



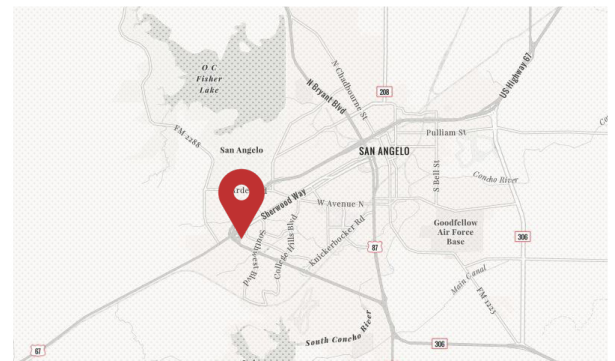
## Sunset Mall Pad Sites

4001 Sunset Dr, San Angelo, TX 76904

### Property Features

- Sunset Mall is the only enclosed mall in a trade area that spans more than 50 miles and 13 counties. With a diverse mix of 60 national and local retailers, this mall provides an excellent opportunity for retail pad users.
- The site has excellent visibility and access to the over 50,000 combined vehicles driving past the mall daily on Loop 306, Sunset Drive, & Southwest Blvd.

### Area Retailers & Businesses:



AVAILABLE SPACE	Up to 1.23 AC
GROUND LEASE RATE	Contact Broker
PURCHASE PRICE	Contact Broker
DATE AVAILABLE	Now

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# FOR SALE OR GROUND LEASE

## THE SITE

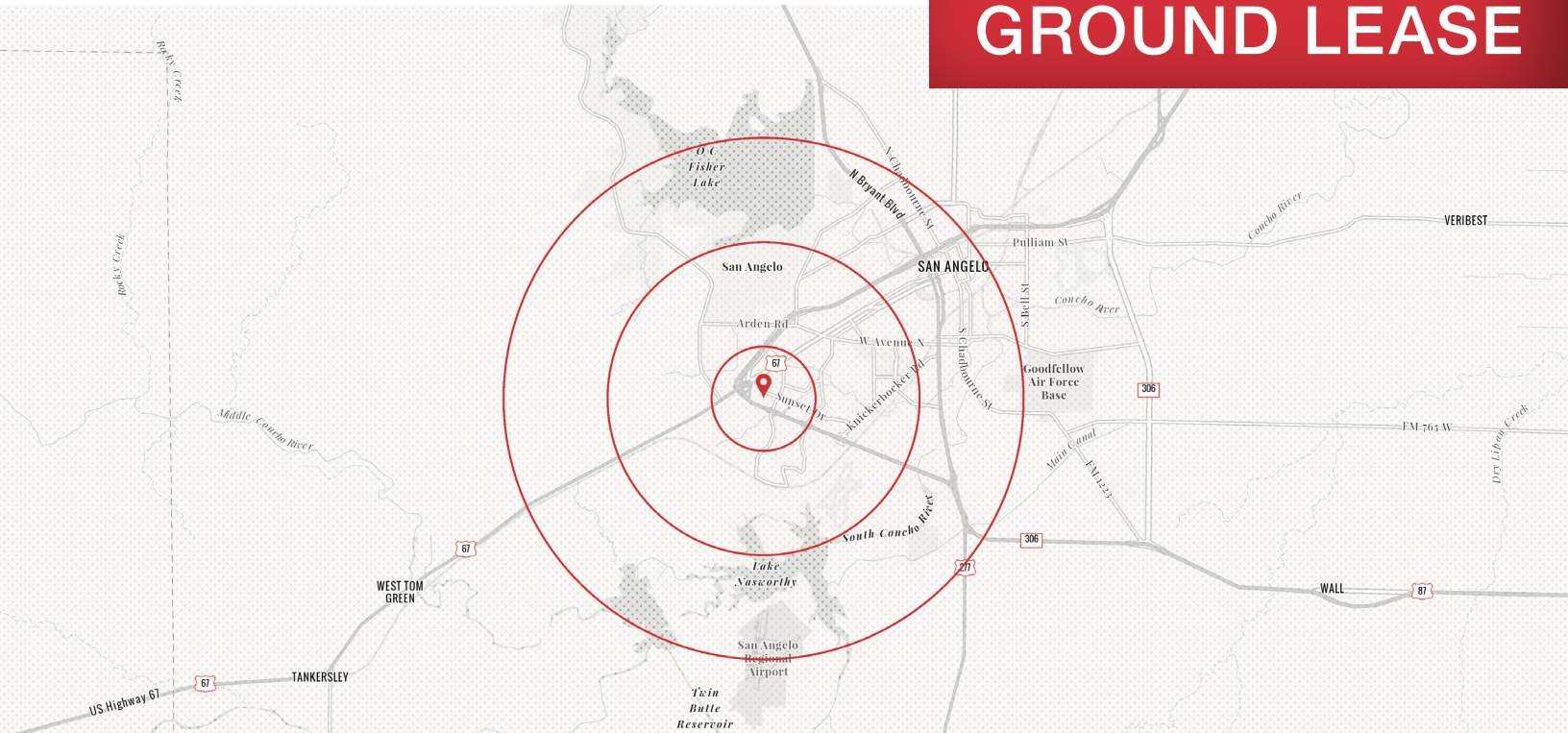


Parcel	Lot Size
A	1.13 AC
B	1.20 AC
C	1.19 AC
D	1.238 AC

## THE AREA



# FOR SALE OR GROUND LEASE



## Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	10,595	47,924	76,738
AVG HH INCOME	\$85,378	\$86,070	\$80,922
HOUSEHOLDS	4,778	20,446	31,808
MEDIAN AGE	39.1	37.5	37.5

## Location Advantages

- Located on the corner of Loop 306 & Southwest Blvd, The Sunset Mall has excellent visibility and access to the entire region.
- The site is located in a dense residential area, serving over 45,000 people in a 3 mile radius
- This site is in close proximity to Goodfellow Air Force Base (12,500+ military & employees) and Angelo State University (9,000+ students)