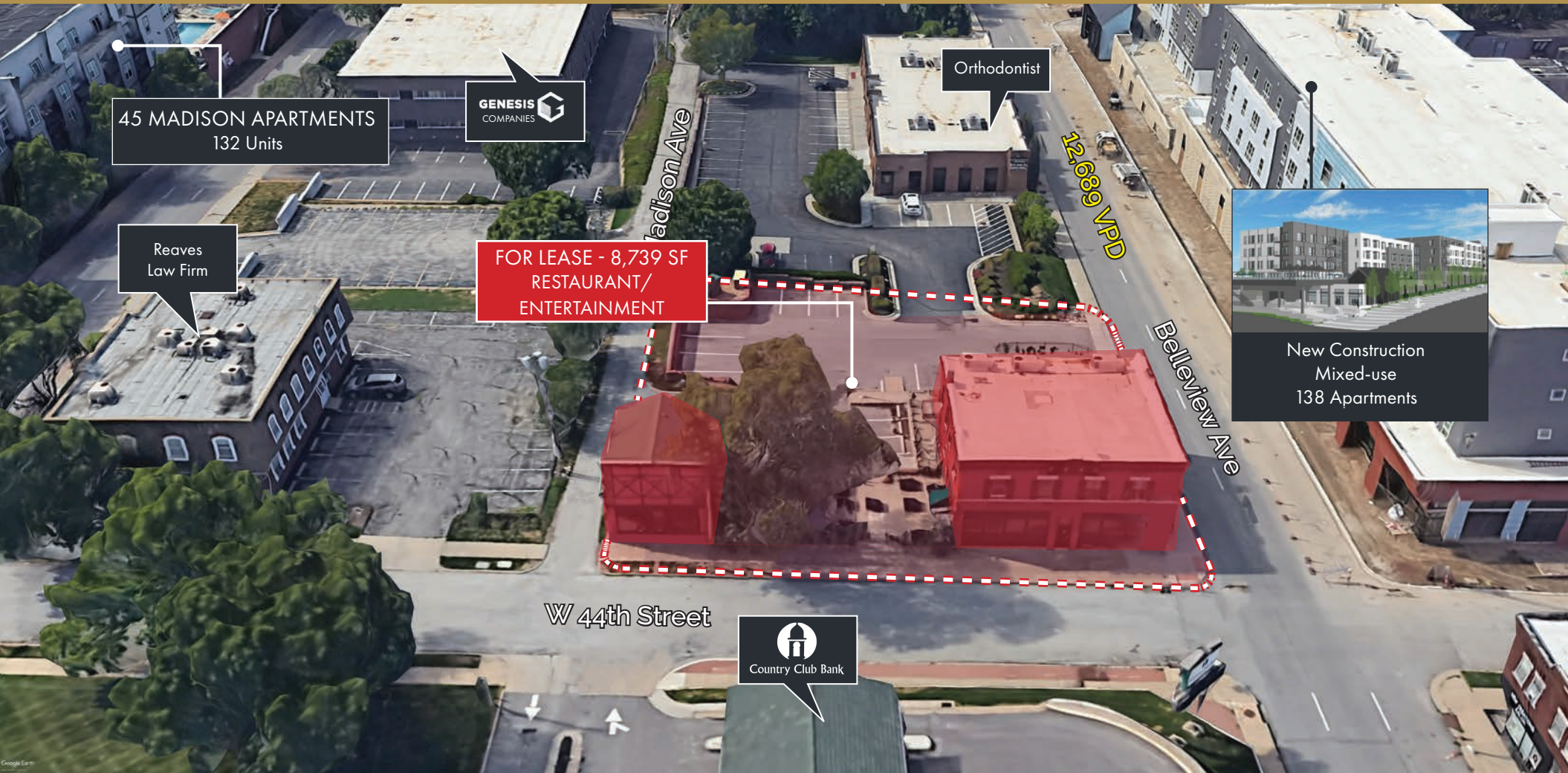
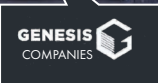


