



3825 South Lindbergh Blvd

Sunset Hills, MO 63127

FOR LEASE | \$3/PSF NNN



Property Highlights

1

High-Visibility Location

190 ft. of frontage directly on S. Lindbergh Blvd (US 50/61/67), one of South St. Louis County's primary commercial corridors

2

Established Retail Corridor

Rare opportunity in Sunset Hills' established South County retail corridor, minutes from Watson Road (Route 366) and I-270

3

Utilities

All utilities to site

4

Versatile

±0.49-acre commercial (C-zoned) level parcel — suitable for retail, office, or mixed-use development

5

Zoned Commercial

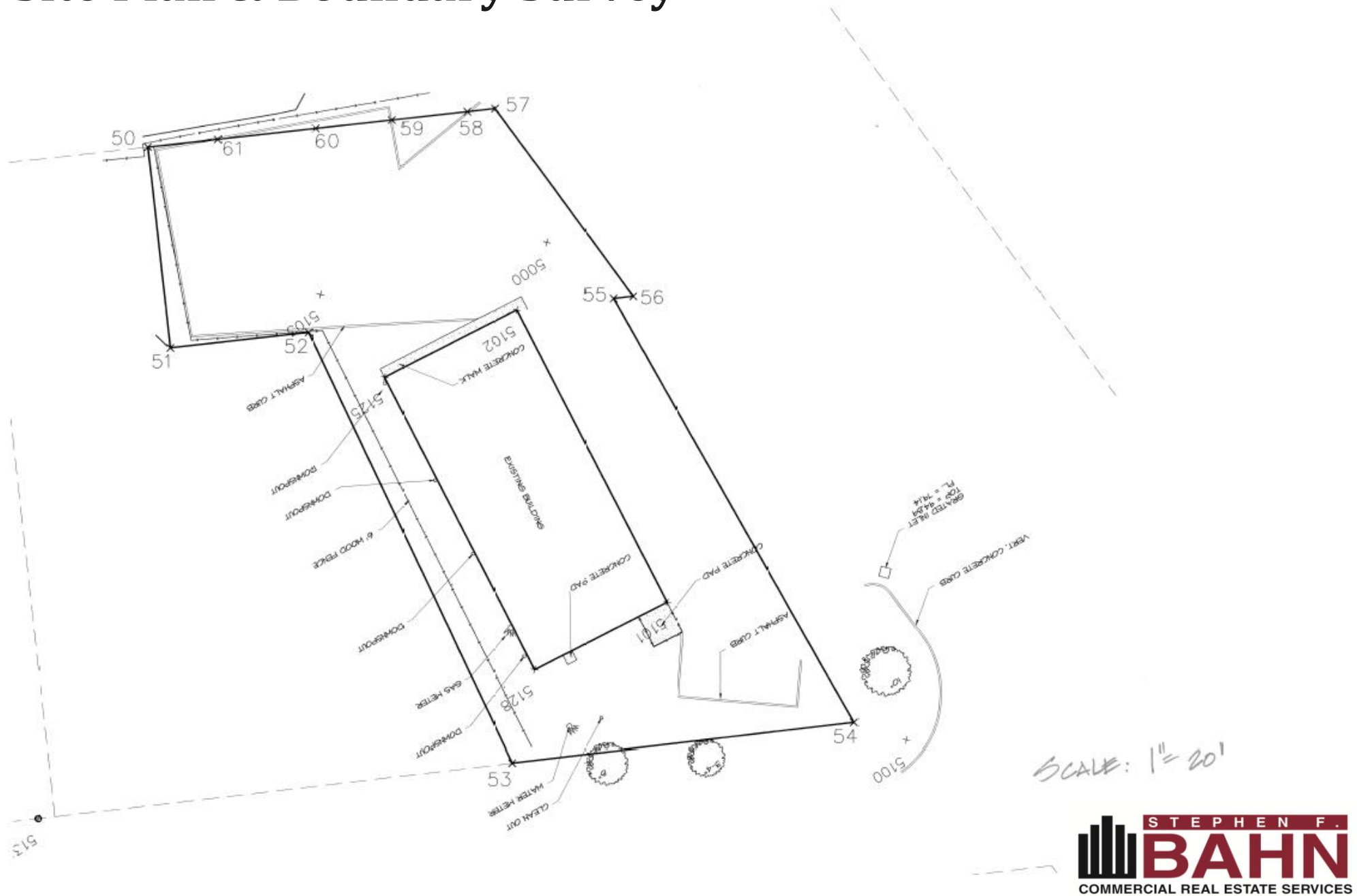
Zoned "C" Commercial by City of Sunset Hills— supports a broad range of retail and commercial uses

