



SUGAR PINES SHOPPING CENTER

3501-3533 DUNN RD
FLORISSANT, MO 63033

Partnership. Performance.

1,100-2,786 SF Office/Medical/Retail Space For Lease

Lease Rate: \$13.00/SF NNN

- 1,100-2,786 SF office/medical/retail space for lease
- Multiple suites available
- Ample parking
- Building signage available
- ADA accessible
- Visibility from I-270 with 148,227 vehicles per day
- Current tenants include SSM Health, Clarkson Eyecare and State Farm
- Located along dense retail corridor with nearby tenants: Home Depot, Wal Mart, Sam's Club and Aldi

Demographic Profile

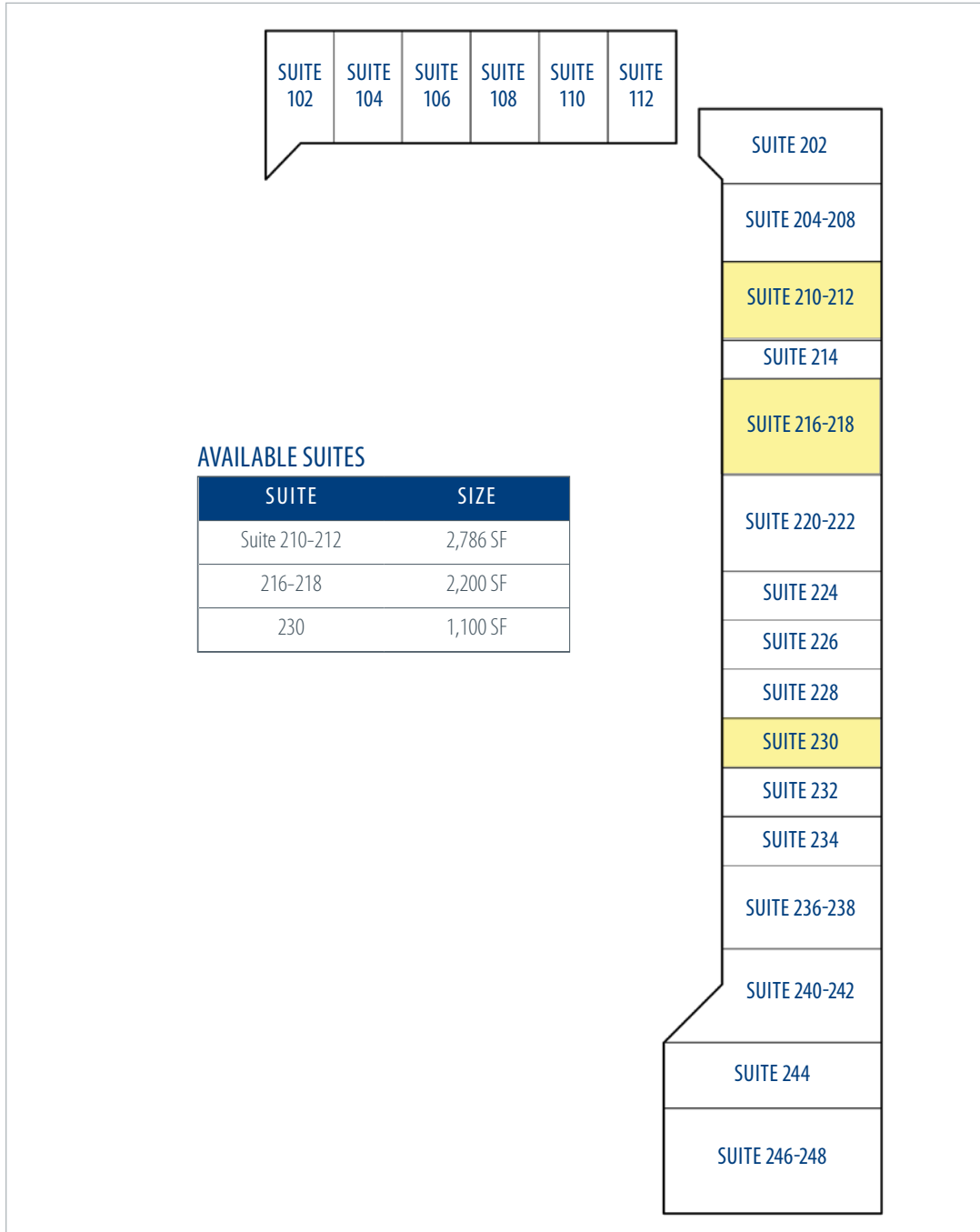
| | 1 MI | 3 MI | 5 MI |
|-------------------|----------|----------|----------|
| Population | 10,819 | 103,674 | 239,800 |
| Households | 4,222 | 40,263 | 92,963 |
| Median HH Income | \$49,207 | \$46,280 | \$45,088 |
| Median Home Value | \$91,601 | \$92,650 | \$92,850 |

Brian Kelley, Principal
314.548.5847
brian.kelley@avisonyoung.com

300 Hunter Avenue, Suite 120 | St. Louis, MO 63124 | 314.862.5000 | avisonyoung.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Site Plan



Brian Kelley, Principal
314.548.5847
brian.kelley@avisonyoung.com

Aerial Map



Brian Kelley, Principal
314.548.5847
brian.kelley@avisonyoung.com