

**LAST SPACE
AVAILABLE**

FOR LEASE
RETAIL SPACE
2,313 SF



Sunset Place

3880 South Lindbergh Boulevard
Sunset Hills, Missouri 63127

DEVELOPED, OWNED AND MANAGED BY:

MCEAGLE

For more information, contact:

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McEagle Properties, LLC

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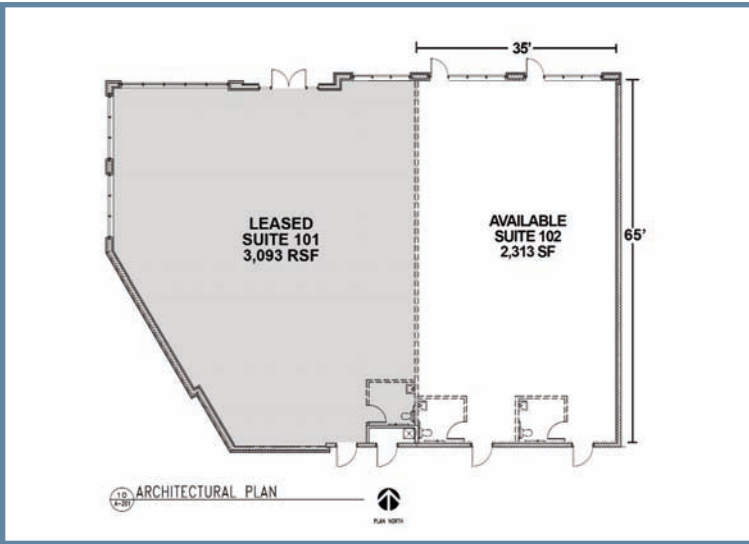
Sunset Place is a distinctively designed village center located on Lindbergh Boulevard in Sunset Hills, Missouri. The project includes a 23,000 square foot retail center and a 40,000 square foot office building. The project is adjacent to the 30,000 square foot Enterprise Bank Building and the BJC Health System - Sunset Hills Center.

- ◆ **AVAILABLE: 2,313 SF - Suite 102**
- ◆ **Courtyard Frontage with excellent signage opportunity**
- ◆ **Adjacent to Massage Envy, fig Medical Spa, Wired Coffee and Salon Moxi**
- ◆ **Space is approximately 35' wide by 65' deep**
- ◆ **31,628 vehicles per day on Lindbergh Boulevard**
- ◆ **Signalized access to south-bound Lindbergh**
- ◆ **Strong demographics**
- ◆ **4.5/1,000 parking ratio plus cross-parking easement**
- ◆ **Lease Rate: \$22.50 per square foot, NNN**
- ◆ **Tenants Include:**
 - fig Medical Spa
 - US Cellular
 - Vantage Credit Union
 - Wired Coffee
 - Salon Moxi
 - Jimmy John's
 - Help-U-Sell Realty



FLOOR PLAN

LOCATOR MAP



DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population			
2003 Estimate	5,299	56,474	191,081
Average Household Income			
2003 Estimate	\$93,572	\$79,282	\$79,060
Households			
2003 Estimate	2,107	24,298	80,766

This notification is for informational purposes only and does not constitute an offer to lease. Owner reserves the right not to proceed with the development of the property on which the building will be located or the construction of the building for any reason, and further reserves the right to change any of the foregoing terms and information at any time. All plans and exhibits incorporated herein are conceptual only and are not for construction or to be relied upon for any purpose.