

# MIDTOWN RESTAURANT PORTFOLIO

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# PROPERTY SUMMARY



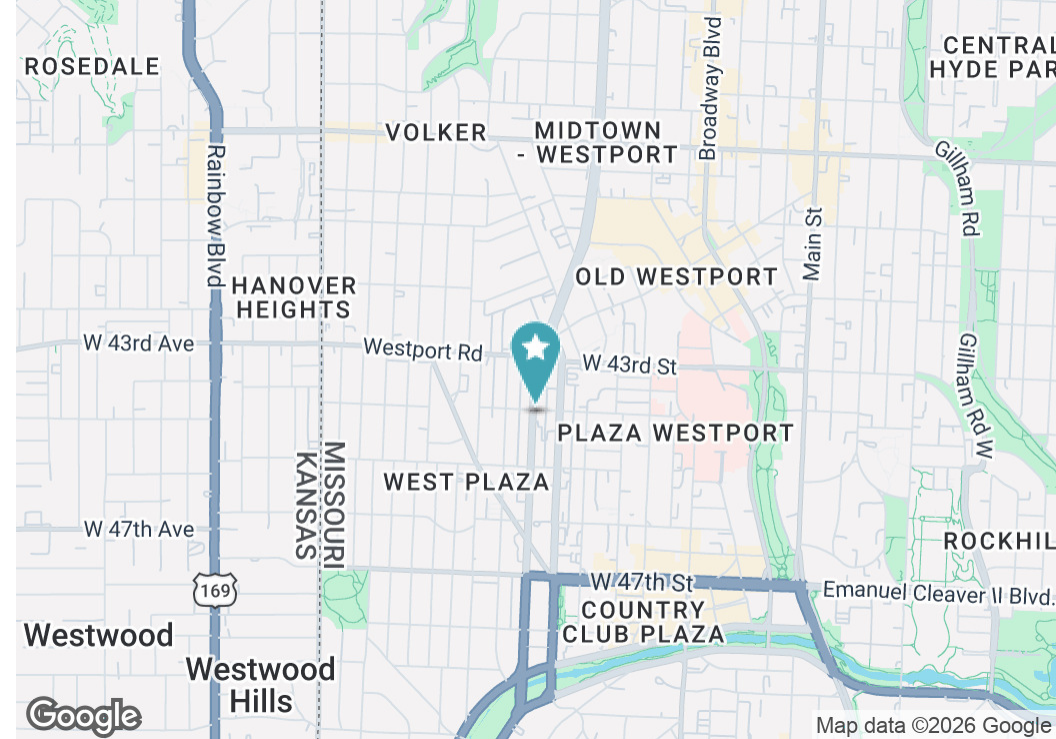
## PROPERTY DESCRIPTION

This is a rare opportunity to lease a fully built-out, turnkey property primed for an elevated hospitality, entertainment, or specialty retail concept - walkable from the West Plaza neighborhood, nestled between the Country Club Plaza and the Westport Entertainment district.

Spanning two connected buildings and over 7k SF of interior space, this property is anchored by a multi-level venue designed to impress:

- First Floor (Building A): A fully built-out restaurant space with a large bar and full commercial kitchen.
- Lower Level (Building A): A speakeasy-style bar and lounge area complete with a prep kitchen and walk-in - ideal for nightlife or private events.
- Building B: A flexible one-story retail building featuring a central coffee/bar counter, perfect for a standalone cafe, cocktail lounge, or boutique concept.
- Outdoor Space: A massive 2k+ SF patio seamlessly connects the two buildings, creating a unique indoor-outdoor flow for guests and activations.
- Parking: 20 on-site parking spaces for customers and staff - a true rarity in this part of town.

With its existing infrastructure and unmatched flexibility, this property is ideal for an entertainment-driven concept, or an innovative hybrid retail/food & beverage experience.



