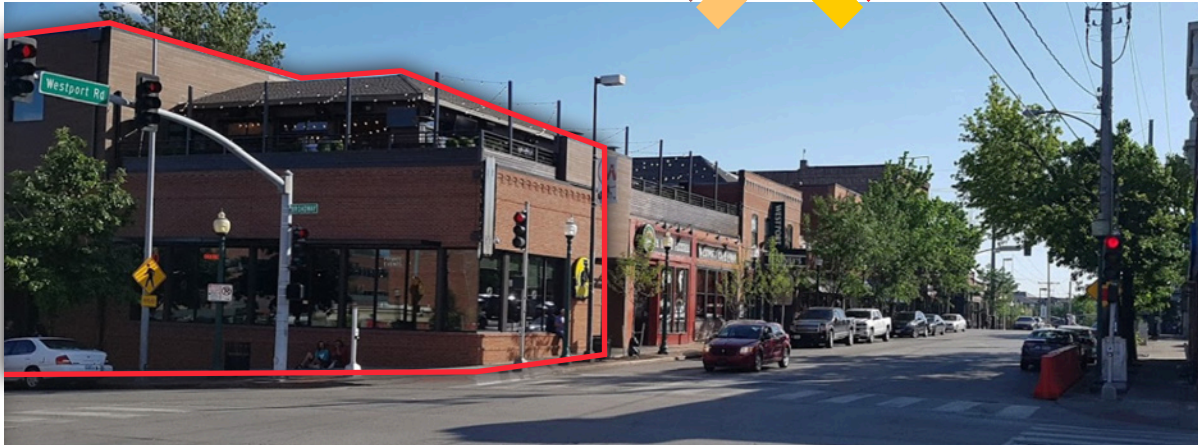


AVAILABLE FOR LEASE

WESTPORT RETAIL/RESTAURANT SPACE

401 Westport Road | Kansas City, MO 64111



SPACE DETAIL

- Approximately 13,099 SF former HopCat restaurant and bar
- Located at the front door of the historic Old Westport entertainment district
- Surrounded by some of Kansas City's highest rated restaurants, bars, and entertainment venues
- Positioned at the hard corner of Westport Rd and Broadway Blvd
- Highly visible to over 22,000 cars per day
- Pedestrian friendly, heavy foot traffic area

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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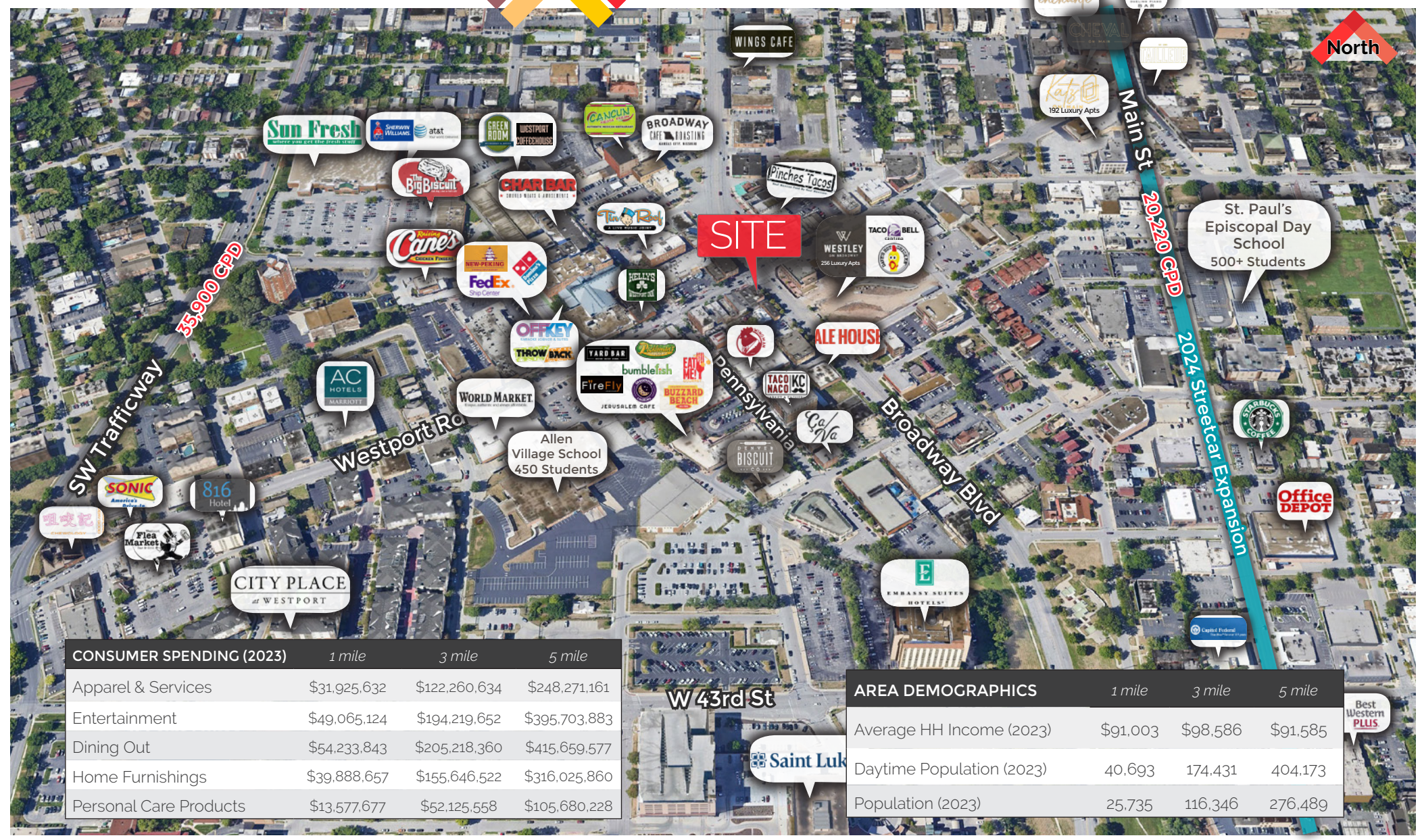


