



# ESTABLISHED RESTAURANT FOR SALE

Real Estate, Business & FF&E Included

9807 E. US 40 Highway, Independence, Missouri



## SALE PRICE: \$250,000 | 1,400 SF + 600 SF PATIO

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,441	60,705	181,218
Avg. Household Income	\$49,939	\$58,645	\$54,880

- Real Estate Sale Price = \$150,000
- Business & FF&E Sale Price = \$100,000
- Can purchase Business & Real Estate for \$250,000
- Established Business for 25 years
- Great location
- Good traffic count
- Neighborhood bar
- Next to KC Liquors

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

WILLIAM GLASGOW | 816.412.7394 | [wglasgow@blockandco.com](mailto:wglasgow@blockandco.com)

Exclusive Agent





# ESTABLISHED RESTAURANT FOR SALE

Real Estate, Business & FF&E Included  
9807 E. US 40 Highway, Independence, Missouri

1,400 SF +  
600 SF PATIO  
AVAILABLE

## AERIAL

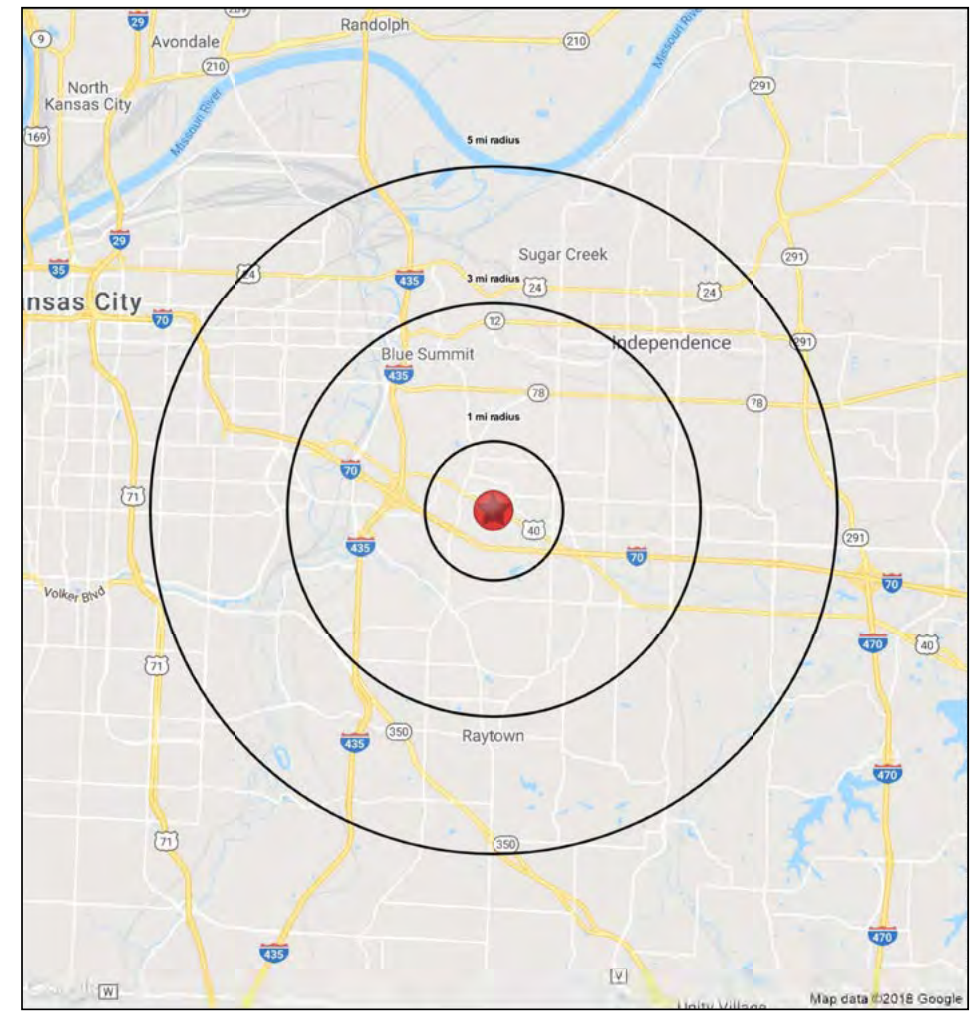
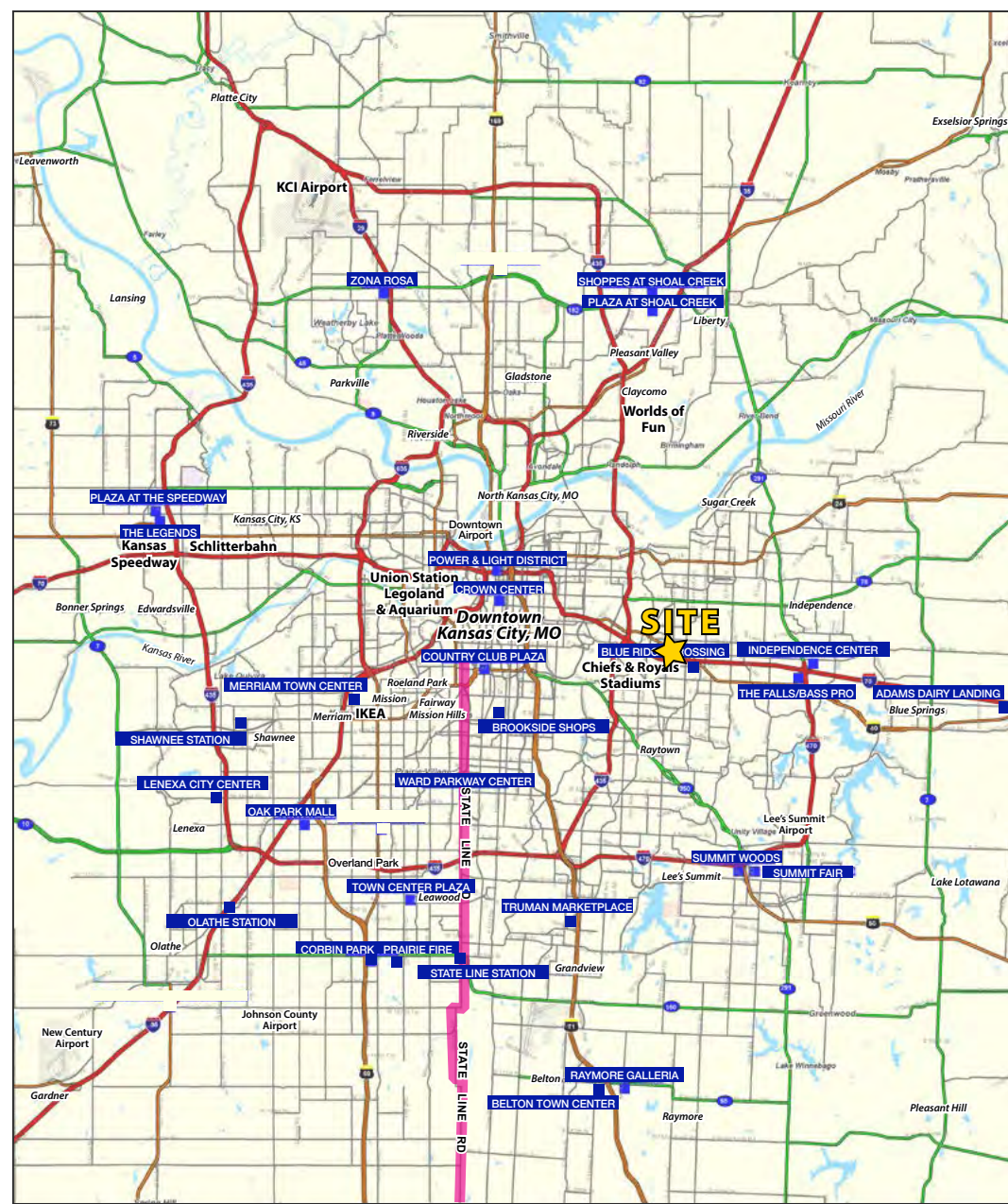