## Offering Summary

Sale Price:	\$1,700,000
Price / SF GBA:	\$206.34
Lease Rate:	\$25.00 - 28.00 SF/yr (NNN)
Leasable SF:	6,150 SF
Lot Size:	0.43 Acres
Building Size:	8,239 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,509	4,746	14,844
Total Population	2,254	7,020	21,775
Average HH Income	\$77,330	\$76,658	\$73,036



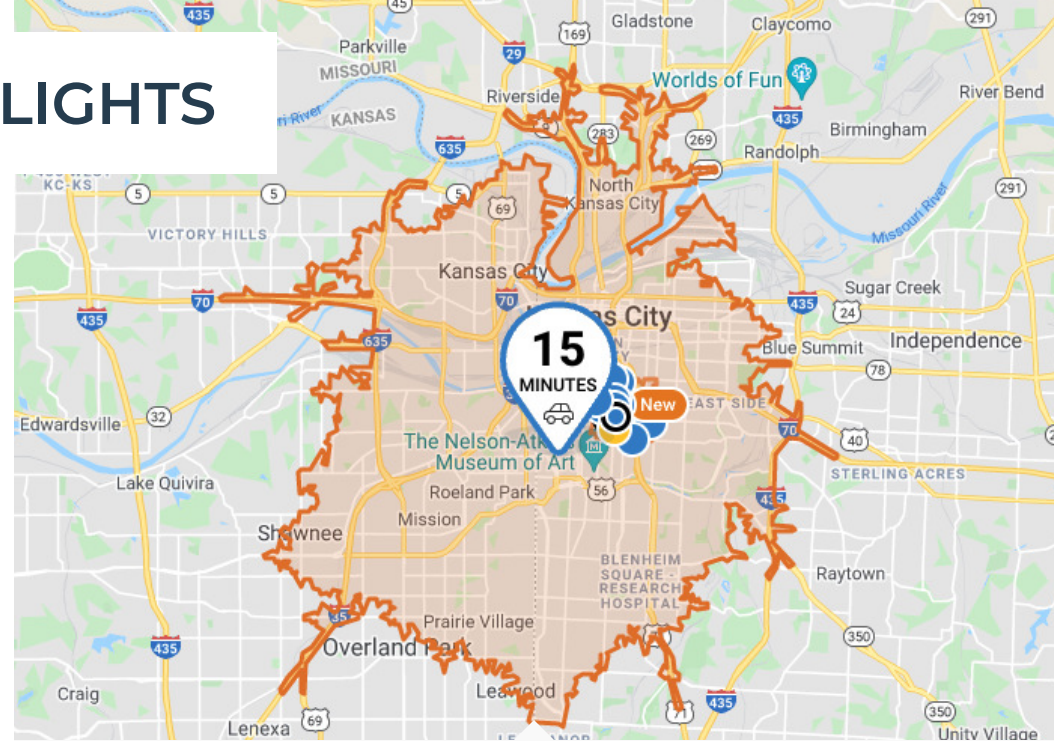


# PROPERTY DETAILS & HIGHLIGHTS



Property Type	Retail/Restaurant
Building Class	B
Year Built / Renovated	1910 / 2020

This unique two-building restaurant property sits at the prime corner of 44th Street and Bellevue Avenue, strategically located between Kansas City's popular West Plaza, Westport, and Country Club Plaza districts. The turnkey operation includes an 18,735 square foot lot with 15 on-site parking spaces plus additional parking rights on an adjacent property. Building A previously operated as Madison's Neighborhood Eatery and was fully functional as recently as 2023, while Building B served as event space. The location offers excellent walkability with over 23,800 residents within a one-mile radius, making it an exceptional opportunity for an established restaurant concept.