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WESTPORT RETAIL/RESTAURANT SPACE

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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

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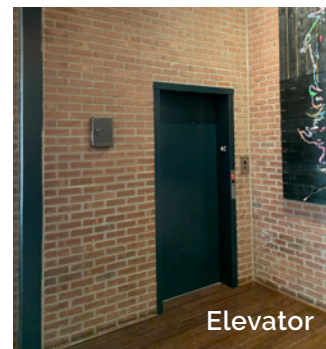
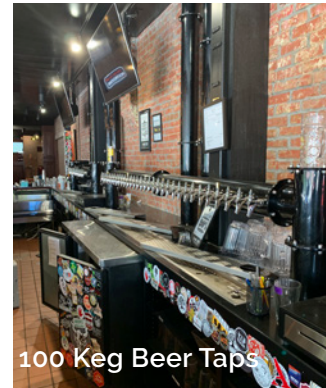
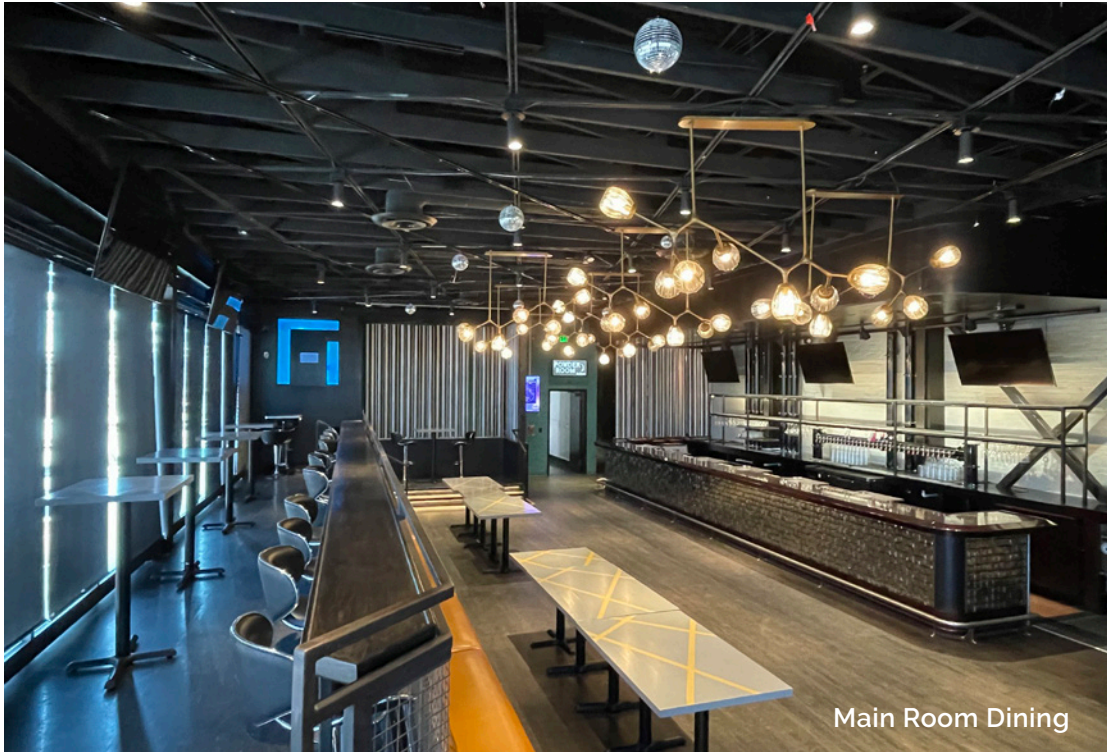
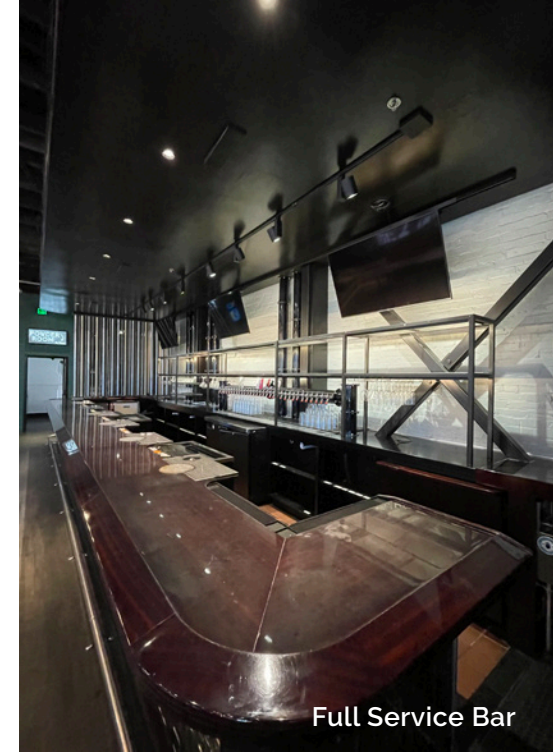
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WESTPORT RETAIL/RESTAURANT SPACE

