1009 WESTPORT RD
KANSAS CITY, MO 64111

copaken brooks
COMMERCIAL REAL ESTATE

RESTAURANT SPACE FOR LEASE IN WESTPORT



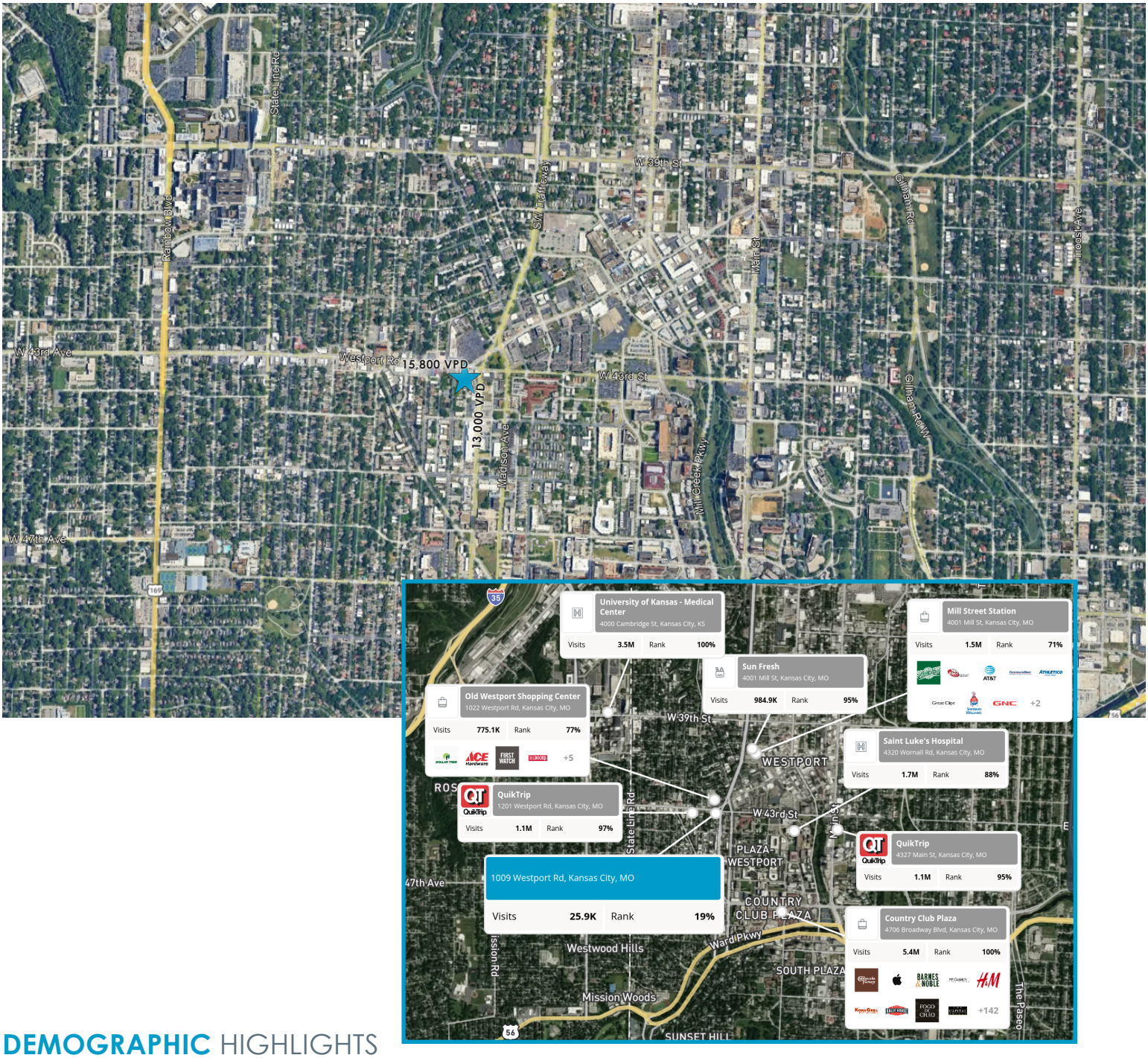
Building Concept

SPACE HIGHLIGHTS

- **4,611 SF Available For Lease**
- Storage and Office space on Lower-Level
- Drive-Thru Window
- Distinctive historic character
- Exceptional visibility along a highly trafficked pedestrian corridor
- Walkable location surrounded by popular restaurants, bars, boutiques, and neighborhood services.
- Dense surrounding residential population throughout Midtown and Plaza-area neighborhoods.

LEASING CONTACTS

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DEMOGRAPHIC HIGHLIGHTS

Visits	Visitors	Visits/Sqft	Dwell Time	Visit Frequency
25.9K	18.7K	7.6	19.0	1.4

Population	Households	Persons per Household	Median Age
333,910	146,443	2.23	36.36
2030: +0.9%	2030: +1.4%	2030: -0.5%	2030: +4.7%

LISTING INFORMATION	
Address:	1009 Westport Rd, Kansas City, MO 64111
Lot Size:	12,902 SF
Building SF:	Total: 4,611 SF 1st Floor Retail: 3,500 SF Lower Level Office: 250 SF Lower Level Storage: 861 SF
Standalone or Multi-tenant:	Standalone
Build Out:	Fully Equiped Kitchen and Restaurant
Parking:	15+ Shared Spaces
Signage:	Building Signage Available
Access:	43rd St, Westport Rd and Belleview
Visibility:	Visible to Westport Rd & Southwest Trafficway
Traffic:	16,000 VPD
Surrounding Area:	Surrounded by popular restaurants, nightlife, local retailers, and dense residential neighborhoods, the property benefits from strong pedestrian activity, regional draw, and exceptional access between Downtown Kansas City and the Country Club Plaza.
Amenities:	Drive-Thru Window
Class:	Class B
Year Built:	1908





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