FOR LEASE 8,739 SF RESTAURANT

2ND GENERATION RESTAURANT SPACE WEST PLAZA- KANSAS CITY, MO



45 MADISON APARTMENTS
132 Units



Reaves
Law Firm

FOR LEASE - 8,739 SF
RESTAURANT/
ENTERTAINMENT

Orthodontist

12,689 VPD



New Construction
Mixed-use
138 Apartments

W 44th Street



RECENTLY RENOVATED RESTAURANT

917 & 915 WEST 44TH STREET, KANSAS CITY, MO

913 914 7010
7121 West 79th Street
Overland Park, KS 66204

www.elevatepropertyadvisors.com



PROPERTY HIGHLIGHTS

PROPERTY FEATURES

- Building A - Total Leaseable Area: 7,212 SF
- Building B - Total Leaseable Area: 1,527 SF
- Over 2,000 SF of patio space
- Dedicated parking and shared parking
- Visibility to 12,689 cars per day along Bellevue
- Easily walkable to the dense 1 mile population of 22,000
- Full kitchen in place with full bar
- Bar in basement built out for speakeasy
- Prep kitchen and walk in cooler too!



AREA DEMOGRAPHICS

Total Population



1 MILE: 22,493
3 MILE: 113,447
5 MILE: 279,965

Daytime Population



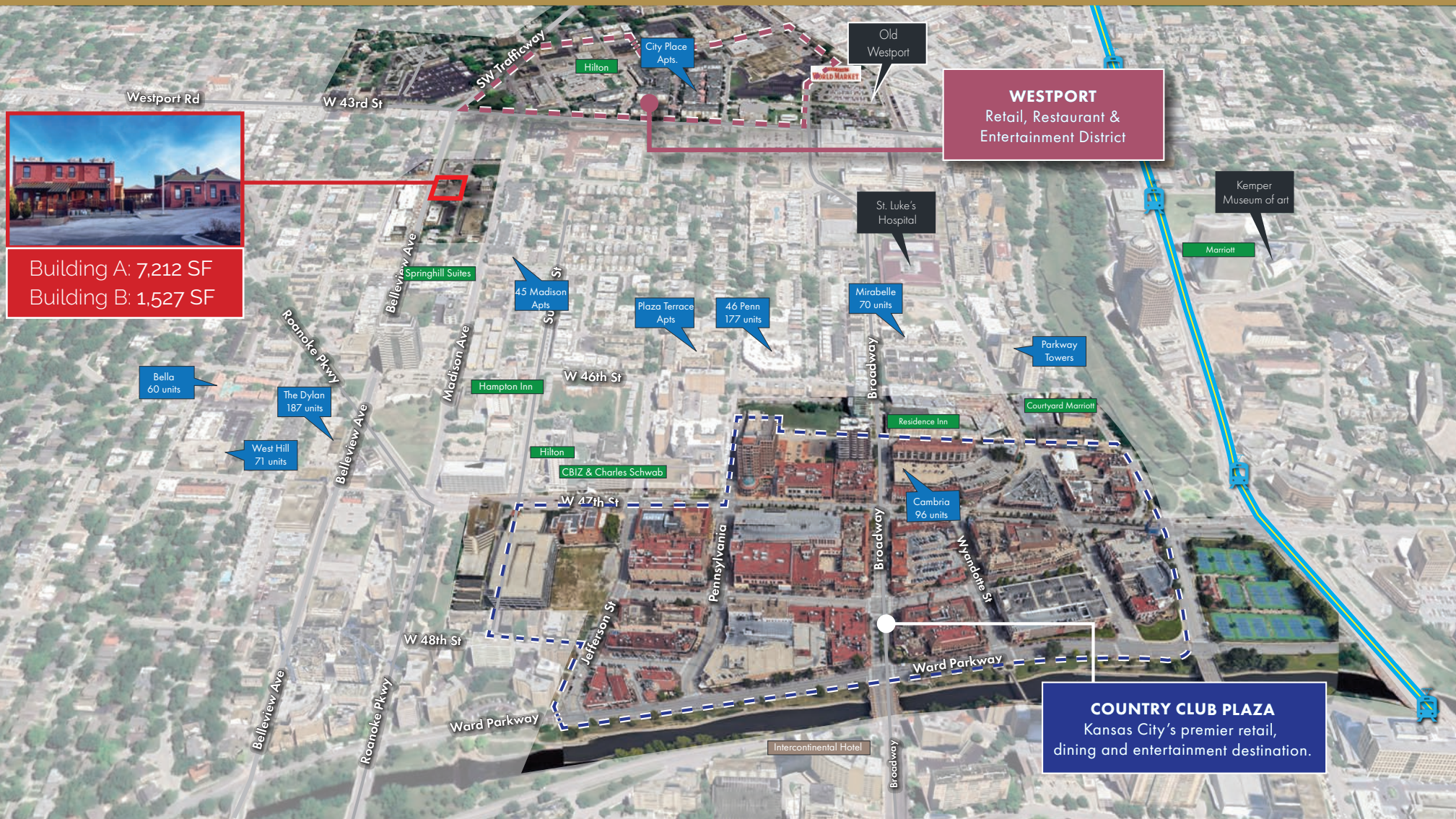
1 MILE: 62,415
3 MILE: 131,170
5 MILE: 251,863

