

2,668 SF Retail Space for Lease - Move-In Ready

4142 Main Street KCMO | \$13.00 PSF + NNN (Est. \$6 PSF)



Main St. Signage on the KC Streetcar Route - Steps from the Southmoreland Stop
2 Front Doors with 6 Dedicated Parking Spaces
15' Clear Height to Decking
Tenant Pays Gas, Electric, 1/2 of Water Bill



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Please Note: The Space Cannot Be Leased to the Following – Fast Food, Grocery, Theater, Auto or Auto Parts, Adult Novelty Shops, Tattoo Parlor, Liquor Store, Car Wash, Cleaning Service, Laboratory, Betting Parlor, Head Shop, Abortion Clinic, Substance Abuse Clinic, Facility that Renders Advice, Assistance, or Shelter to Welfare Recipients, Massage Parlor, Billiards, Bingo or Gaming, Game Arcade, Bowling or Flea Market.



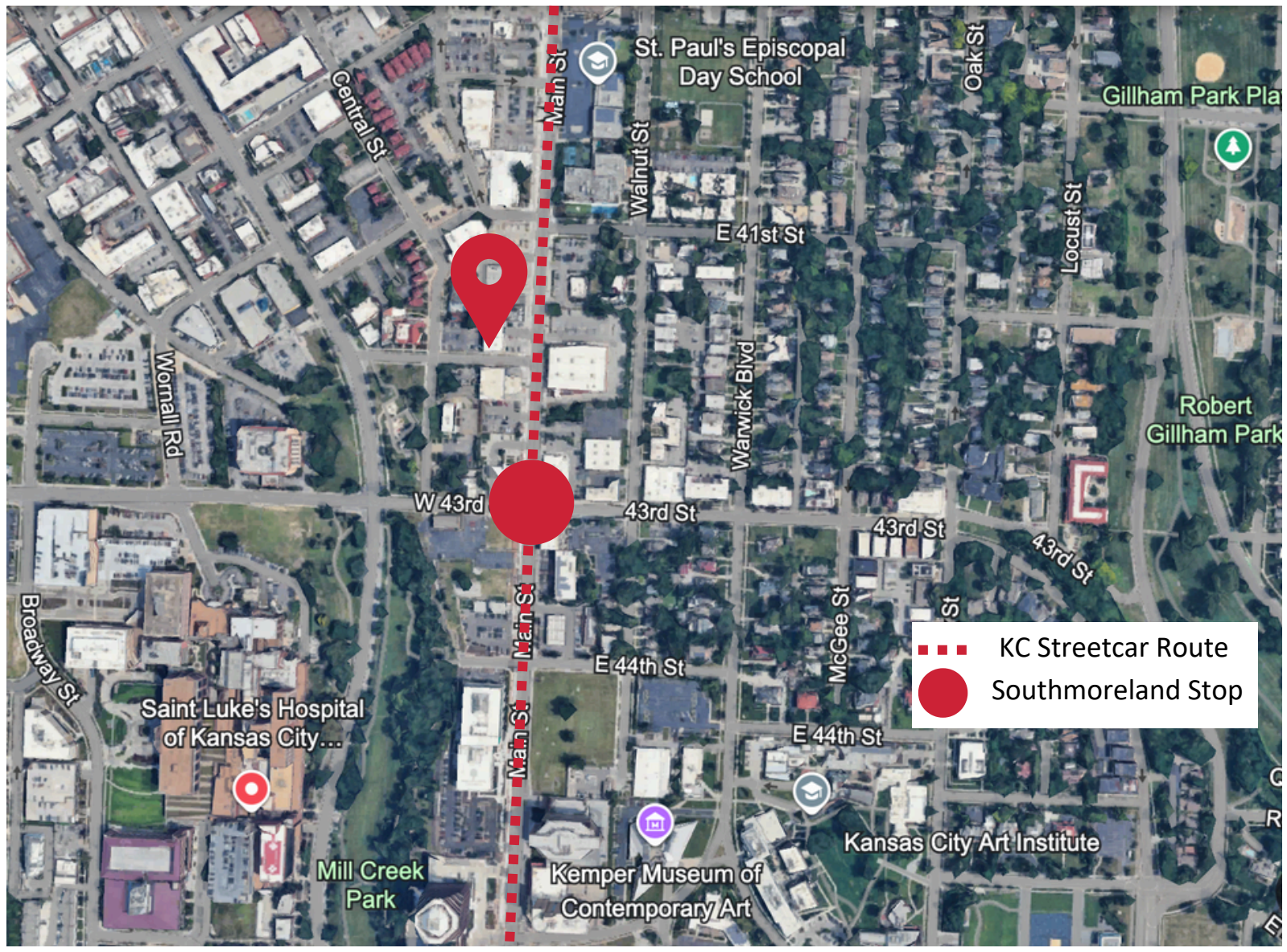
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Downtown	2.9 Miles
Plaza	0.5 Miles
Westport	Adjacent

4142 Main Street offers a unique opportunity to open your business on the new KC Streetcar extension! The Southmoreland (43rd St.) stop is just steps away from the front door of the property. Construction is 93% complete and expected to be operational Summer 2025!

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