## San Angelo Pad Site

Sunset Station at Sunset Drive San Angelo, TX 76904



## **Retail Pad**

For Sale, Lease or Build-to-Suit

### **Royce Barrington**

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# San Angelo Pad Site Sunset Station at Sunset Drive

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#### **SPACES AVAILABLE**

8,500 SF - 20,000 SF

#### TRAFFIC COUNTS

Sunset Drive 8,275 cpd Sherwood Way 20,235 cpd

#### **AREA RETAILERS**

Burlington, Mattress Firm, Target, HEB,
Ashley Store, Home Depot, Ross Dress for
Less, HomeGoods, Petco, Academy, Walmart,
Five Below, Sam's Club, Petsmart, Best Buy,
Cinemark

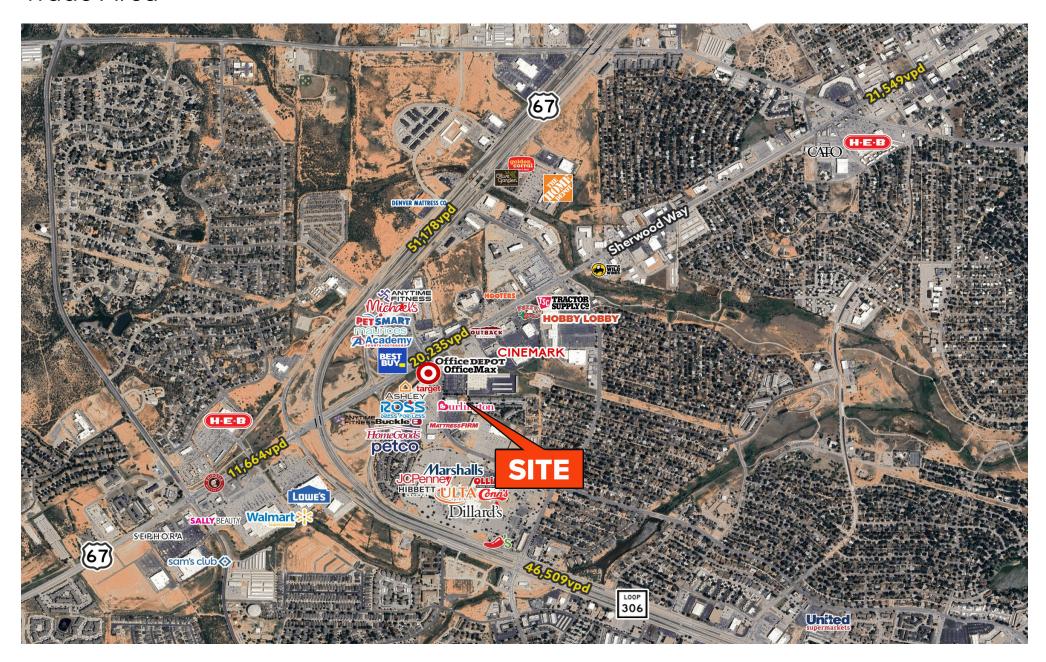
### **PROPERTY HIGHLIGHTS**

- Freestanding anchor space up to 20,000 SF
- Excellent exposure to traffic on Sunset Dr
- Co-tenancy with Burlington and Mattress Firm
- Surrounded by national retailers in the heart of San Angelo



AREA DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	8,635	47,604	76,149
Total Households	3,807	20,154	31,695
Average Household Income	\$110,023	\$108,983	\$102,416
Average Age	37.1	35.2	36.0

# San Angelo, Texas Trade Area



# **San Angelo, Texas** Sunset Station at Sunset Drive



## **Site Plan**

Sunset Station at Sunset Drive, San Angelo, TX 76904

