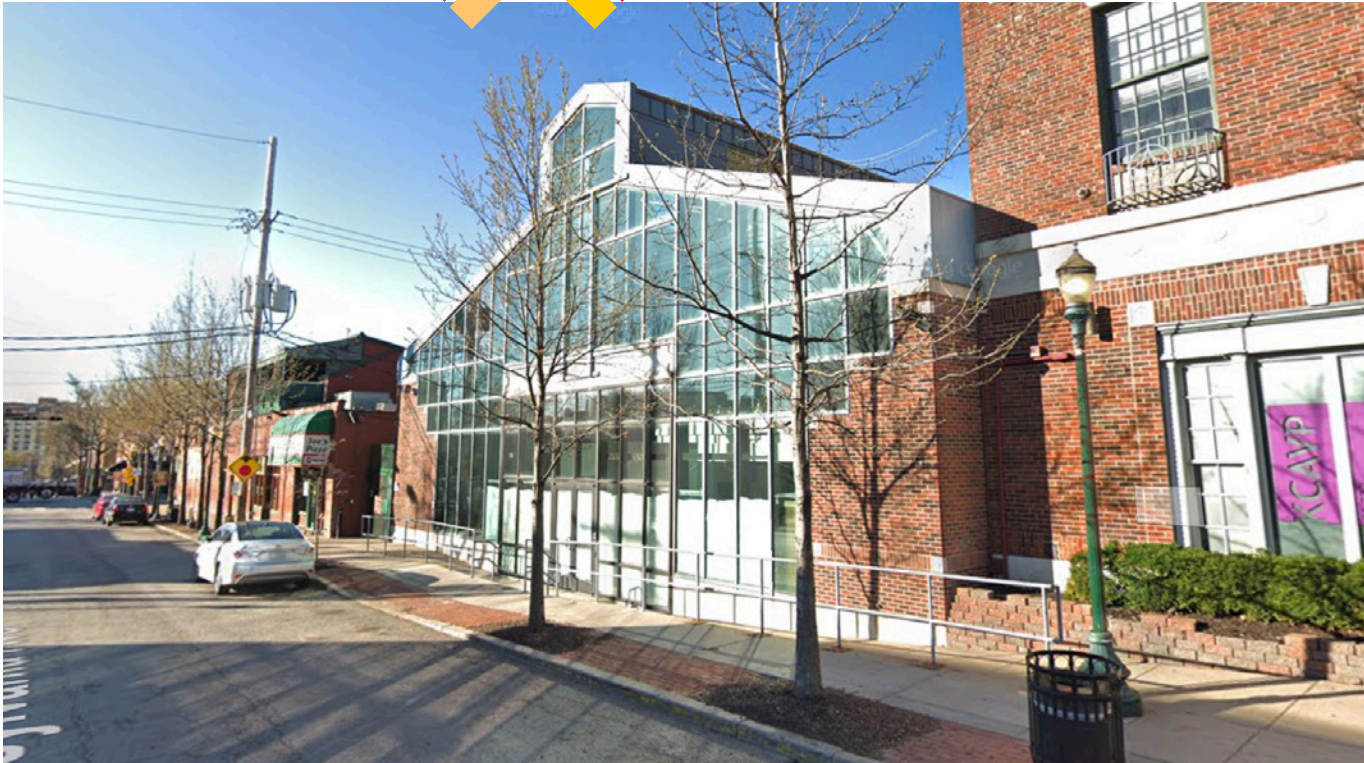


FOR LEASE

MANOR SQUARE RETAIL SPACE

508 Westport Rd & 4050 Pennsylvania Ave | Kansas City, MO 64111



View from Broadway Blvd



View from Westport Road

ABOUT WESTPORT

Kansas City's original entertainment district within the urban core. Originally settled in 1833, Westport is one of the oldest communities within Kansas City. Westport is conveniently situated directly north of the Country Club Plaza and less than 3 miles south of the Crossroads district and downtown Kansas City. Westport is currently home to over 50 unique restaurants, 30 bars and over 30 shops and boutiques.

Based on its ideal location with ample amenities within close proximity, the area caters to individuals that prefer an urban centric lifestyle. Known as one of the most pedestrian-friendly areas within the Kansas City metro, Westport is a natural draw for trendy new restaurants, bars and retailers that capitalize on foot traffic volume.

