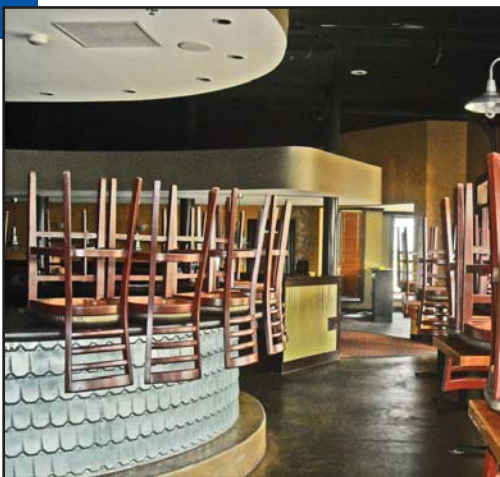


# FORMER CHEESEBURGER IN PARADISE

## For Lease



**6,722 Sq Ft End Cap Space Available**  
5031 W. 135th Street, Leawood, Kansas



- Completely renovated, one year old renovation
- Two large outdoor patios, with remote controlled roll-up windows
- Located next to Bonefish Grill, Gaslight Grill, and CVS Pharmacy
- Superb location - many popular restaurants nearby
- Comes completely equipped and very well decorated
- Below market rent including all furniture, fixtures, and equipment
- Asking price: \$20.00 per sq ft

Estimated Population  
**154,457**

Average Household Income  
**\$122,973**

Five Mile Radius

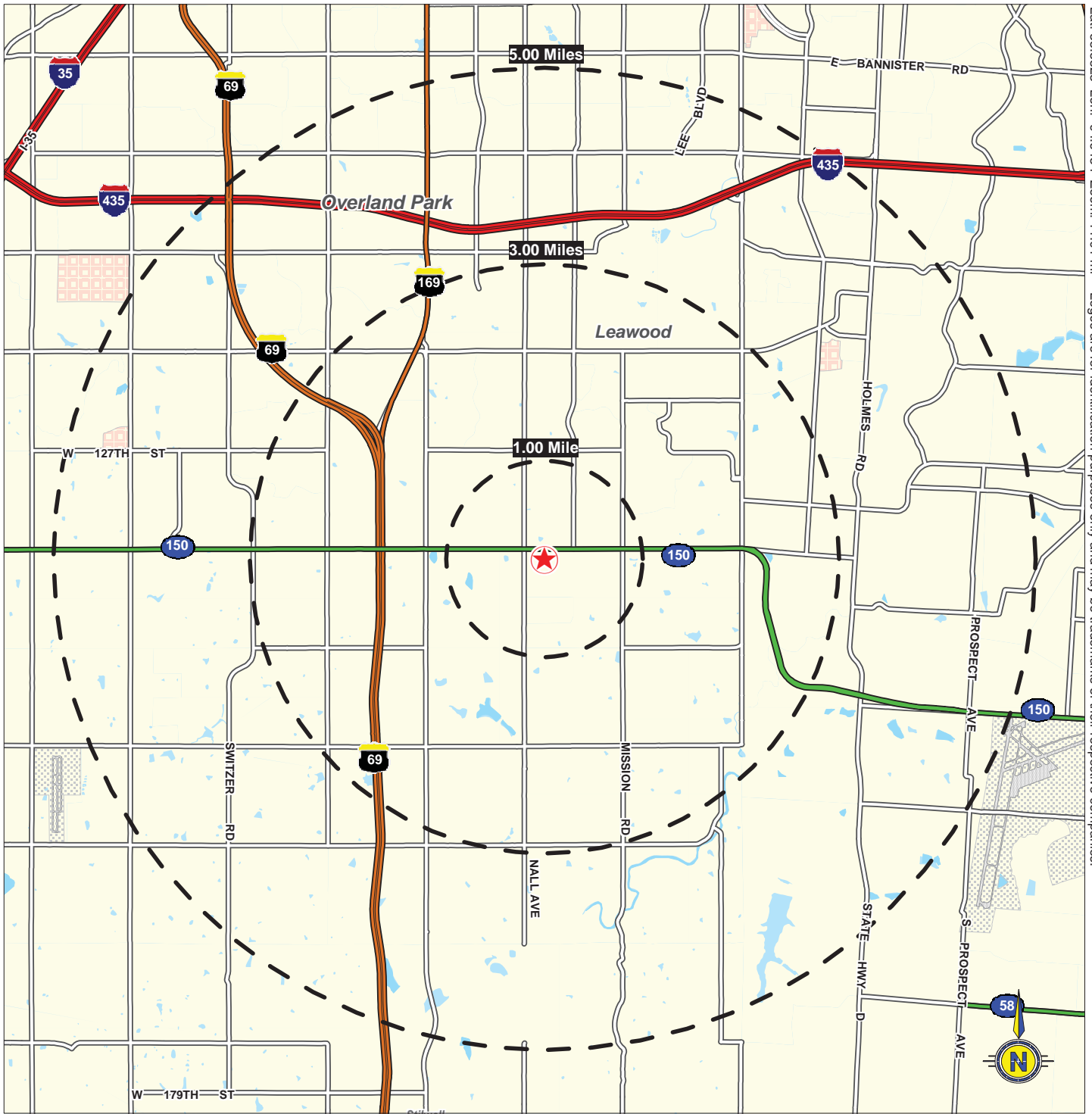
BLOCK & COMPANY, INC., Realtors 816.753.6000  
In the Skelly Building on the Country Club Plaza  
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