6

Growing Trade Area

Adjacent to The Shoppes at Sunset Hills, anchored by Bass Pro Shops, on a highly trafficked retail corridor with strong visibility on both Watson and Lindbergh

Site Plan & Boundary Survey



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IT IS NOT WARRANTED THAT THIS REPORT CONTAINS COMPLETE INFORMATION REGARDING THE CLIENTS DESIGN OR CONSTRUCTION. THE CLIENTS DESIGN AND OTHER ENCUMBRANCES THAT MAY APPLY, A CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE IS RECOMMENDED. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SITE DEVELOPMENT ENGINEERING, INC.

SOURCE OF RECORDS: THE NORTHERLY LINE OF ROBERT WATKINSON'S RE-SUBDIVISION AS RECORDED IN PLAT BOOK 48 PLANS 42, 97, 1,235 COUNTY RECORDS AND DEEDS SOUTH 64 DOUBLES 04 MINUTES WEST.

SOURCE OF RECORDS TITLE: LAMARCHE OR FORMERLY OF OLGA DESPOTOS AS RECORDED IN DEED BOOK 672 PLAN 352, ST. LOUIS COUNTY RECORDS.

AT THE REQUEST OF HIGH-RIDGE DEVELOPMENTS, DURING THE MONTH OF MARCH 2005, SITE DEVELOPMENT ENGINEERING, INC. HAS CONDUCTED A BOUNDARY SURVEY AND LOCATED PARTIAL IMPROVEMENTS ON LOT 2455, TOWNSHIP 14N, RANGE 10E, SECTION 36, T8S, R10E, S36, DEER CREEK TOWNSHIP, HILLS COUNTY, NORTH DAKOTA. THE RESULTS OF SAID SURVEY HAVE BEEN HEREIN SET FORTH.

THE BOUNDARY SURVEY WAS COMPLETED IN ACCORDANCE WITH THE PRESENT INHERENT STANDARDS FOR BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF REVENUE, DIVISION OF SECURITIES AND LAND SURVEY FOR AN URBAN PROJECT.

THE BOUNDARY SURVEY WAS CONDUCTED BY:

SITE DEVELOPMENT ENGINEERING, INC.
CORPORATION

MICHAEL A. SCHNEIDER, JR.
MISSOURI CERT. NO. 26 2905

03

Area Demographics

2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

4,771 | 58,827 | 190,154



Daytime Population

9,315 | 67,468 | 177,288



Median Household Income

\$125,568 | \$113,651 | \$107,556



Retail Trade Area & Traffic Counts



21,140 VPD

S. Lindbergh Blvd

39,939 VPD

Watson Road

1 Mile

to Hwy 44 Interchange

Trade Area Profile



Location

Proximity & Accessibility

- ~13 miles southwest of downtown St. Louis, with direct frontage on US 50/61/67
- Minutes from I-270, connecting the site to the entire St. Louis metro

Demographics

Affluent & Educated

- Sunset Hills' median household income (\$139,365) is nearly double the county average
- Homeownership rate of 82.9% reflects a stable, established residential base