- Prime Location at 44th and Bellevue Avenue
- Unique Two-Building Configuration
- Charming Outdoor Patio (2,000+/- SF)
- Versatile Options (e.g. Music Venue)
- 393,231 Residents within 15 Minute Commute
- Newly Constructed West Plaza Flats Attests to Area Demand
- Highly Desirable West Plaza Neighborhood Adjacent to Country Club Plaza and Westport
- On-Site Parking Lot





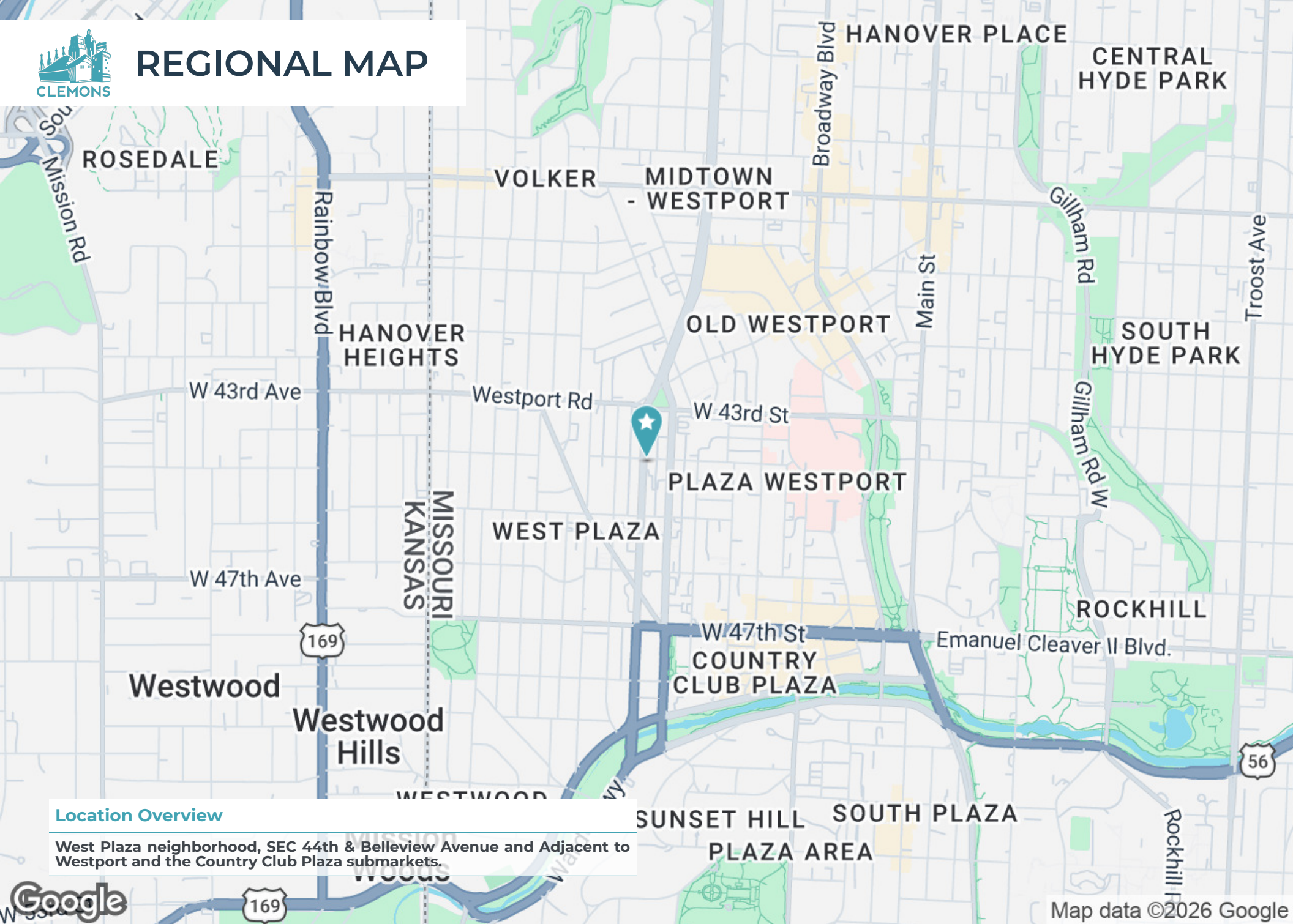
## ADDITIONAL PHOTOS







# REGIONAL MAP



## Location Overview

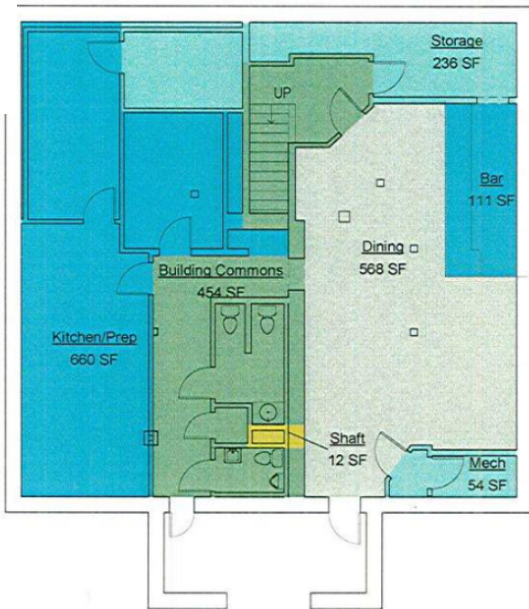
West Plaza neighborhood, SEC 44th & Belleview Avenue and Adjacent to Westport and the Country Club Plaza submarkets.