PROPERTY FEATURES

- Approximately 5,100 SF (4,020 SF first floor with 1,080 SF mezzanine level), located in the heart of Westport on the same street as Char Bar, Guys Snacks, Lottie's Get Down, Kelly's, Beer Kitchen, and Harry's Bar & Tables
- Directly adjacent to Westport's 700 stall public parking garage
- Pedestrian friendly district with heavy foot traffic.
- Five minute walk from the future streetcar stop at Westport Rd and Main St.
- Considered to be Kansas City's most walkable neighborhood according to walkscore.com

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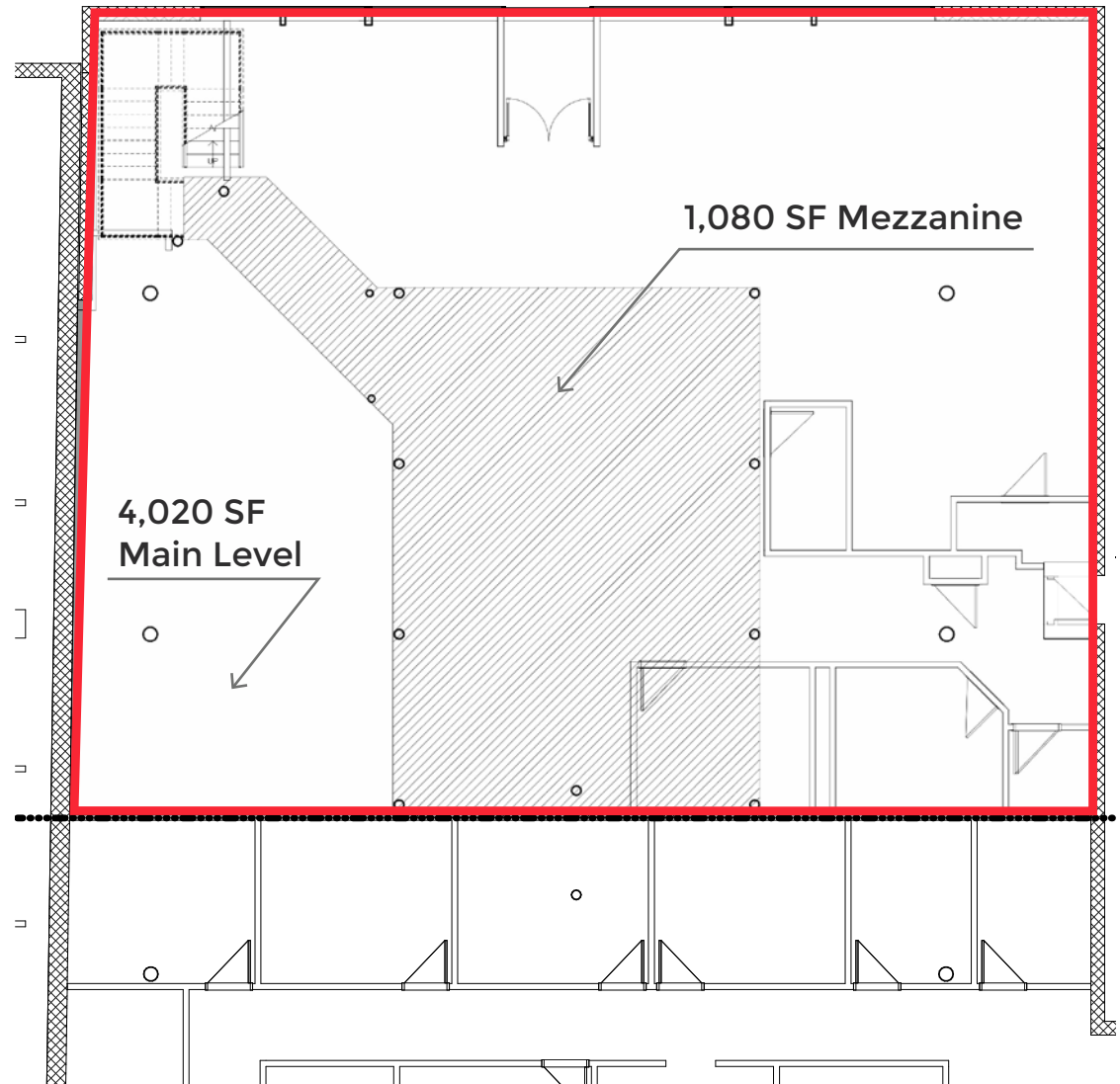
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4050 PENNSYLVANIA
5,100 SF