**Larry Gaines**  
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Lat: 38.8823 Lon: -94.6454 Zoom: 11.01 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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**5031 W. 135th Street  
Leawood, Kansas**

June 2010

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# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.882287/-94.645354

June 2010

RS1

5031 W. 135th Street Leawood, Kansas		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2009 Estimated Population	9,216	69,836	154,457
	2014 Projected Population	9,831	75,804	166,193
	2000 Census Population	5,280	49,863	122,194
	1990 Census Population	1,827	22,938	75,725
	Historical Annual Growth 1990 to 2009	21.3%	10.8%	5.5%
	Projected Annual Growth 2009 to 2014	1.3%	1.7%	1.5%
	2009 Median Age	34.7	37.1	38.7
<b>HOUSEHOLDS</b>	2009 Estimated Households	2,823	22,975	54,787
	2014 Projected Households	2,754	22,945	54,348
	2000 Census Households	1,714	17,509	46,373
	1990 Census Households	581	7,893	28,762
	Historical Annual Growth 1990 to 2009	20.3%	10.1%	4.8%
	Projected Annual Growth 2009 to 2014	-0.5%	-0.0%	-0.2%
<b>POPULATION BY RACE</b>	2009 Estimated White	87.5%	87.4%	86.9%
	2009 Estimated Black or African American	5.0%	4.8%	5.2%
	2009 Estimated Asian & Pacific Islander	3.4%	3.8%	3.7%
	2009 Estimated American Indian & Native Alaskan	0.6%	0.5%	0.5%
	2009 Estimated Other Races	3.5%	3.5%	3.7%
	2009 Estimated Hispanic	3.2%	3.4%	4.3%
<b>INCOME</b>	2009 Estimated Average Household Income	\$ 157,707	\$ 142,358	\$ 122,973
	2009 Estimated Median Household Income	\$ 128,964	\$ 122,918	\$ 108,800
	2009 Estimated Per Capita Income	\$ 48,307	\$ 47,201	\$ 43,960
<b>EDUCATION (AGE 25+)</b>	2009 Elementary	0.4%	0.5%	0.7%
	2009 Some High School	1.0%	1.2%	1.6%
	2009 High School Graduate	7.3%	9.0%	11.6%
	2009 Some College	14.3%	15.2%	17.1%
	2009 Associates Degree Only	6.3%	6.5%	6.5%
	2009 Bachelors Degree Only	47.1%	43.4%	40.5%
	2009 Graduate Degree	23.6%	24.2%	22.1%
<b>BUSINESS</b>	Number of Businesses	359	3,225	7,852
	Total Number of Employees	4,759	47,695	115,031
	Employee Population per Business	13.3	14.8	14.6
	Residential Population per Business	25.7	21.7	19.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

**Business Name: Former Cheeseburger in Paradise**

**Address, City, State:** 5031 W. 135th Street, Leawood, Kansas

### Financials

**Asking: Rent Only**

**Included in the Rent:**

Use of all furniture, fixtures, and equipment

**NOT Included in the Rent:**

Real Estate

**Replacement Value:**

Complete build-out and equipment replacement would be approximately \$700,000

**Gross:** closed

### Summary Description:

The national 40 restaurant chain closed many of their stores. The bulk of the stores that remained open were in destination areas like The Legends Kansas City Outlets. The concept simply didn't work for the other types of retail trade areas. The restaurant has two outdoor patios with remote controlled roll-up windows. The build-out is excellent. The location is one of the fastest growing areas in the region. The restaurant is next door to The Bonefish Grill which is very successful and one of the areas finest seafood restaurants. The landlord in his effort to insure that the new restaurant is successful is offering the restaurant at a below market rental rate and including all of the restaurant equipment at no additional increase. This will effectively lower the debt service substantially allowing the new operator every opportunity to be successful!!! **QUITE POSSIBLY THE FINEST RESTAURANT VALUE AVAILABLE IN THE KANSAS CITY AREA.**

### General Information

**Year Established:** Approximately 2007

**Facilities:** 6,722 sq ft *(plus two large outdoor patios)*

**Rent:** \$20.00 per sq ft

**Market Outlook:** Excellent

**Competition:** Yes

### Contact Information

**Larry Gaines & Jay Friedman**

**Block & Company, Inc., Realtors**

Phone: 816.753.6000

Email: [lgaines@blockandco.com](mailto:lgaines@blockandco.com) / [jfriedman@blockandco.com](mailto:jfriedman@blockandco.com)

[www.blockandco.com](http://www.blockandco.com)

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