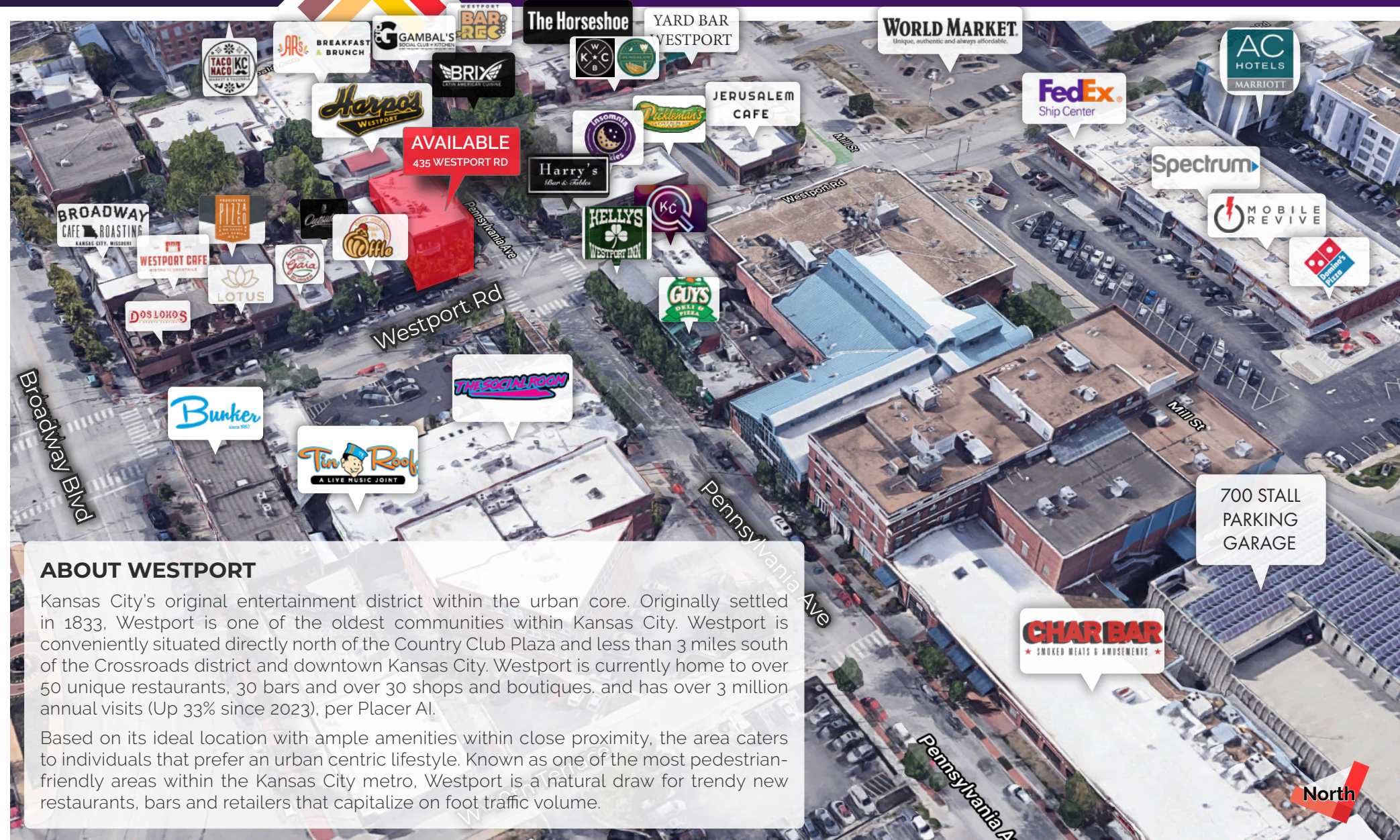


FOR LEASE

WESTPORT RETAIL SPACE

435 Westport Rd | Kansas City, MO 64111



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, and has over 3 million annual visits (Up 33% since 2023), per Placer AI.

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.

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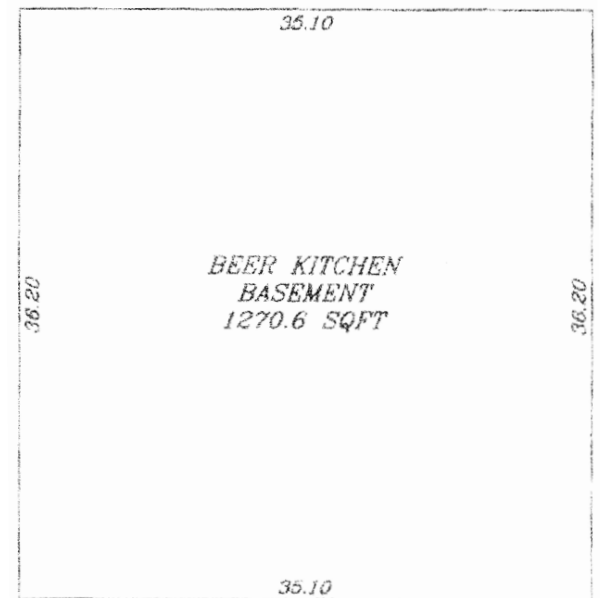


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- ±3,860 SF turnkey restaurant space with 2,590 SF on main level plus 1,270 SF on lower level
- Premier hard-corner location at Westport Rd & Pennsylvania Ave in the heart of Kansas City's iconic Westport Entertainment District
- Surrounded by popular destinations including Char Bar, Kelly's, Harry's Bar & Tables and more
- Adjacent to convenient public parking with strong pedestrian traffic
- Short walk to the KC Streetcar Westport stop at 39th & Main
- Located in one of Kansas City's most walkable neighborhoods



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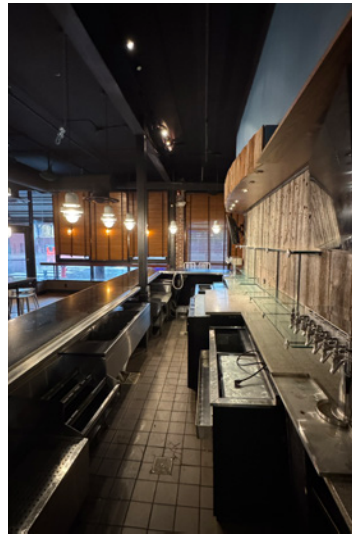
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