

FOR SALE



STAND ALONE BUILDING +7,000 SF

4010 Pennsylvania Ave, Kansas City, MO 64111



PROPERTY FEATURES

- 2 Story building with Patio
- Full Kitchen & Bar, Coffee Shop, and Professional Recording Studio
- Less than 5 minute walk to Streetcar
- Divisible into 3 separate spaces
- Ample parking

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.

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Crossroads Real Estate Group
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6200 Mastin Street
Merriam, KS 66203



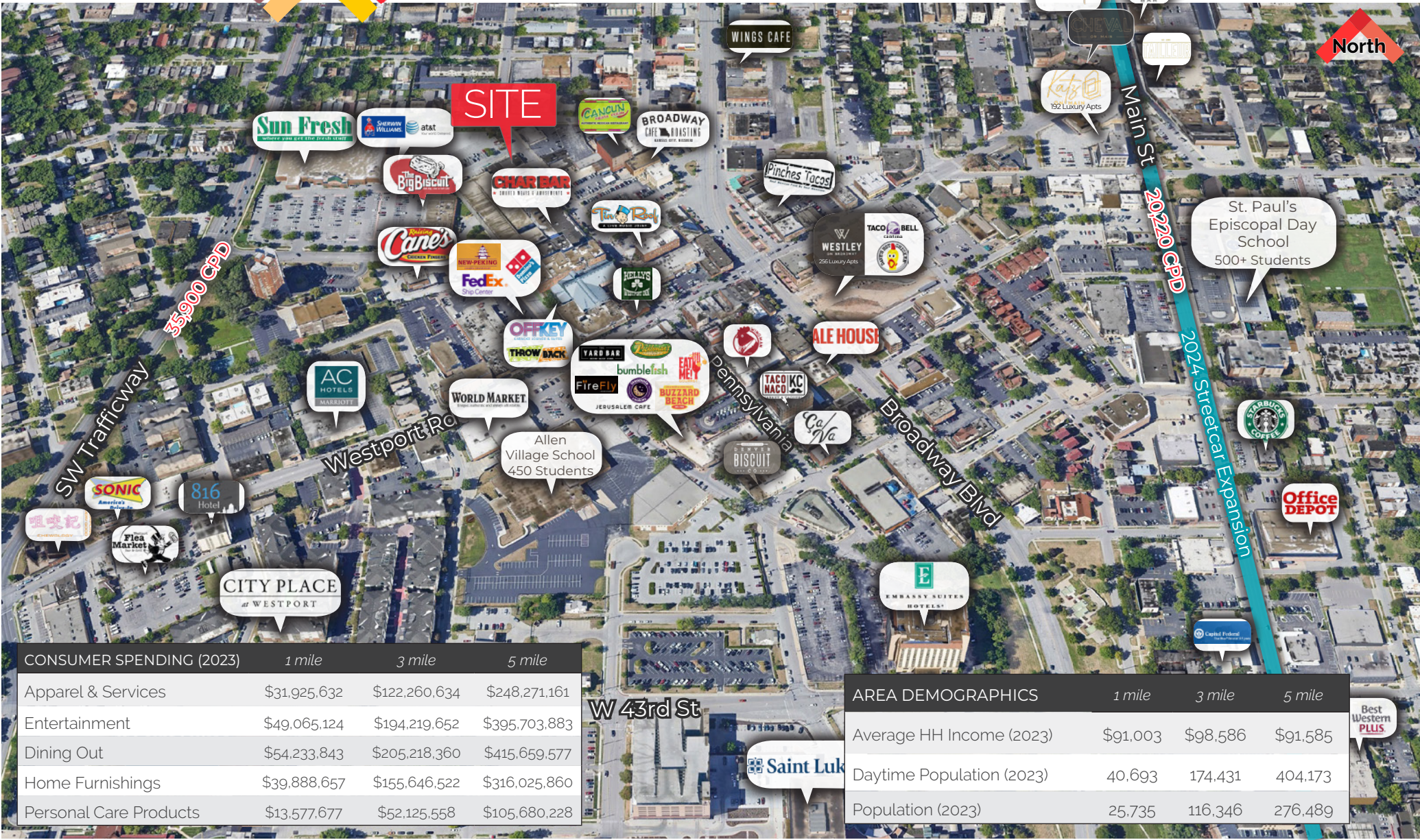
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CONSUMER SPENDING (2023)	1 mile	3 mile	5 mile
Apparel & Services	\$31,925,632	\$122,260,634	\$248,271,161
Entertainment	\$49,065,124	\$194,219,652	\$395,703,883
Dining Out	\$54,233,843	\$205,218,360	\$415,659,577
Home Furnishings	\$39,888,657	\$155,646,522	\$316,025,860
Personal Care Products	\$13,577,677	\$52,125,558	\$105,680,228

AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Average HH Income (2023)	\$91,003	\$98,586	\$91,585
Daytime Population (2023)	40,693	174,431	404,173
Population (2023)	25,735	116,346	276,489

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.

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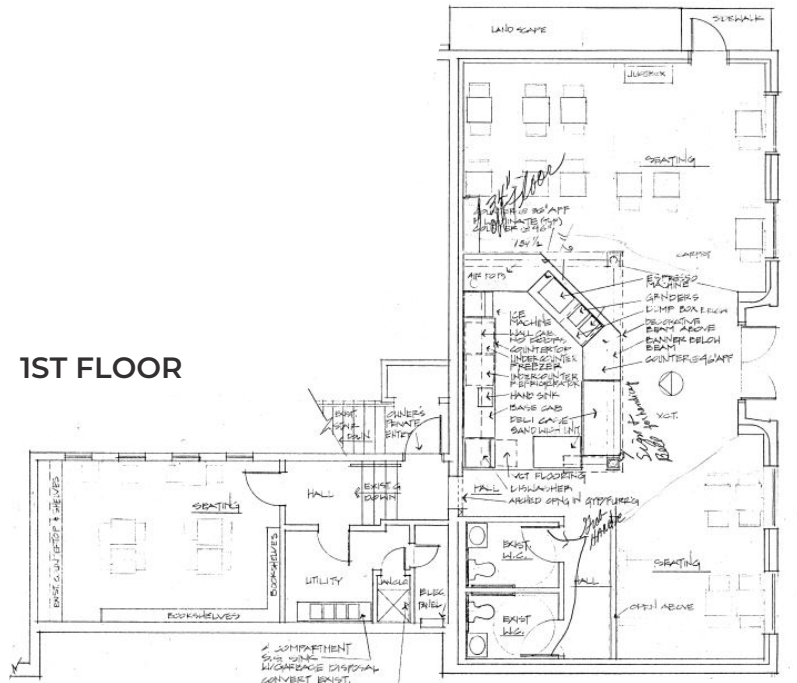


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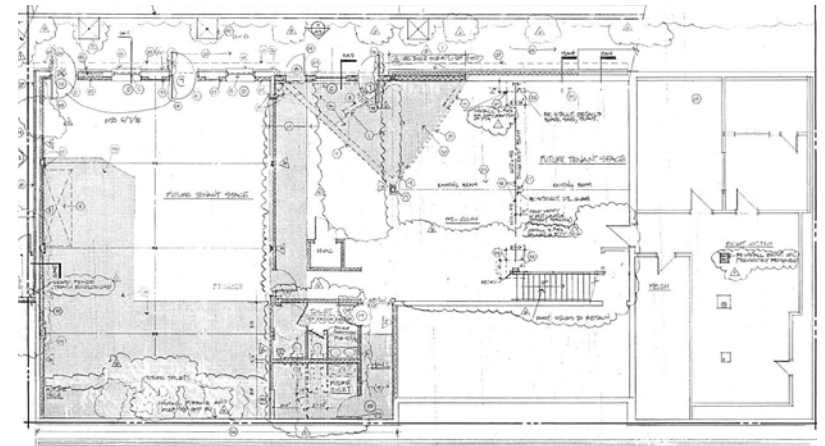


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LOWER LEVEL



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