Avg. HH Income

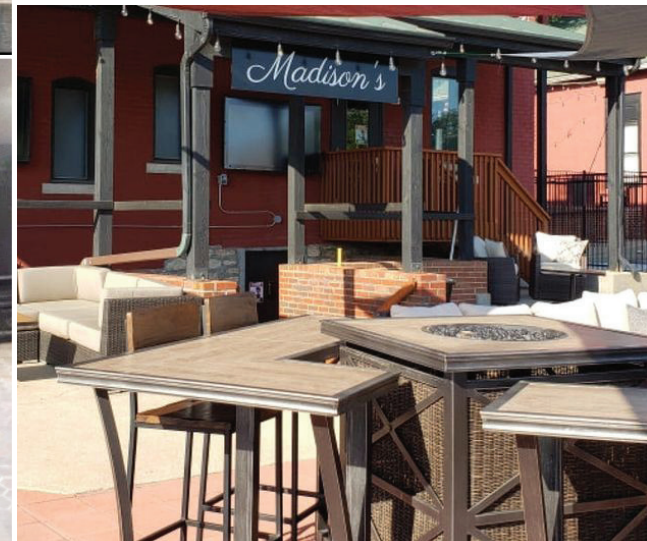
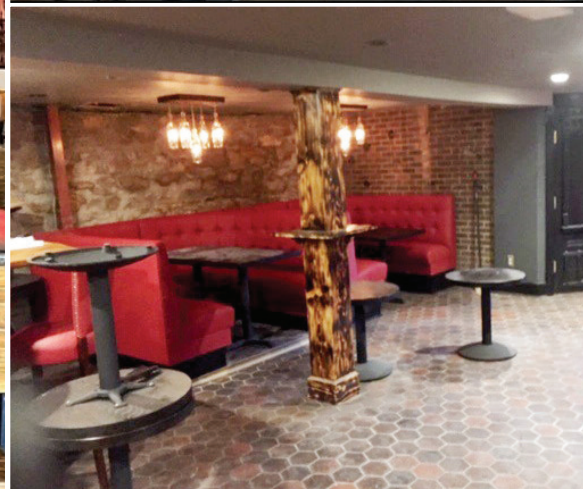
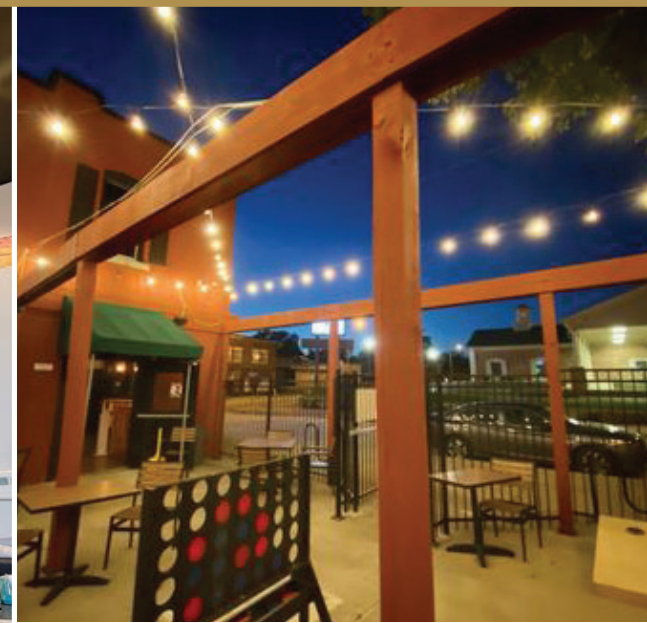