Storefront view on Pennsylvania Ave



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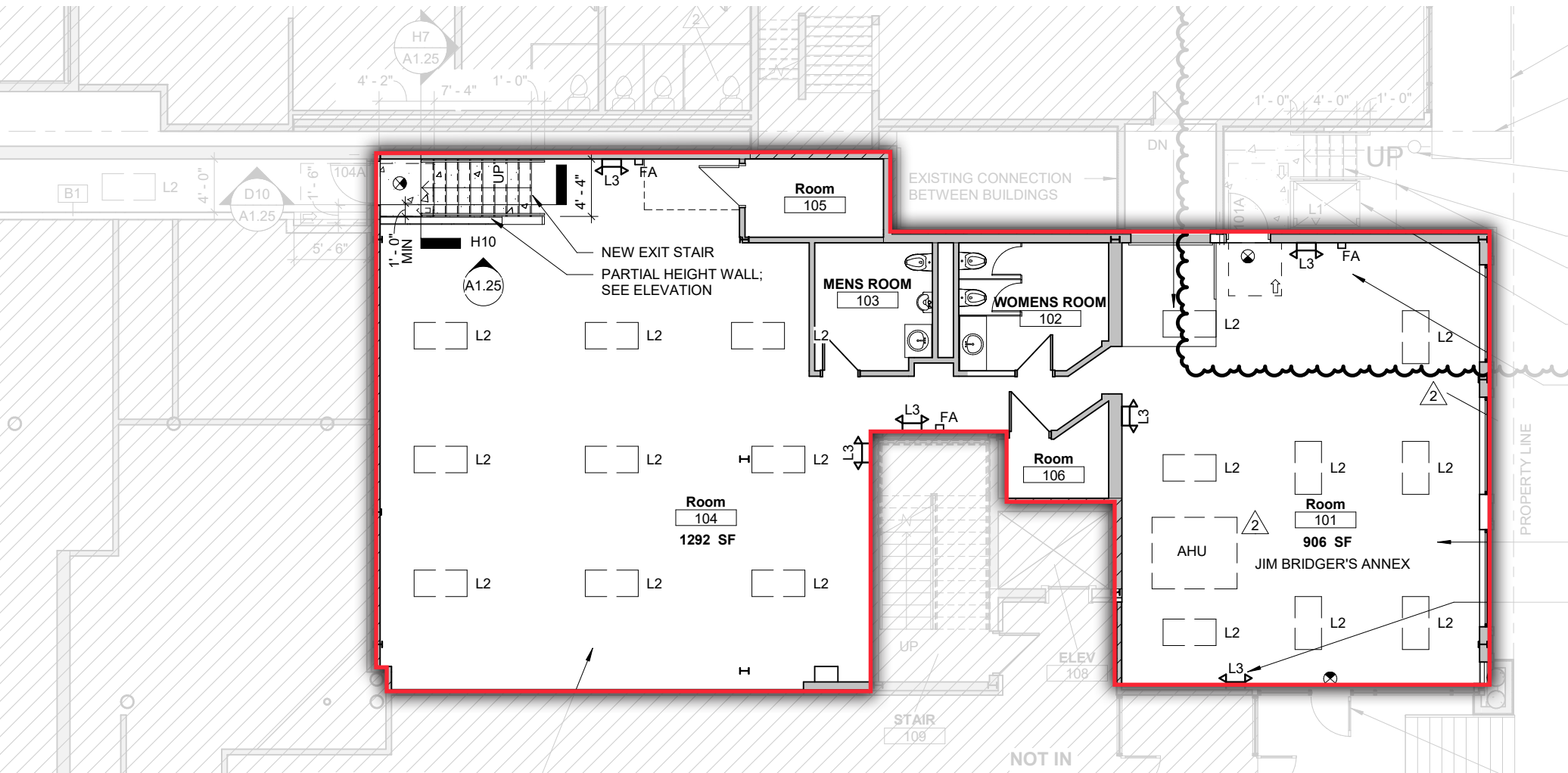


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508 WESTPORT RD

2,198 SF



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