

San Angelo Pad Site

Sunset Station at Sunset Drive
San Angelo, TX 76904



Retail Pad
For Sale, Lease
or Build-to-Suit

Royce Barrington
Director, Real Estate
rbarrington@n3realestate.com
817-995-6782

Hannah Webb
Director, Operations & Marketing
hwebb@n3realestate.com
817-552-3755



San Angelo Pad Site

Sunset Station at Sunset Drive
San Angelo, TX 76904

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

