

BUILDING LEASE / GROUND LEASE / REDEVELOPMENT



For lease

3441 Main Street, Kansas City, MO

 **JLL** SEE A BRIGHTER WAY

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Jones Lang LaSalle Brokerage, Inc.

3441 Main St. Kansas City, MO



Opportunity to lease the existing 2,661 SF building, or **ground lease and redevelop** the site



Currently **zoned B4-5** and part of the Main Street Overlay District



Directly on the KC Streetcar line with stop on the property; expected to open late summer 2025



**Cannot use existing drive-thru*

Estimated population

1-mile	3-miles	5-miles
19,837	118,054	270,328

Median age

1-mile	3-miles	5-miles
32.5	33.8	34.5

Prime Midtown Location

The property boasts a prime location along the KC Streetcar route, offering convenient and immediate access via the Armour stop. This strategic positioning ensures seamless connectivity to Kansas City's modern public transportation system, enhancing the property's appeal and accessibility for residents, workers, and visitors alike.



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