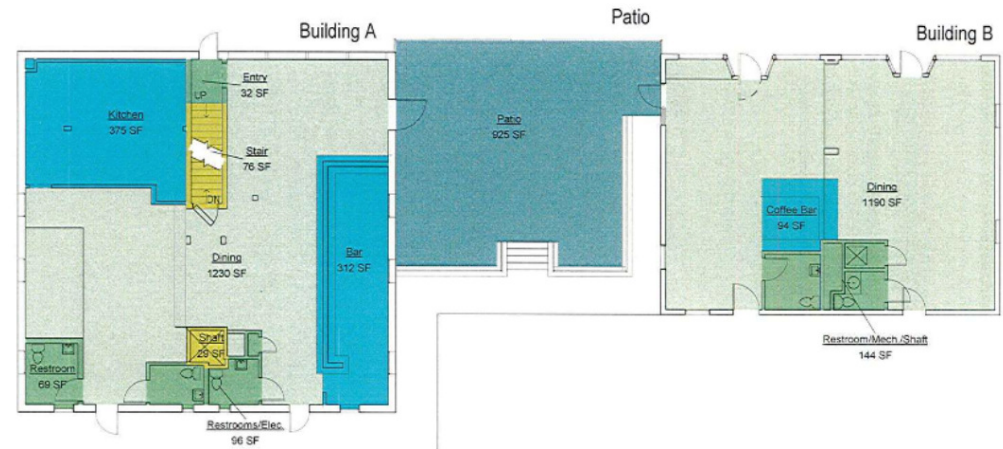
Map data ©2026 Google



## Building A

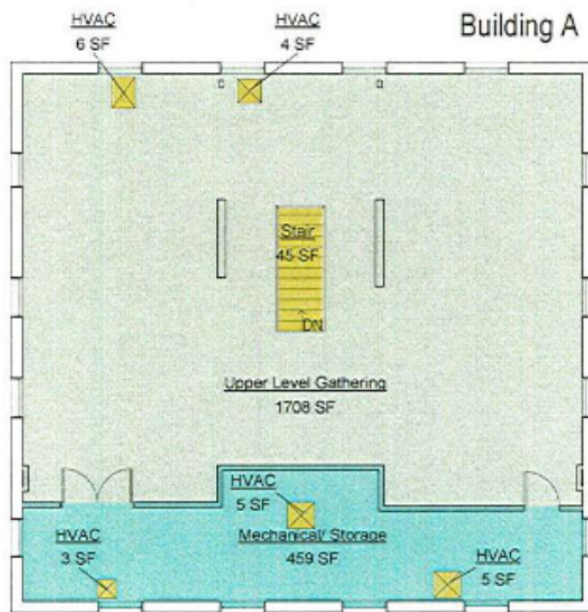


**0b** Floor 0 Leasable  
1/8" = 1'-0"

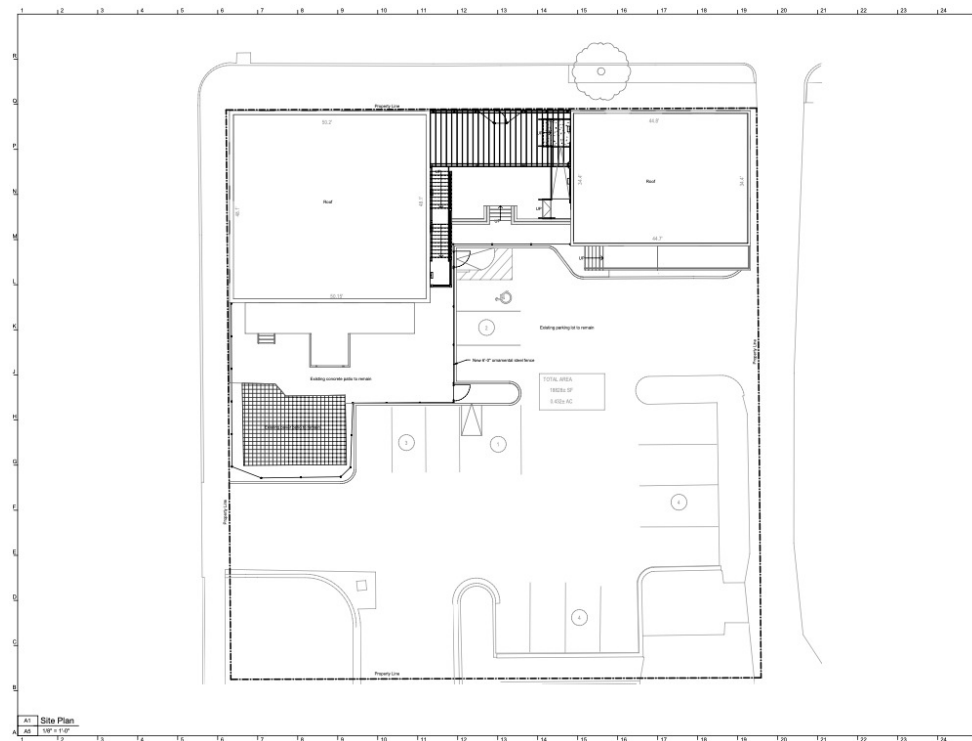


**1b** Floor 1 Leasable  
1/8" = 1'-0"

## Building A



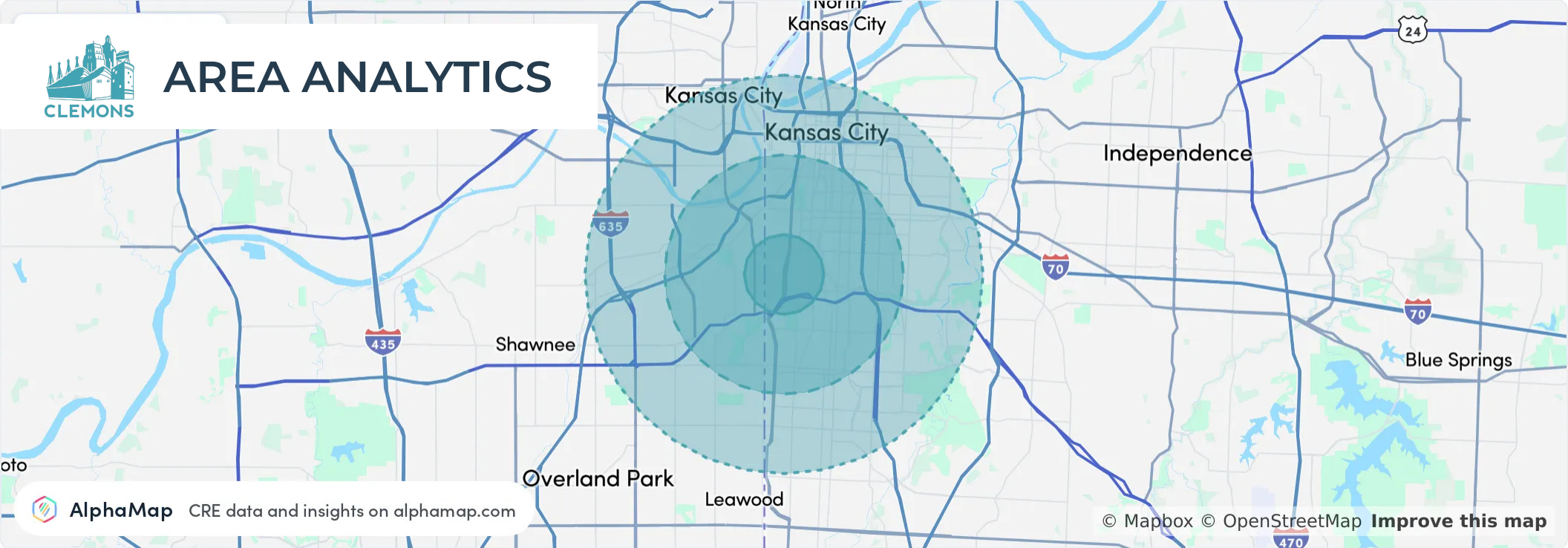
**2b** Floor 2 Leasable  
1/8" = 1'-0"







# AREA ANALYTICS



## Population

	1 Mile	3 Miles	5 Miles
Total Population	22,385	112,780	264,974
Average Age	40	39	38
Average Age (Male)	41	39	38
Average Age (Female)	40	39	39

## Household & Income

	1 Mile	3 Miles	5 Miles
Total Households	13,276	54,545	120,205
Persons per HH	1.7	2.1	2.2
Average HH Income	\$102,645	\$106,453	\$93,096
Average House Value	\$455,069	\$391,640	\$316,658
Per Capita Income	\$60,379	\$50,691	\$42,316

Map and demographics data derived from AlphaMap





## COUNTRY CLUB PLAZA

The Country Club Plaza is Kansas City's most iconic shopping, dining, and lifestyle district—renowned for its Spanish-inspired architecture, upscale retail, and timeless appeal. As the nation's first planned shopping center designed for automobile traffic, the Plaza blends history with high-end commerce, attracting millions of visitors annually.

Located just minutes from Downtown and surrounded by some of the city's most affluent neighborhoods, the Plaza boasts strong demographics, premier national and local tenants, and a walkable, amenity-rich environment. With a unique mix of luxury brands, boutique office space, fine dining, and cultural institutions, the Country Club Plaza remains a prestigious address for retail, hospitality, and mixed-use investment in the heart of Kansas City.