# ESTABLISHED RESTAURANT FOR SALE

Real Estate, Business & FF&E Included  
9807 E. US 40 Highway, Independence, Missouri

1,400 SF +  
600 SF PATIO  
AVAILABLE



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



# ESTABLISHED RESTAURANT FOR SALE

Real Estate, Business & FF&E Included

9807 E. US 40 Highway, Independence, Missouri

9807 E. US 40 Highway		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
POPULATION	2018 Estimated Population	6,441	60,705	181,218
	2023 Projected Population	6,464	61,463	191,212
	2010 Census Population	6,387	60,244	178,447
	2000 Census Population	5,862	60,593	189,078
	Projected Annual Growth 2018 to 2023	0.1%	0.2%	1.1%
	Historical Annual Growth 2000 to 2018	0.5%	-	-0.2%
	2018 Median Age	40.3	39.3	38.7
HOUSEHOLDS	2018 Estimated Households	3,093	26,935	77,708
	2023 Projected Households	3,074	27,033	80,970
	2010 Census Households	2,929	25,501	73,034
	2000 Census Households	2,789	26,496	78,114
	Projected Annual Growth 2018 to 2023	-0.1%	0.1%	0.8%
	Historical Annual Growth 2000 to 2018	0.6%	0.1%	-
RACE AND ETHNICITY	2018 Estimated White	66.6%	71.6%	59.5%
	2018 Estimated Black or African American	23.0%	17.4%	26.9%
	2018 Estimated Asian or Pacific Islander	1.7%	1.6%	1.9%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
	2018 Estimated Other Races	8.3%	8.9%	11.1%
	2018 Estimated Hispanic	10.6%	10.6%	14.2%
INCOME	2018 Estimated Average Household Income	\$49,939	\$58,645	\$54,880
	2018 Estimated Median Household Income	\$46,506	\$47,517	\$43,522
	2018 Estimated Per Capita Income	\$24,022	\$26,097	\$23,598
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.6%	3.5%	4.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	8.0%	8.4%	9.9%
	2018 Estimated High School Graduate	39.9%	35.9%	36.5%
	2018 Estimated Some College	25.2%	24.7%	24.0%
	2018 Estimated Associates Degree Only	6.5%	7.8%	7.1%
	2018 Estimated Bachelors Degree Only	9.4%	13.6%	11.8%
	2018 Estimated Graduate Degree	7.5%	6.1%	6.1%
BUSINESS	2018 Estimated Total Businesses	165	1,904	5,436
	2018 Estimated Total Employees	1,670	23,160	62,747
	2018 Estimated Employee Population per Business	10.1	12.2	11.5
	2018 Estimated Residential Population per Business	39.1	31.9	33.3