401 Westport Road | Kansas City, MO 64111

MAIN LEVEL

- Approximately 4,514 SF
- Includes bar with tap system
- Two main dining rooms, one can be utilized for private dining events
- High end entertainment and sound equipment
- Fully functional elevator to provide access to lower level and roof top bar



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WESTPORT RETAIL/RESTAURANT SPACE

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LOWER LEVEL

- Approximately 5,257 SF
- State of the art tap system
- Men's and women's public restrooms
- Former TikiCat speak easy bar with two private restrooms
- Fully functional kitchen with all FF&E included



Former TikiCat Speak-Easy Bar



Kitchen



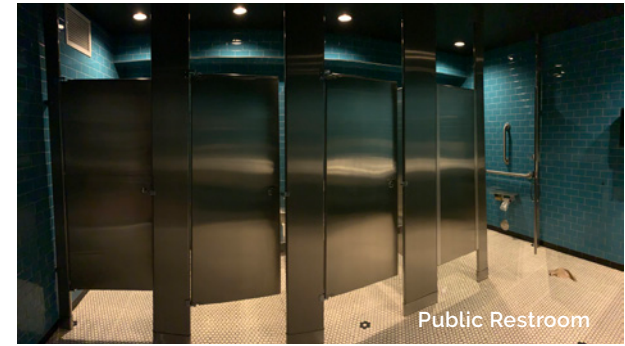
100 Keg Beer Cooler



Cooler



Public Restroom



Public Restroom

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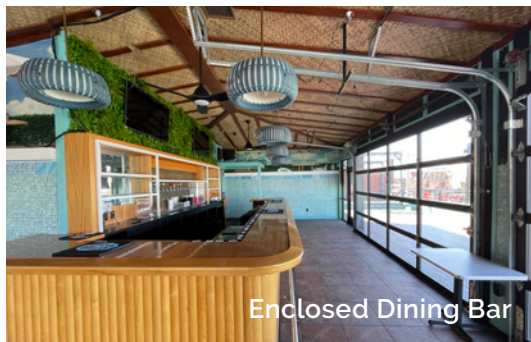
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UPPER LEVEL