Retail Environment

Stable & Supportive

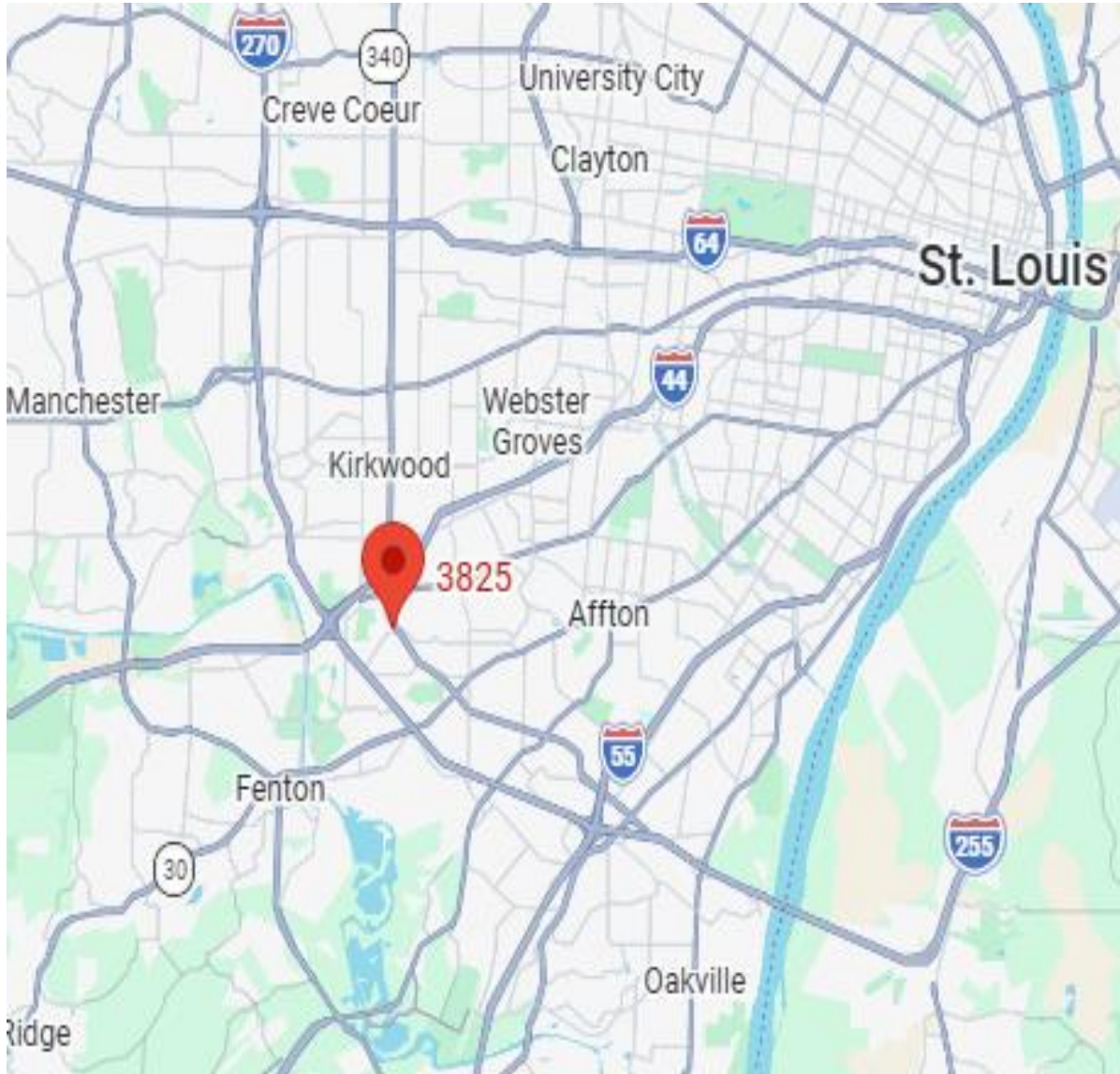
- Positioned in an established South County commercial corridor
- Zoned "C" Commercial by City of Sunset Hills, supporting a range of retail and commercial uses

Community

Involved & Vibrant

- Sunset Hills is a well-established South County suburb with a stable, engaged residential base
- Close to Missouri Baptist Medical Center Outpatient Center and other established retail and medical uses

Location & Contact



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