1 MILE: \$90,743
3 MILE: \$97,034
5 MILE: \$83,162

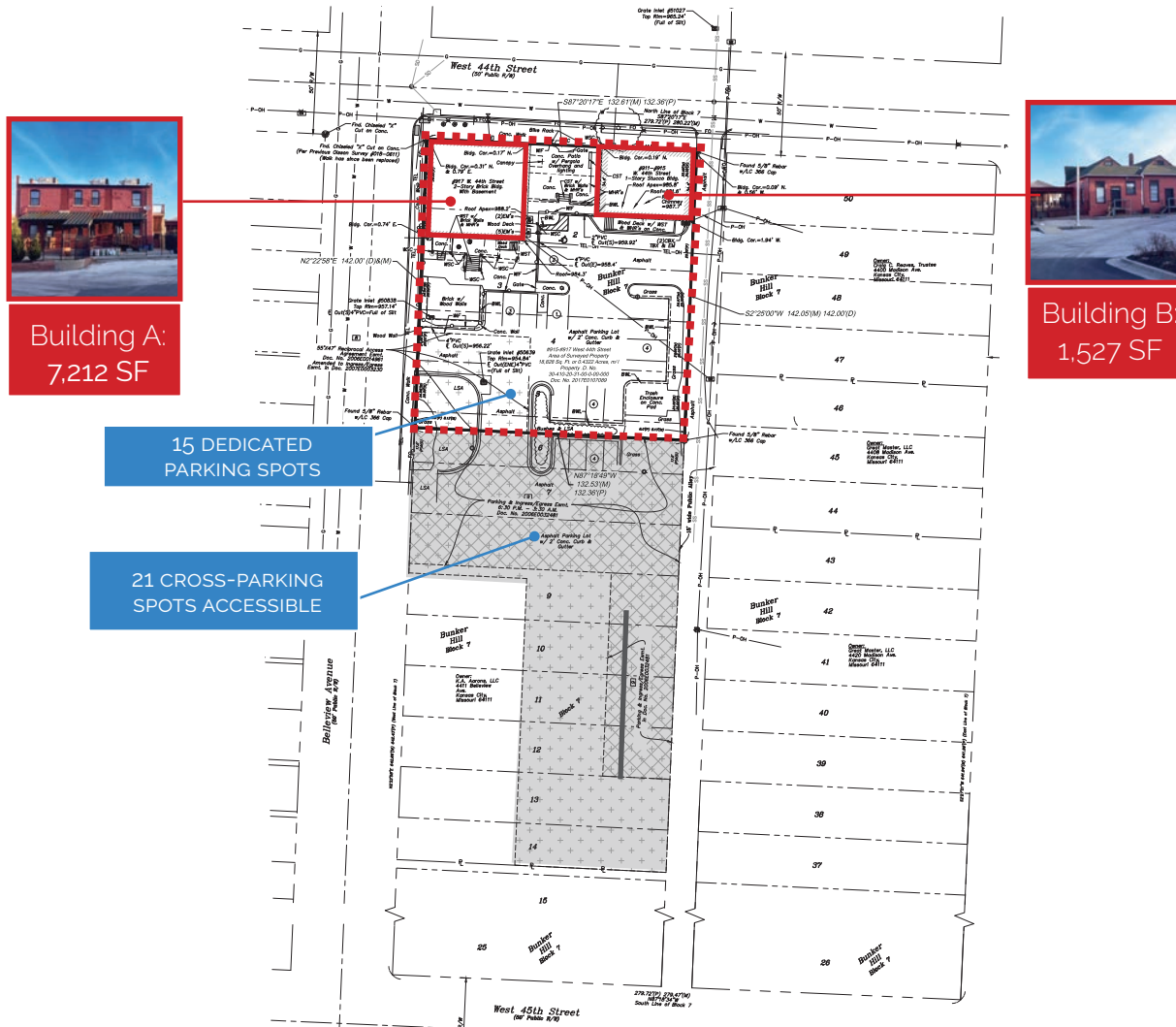
MARKET AERIAL



SITE PHOTOS



PROPERTY SURVEY



Building A:
7,212 SF



Building B:
1,527 SF

15 DEDICATED
PARKING SPOTS

21 CROSS-PARKING
SPOTS ACCESSIBLE