### THE PLAZA DEMOGRAPHICS



**65,458**  
Population



**55,404**  
Daytime Population



**\$358,025**  
Median Home Value



**53%**  
Bachelors Degree or Higher

### KANSAS CITY DEMOGRAPHICS



**2.2 M**  
Population



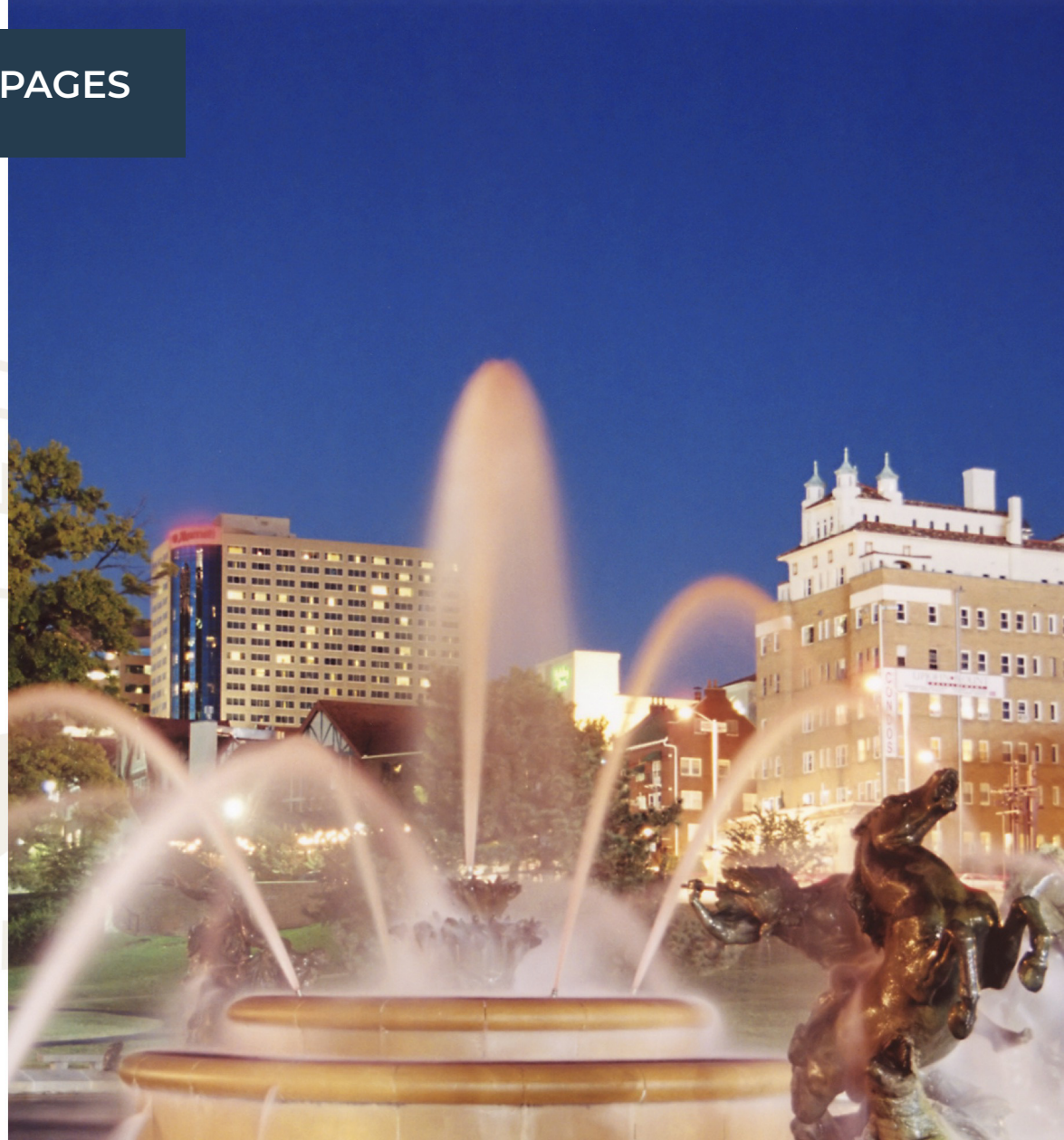
**474,110**  
Daytime Population



**\$240,254**  
Median Home Value



**37.2%**  
Bachelors Degree or Higher



### MAJOR CORPORATIONS IN THE AREA



STOWERS INSTITUTE  
FOR MEDICAL RESEARCH



ROCKHURST  
UNIVERSITY

Russell Stover



LOCKTON

UMKC



Saint Luke's



EWING MARION  
KAUFFMAN  
FOUNDATION



American Century  
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