- Approximately 1,887 SF enclosed
- Approximately 1,574 SF rooftop patio
- Bar with tap system
- Large walk in cooler with 30 keg tap system
- Five Overhead doors that open to the 2nd story patio
- Two private restrooms



Enclosed Dining Area



Enclosed Dining Bar



Walk in Cooler
30 Tap Keg System



Rooftop Patio with Overhead Doors



Rooftop Deck Views

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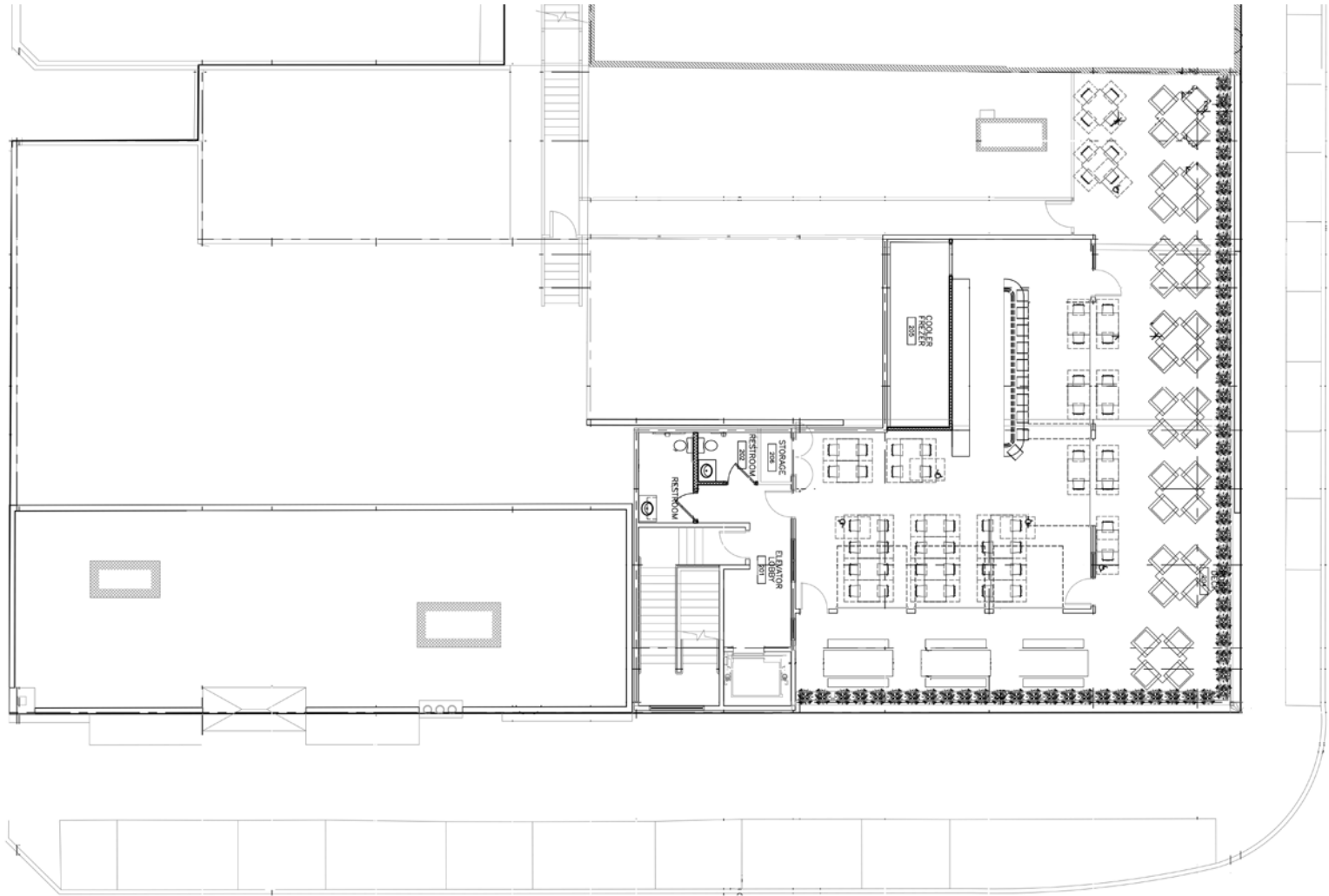
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UPPER LEVEL FLOOR PLAN

Approximately 1,887 SF enclosed

Approximately 1,574 SF rooftop patio



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