



7,532 SF SPACE | 1,150 SF PATIO

SUB-LEASE AVAILABLE

4144 Pennsylvania Ave. Kansas City, MO 64111



LINK PROPERTY
ADVISORS

4144 Pennsylvania Ave. Kansas City, MO 64111

PROPERTY FEATURES



TURNKEY RESTAURANT SPACE

Former Atomic Cowboy location - home of Denver Biscuit Co & Fat Sully's NY Pizza location



FLEXIBLE SPACE LAYOUT

Open dining area, bar setup, and functional kitchen design



ALL EQUIPMENT INCLUDED

Hoods, walk-in coolers, kitchen equipment, furniture & more can be available



HIGH-DENSITY TRADE AREA

Popular with residents, tourists, and college students (near KU Med, UMKC)



PRIME WESTPORT LOCATION

In the heart of Kansas City's premier entertainment & dining district



GREAT BRANDING POTENTIAL

Eye-catching façade with street presence on Pennsylvania Ave



HIGHLY WALKABLE & VISIBLE

Surrounded by top restaurants, bars, shops, and high foot traffic



EXISTING RESTAURANT USE

Avoid the time and expense of a full build-out



SUBLEASE OPPORTUNITY

Quick occupancy possible; ideal for local operators or expanding brands



SUPPORTIVE LEASING TERMS

Sublease structure may offer favorable rental terms for qualified tenants



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MARKET AERIAL I



TOTAL POPULATION

1 Mile: 25,884

3 Mile: 118,328

5 Mile: 279,309



HOUSEHOLDS

1 Mile: 15,631

3 Mile: 57,730

5 Mile: 127,311



AVGERAGE HH INCOME

1 Mile: \$106,790

3 Mile: \$108,999

5 Mile: \$101,492

KU Medical Center

Old Westport

SITE

Hyde Park

Country Club Plaza

The Nelson Atkins Museum of Art



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MARKET AERIAL II

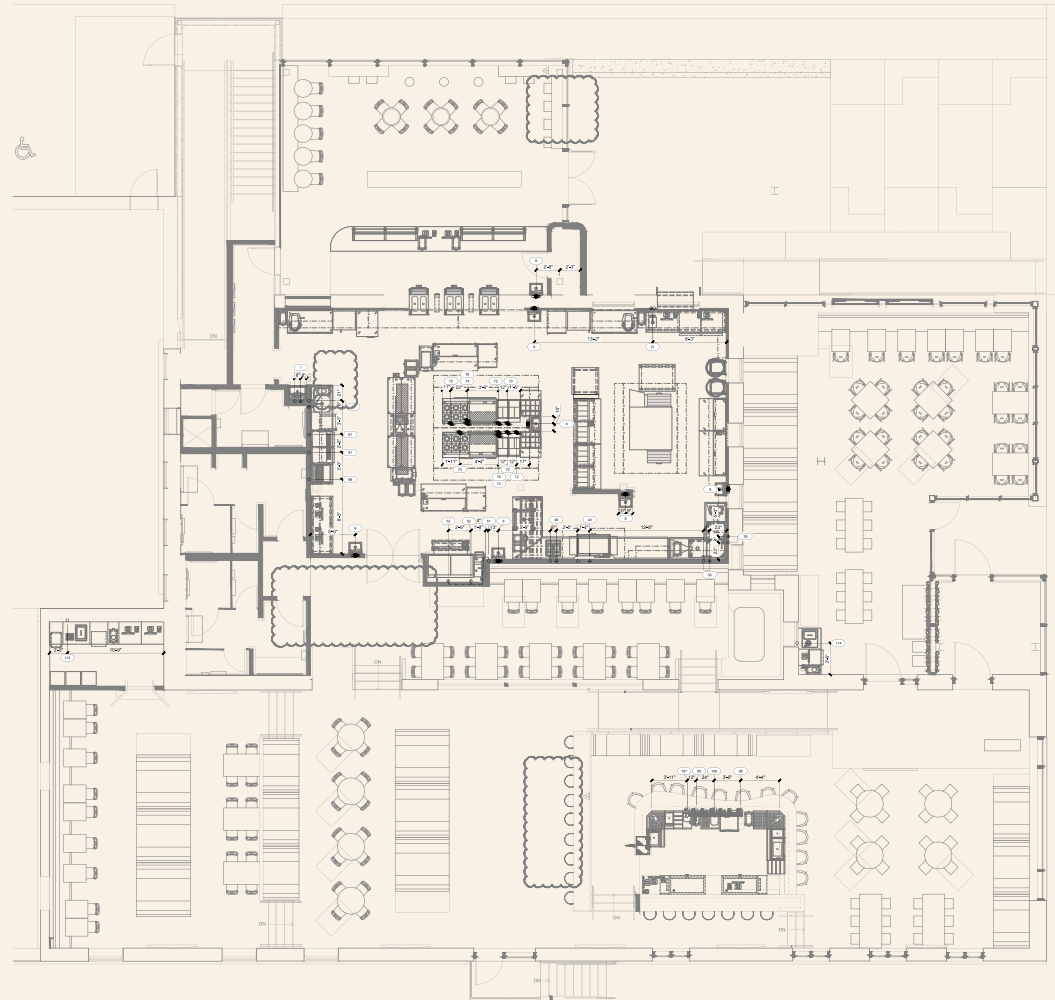
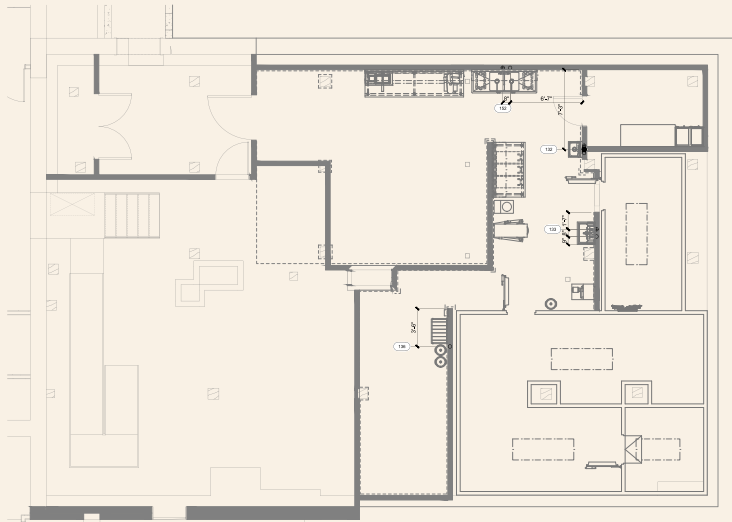


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SITE PLAN

Full Set Of Building Plans Available Upon Request

Kitchen Plan



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INTERIOR PHOTOS



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