

FOR LEASE



## MAIN STREET RESTAURANT / RETAIL SPACE

3901 Main Street | Kansas City, MO 64111

### PROJECT HIGHLIGHTS

- One of a kind ground floor retail opportunity in the heart of Midtown
- 1,607 - 2,455 SF available for lease
- Located within one block of Midtown staples such as Tailuer, Cheval, Enchante, Blanc Champagne Bar, and Hammer's Piano Bar
- Located at 39th Street Streetcar stop
- Access to dedicated parking (51 Stalls)



**CHARLIE LOWE**  
clowe@Crossroads-KC.com  
M (660) 853-9203

Crossroads Real Estate Group  
O (816) 298-9998  
7227 Metcalf Avenue, Suite 201  
Overland Park, KS 66204



**CROSSROADS**  
REAL ESTATE GROUP

FOR LEASE

# MAIN STREET RESTAURANT / RETAIL SPACE

3901 Main Street | Kansas City, MO 64111



Coleman Highlands  
Avg Home Value \$500K

CONVERGE KC  
LUXURY 257 UNIT  
Mixed-Use Development

THE HOME DEPOT

COSTCO WHOLESALE

Armour Corners  
340 Units

Central Hyde Park  
Avg Home Value \$591K

Armour Blvd

Troost Ave

SITE

PARK 39  
Apartments

Notre Dame de Sion

Old Westport

Walgreens

CVS pharmacy

CHEVAL

BLANC

39th St

SUN FRESH MARKET

CHAR BAR

Broadway Blvd

WESTLEY  
Luxury Mixed-use Apt/  
Retail Development

SOLDIER

TAILLEUR

St. Paul's Day School  
500+ Students

YARD BAR

bumblefish  
JERUSALEM CAFE

BUZZARD BEACH

Snooze

Katz on Main  
192 Luxury Units

STARBUCKS COFFEE

Total Wine & More

ACE Hardware

816 Hotel

First Watch

Saint Luke's  
BISHOP SPENCER PLACE

43rd St

LeVe

RAGAZZA

43rd St

Plaza Westport

Saint Luke's

QT

Kemper Museum of Contemporary Art

Kansas City Art Institute

American Century Towers  
3,000+ Employees

Marriott

Nelson Atkins Art Museum

Main St

22,000 VPD

CHARLIE LOWE  
clowe@Crossroads-KC.com  
M (660) 853-9203

Crossroads Real Estate Group  
O (816) 298-9998  
7227 Metcalf Avenue, Suite 201  
Overland Park, KS 66204



CROSSROADS  
REAL ESTATE GROUP

FOR LEASE



# MAIN STREET RESTAURANT / RETAIL SPACE

3901 Main Street | Kansas City, MO 64111

## GROUND LEVEL FLOOR PLAN



**CHARLIE LOWE**  
clowe@Crossroads-KC.com  
M (660) 853-9203

Crossroads Real Estate Group  
O (816) 298-9998  
7227 Metcalf Avenue, Suite 201  
Overland Park, KS 66204



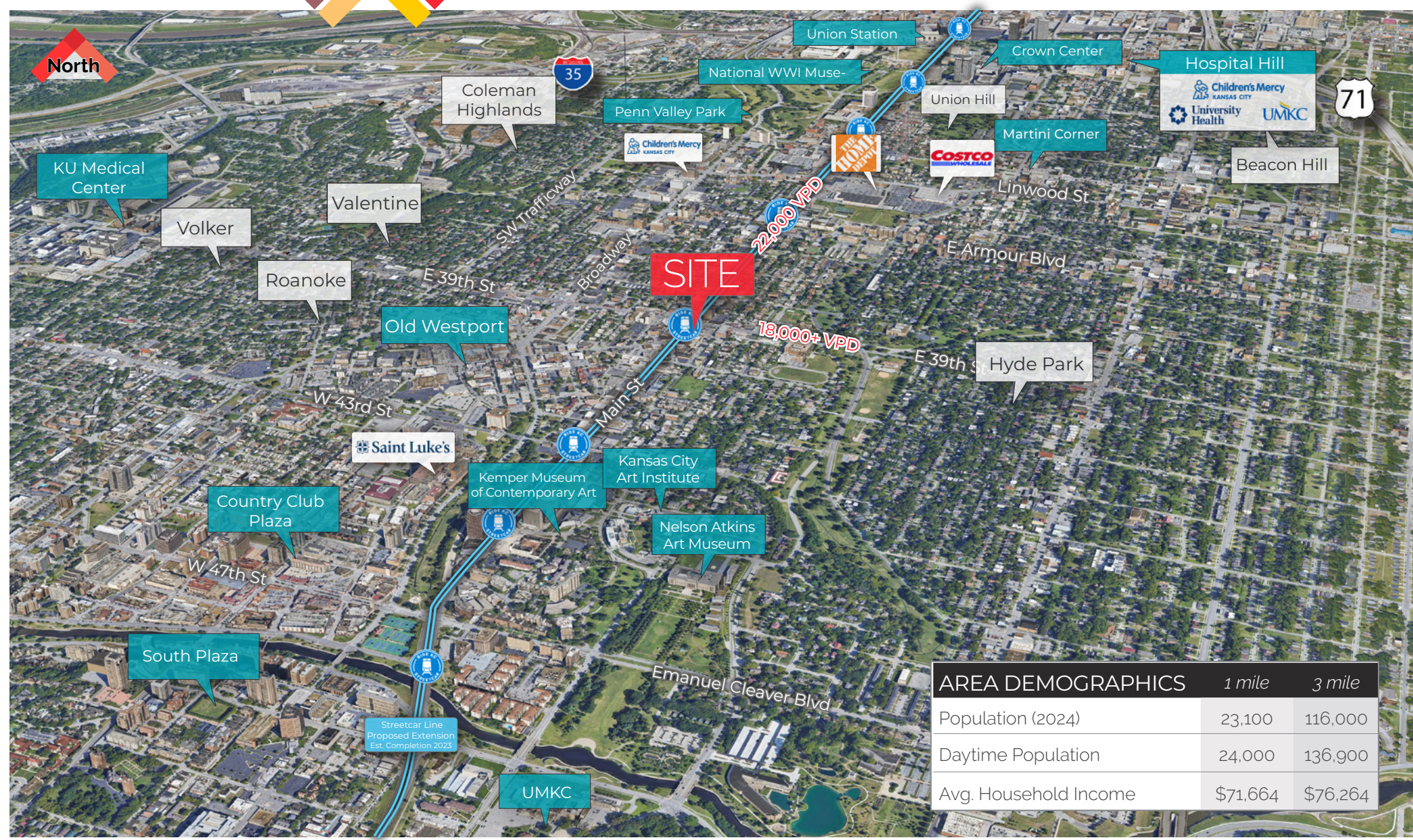
**CROSSROADS**  
REAL ESTATE GROUP



FOR LEASE

# MAIN STREET RESTAURANT / RETAIL SPACE

3901 Main Street | Kansas City, MO 64111



AREA DEMOGRAPHICS	1 mile	3 mile
Population (2024)	23,100	116,000
Daytime Population	24,000	136,900
Avg. Household Income	\$71,664	\$76,264

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

Crossroads Real Estate Group  
 O (816) 298-9998  
 7227 Metcalf Avenue, Suite 201  
 Overland Park, KS 66204



**CROSSROADS**  
 REAL ESTATE GROUP