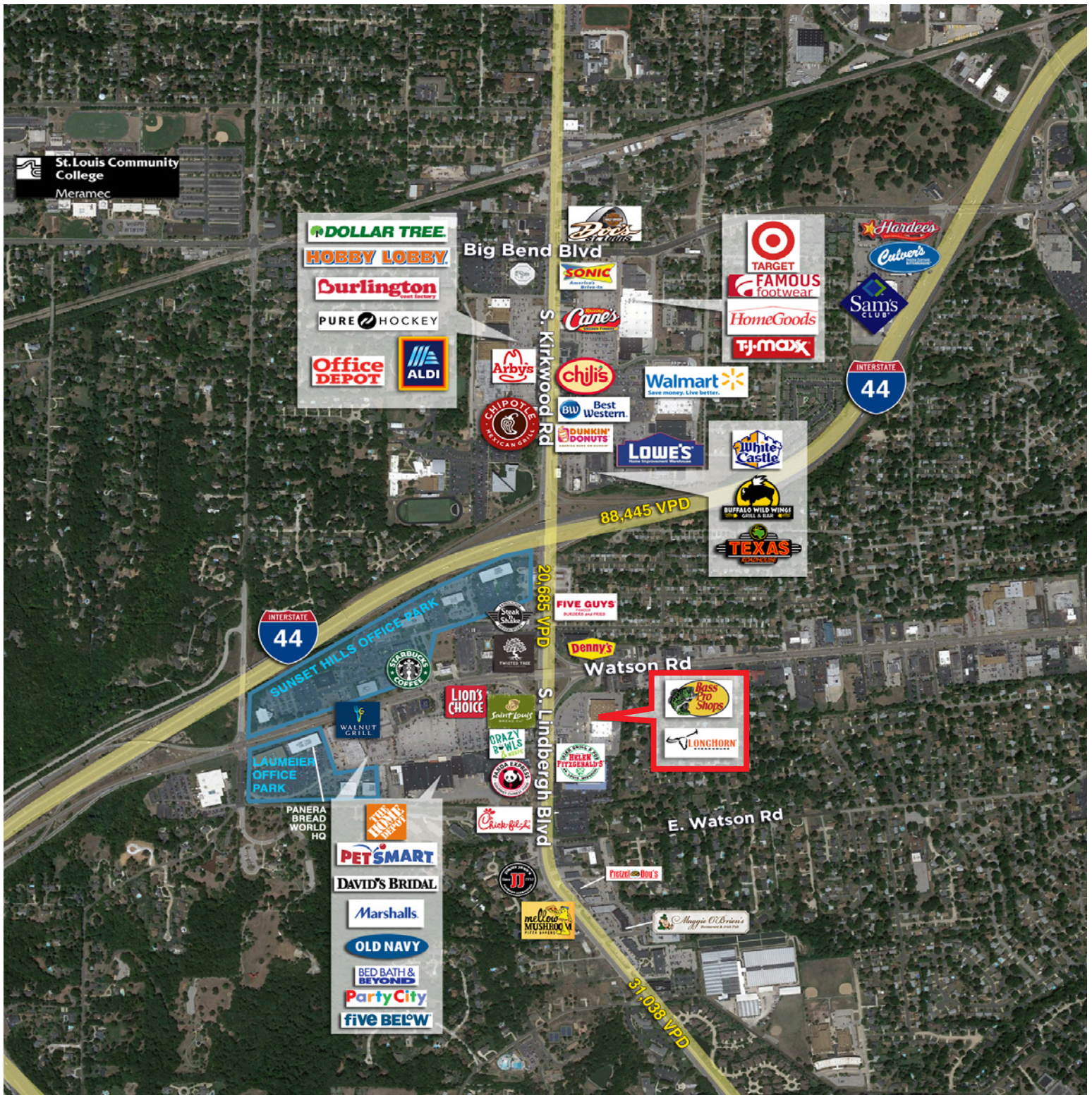


Tenant Index

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

Site Plan





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